



Strategic Housing Land Availability Assessment and Five Year Housing
Land Supply Assessment

1st April 2023

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Introduction

1. The National Planning Policy Framework (NPPF) requires local authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA) to inform the preparation of the Local Plan. The purpose of the assessment is to identify land that is suitable, available and achievable for housing development over the lifetime of the Local Plan. National guidance on undertaking the assessment is set out in Planning Practice Guidance (PPG).
2. Whilst the SHLAA provides information on land availability that helps inform the preparation of the Local Plan it does **NOT** determine whether a site should be allocated for development. Allocation of sites takes place through the Local Plan and is subject to full consultation and an examination in public. **The inclusion of a site in the SHLAA in no way implies that the site will be allocated or that the local planning authority would support a planning application for housing on the site.**
3. The SHLAA assesses a large number of sites. In order that the evidence is proportionate, the SHLAA is of necessity a high-level assessment only. It should be noted that:
 - i. identified yields and developable areas on each site are indicative only;
 - ii. identified constraints and on-site infrastructure are based on desktop information and a visual assessment of the site from public vantage points only;
 - iii. where road access is identified on the assessment schedules this is on the basis that a site has road frontage, but no assessment of the acceptability of the access point or of its capacity has been undertaken;
 - iv. the impact of the identified sites individually and cumulatively on the road network and other infrastructure has not been assessed; and,
 - v. heritage assets have been identified for information purposes but the SHLAA findings have not been informed by a heritage assessment.
4. If any sites are subsequently proposed as allocations in the Local Plan review, more detailed assessments may be required, for example of the potential impact on infrastructure, heritage assets, landscape and ecology as appropriate.
5. The SHLAA is a point in time assessment, providing a snapshot of potential housing supply at 1st April 2023.

Methodology

Identification of sites

6. The SHLAA assesses sites of 0.25 ha and above and/or sites that can deliver a minimum of five dwellings.
7. A targeted call for sites was issued to house builders and planning agents between 2nd November and 14th December 2020. Their views were also sought on a draft version of the SHLAA (as assessed at 1st April 2020). A further, public, call for sites was issued between 5th December 2022 and 31st January 2023.
8. Sites submitted during both the above call for sites have been included in the SHLAA, except for three sites set out in Appendix B, which did not meet the criteria for inclusion.

9. A desktop review was undertaken to identify potential additional sites. The following sources of information were used to identify land and buildings that may have potential for housing:

- planning applications;
- prior notification applications;
- pre-application proposals;
- housing starts and completions monitoring records;
- development briefs;
- development allocations in the adopted Local Plan;
- aerial photography; and,
- GIS maps.

Site survey

10. A desktop review of the identified sites was undertaken to establish potential constraints to development.

11. A number of national policies and designations prevent housing development. These 'category 1 sites' listed below, are excluded from analysis in the SHLAA as there is not a reasonable prospect that they could be developed. Exceptions were made in the rare cases where a site has an extant planning permission. Where only part of a site falls within such designations, the affected part of the site was excluded from the developable area and the remainder of the site assessed for its development potential.

Category 1 sites

- Sites of Special Scientific Interest;
- Ramsar sites;
- Special Protection Areas;
- Special Areas of Conservation;
- National Nature Reserves;
- Scheduled Ancient Monuments;
- Ancient Woodland;
- Health & Safety Executive Inner Zones; and
- Flood Risk Area Zone 3b 'Functional Floodplain'.

12. There are other types of land designation, known as 'category 2 sites', where policy constraints may affect the scale and/or type of development possible. These constraints are listed below.

Category 2 sites

- Allotments;
- Archaeological sites;
- Conservation Areas;
- Flood Risk Area Zones 2 'medium probability' and 3a 'high probability';
- Registered Historic Parks and Gardens;
- Health & Safety Executive Middle and Outer Zones;
- Listed Buildings;
- Open Space;
- Green Wedge;
- Sites beyond the Limits to Urban Development;
- Local Wildlife Sites; and
- Local Nature Reserves.

13. A site survey was carried out to verify the information from the desktop survey. The site survey was undertaken from public vantage points only, such as from a public highway or right of way. At the site survey the following characteristics were checked:

- extent of the site;
- current land use and character;
- surrounding land uses and character;
- physical constraints such as lack of road frontage, steep slopes, flooding, natural features of significance and location of infrastructure/utilities where visible;
- potential environmental constraints;
- for sites already under construction the level of progress; and,
- an initial assessment of whether the site has potential for residential use.

Site assessment

14. The surveyed sites were assessed for their suitability, availability and achievability for housing development and an estimate of the potential yield of the site prepared in terms of an indicative number of dwellings.

Site yield

15. The indicative yield for sites with planning permission has been based on the permitted number of dwellings. Where a site is allocated for an indicative number of dwellings in the adopted Housing Local Plan, or in a development brief, the number of dwellings indicated in those documents was used for the site yield. Amendments to the yield were made if the desktop assessment and site survey revealed that a revised yield would be more appropriate, for example, where a previously identified constraint has been resolved or where a higher/lower number of dwellings is now expected to come forwards.

16. On sites that are not allocated nor have planning permission, where a developer has prepared a draft layout or provided an indicative yield these figures have been used where they are considered realistic.

17. The adopted Development Plan for Middlesbrough does not set out local density requirements that could be used to determine site yield. Where sites identified in the SHLAA are not allocated, do not have planning permission and/or do not have a draft scheme the yield was assessed, where possible, through comparison to other sites of a similar scale in the locality with planning permission and/or where recent development has occurred.

18. Where no sites of similar scale and character in the locality are available for comparison, a density multiplier approach was used. A net developable area was calculated using the ranges set out in the table below based on evidence from *Tapping the Potential: Best Practice in Assessing Urban Housing Capacity (URBED, 1999)*. These figures were used as a guide but were not applied rigidly, having regard to site circumstances (e.g. 100% of a site over 0.4 ha could potentially be developable where no public open space is required on site because there is already sufficient provision in the local area).

Table 1: net developable area

Site size	Net developable area
Under 0.4ha	100% developable
0.4ha to 2ha	75-90% developable
Over 2ha	50-75% developable

19. The number of dwellings that could potentially be accommodated on the sites was calculated by multiplying the net developable area by the typical housing densities. Exceptions were made having regard to local circumstances, for example, where a site is likely to be for executive housing, lower densities have been used and where a multi-storey block of apartments is proposed significantly higher density has been used.

Table 2: density

Location	Density
Within town centre and Middlehaven	50 dwellings per hectare for apartments 35 dwellings per hectare for housing
Within limits to development but outside town centre	35 dwellings per hectare
Beyond the limits to development	30 dwellings per hectare

Suitability of site for development

20. Planning Policy officers assessed the suitability of the identified sites for a range of house types (e.g. market, private rented, affordable, self-build, older persons housing and student accommodation). The type of housing identified is purely indicative.
21. Allocated sites and sites with planning permission were considered suitable for development unless there has been a material change in circumstances.
22. The following factors were considered when assessing suitability for development:
- physical limitations such as lack of road frontage to provide access, visible on site infrastructure, flood risk; hazardous risks, steep slopes etc;
 - potential impacts upon landscape features, nature and heritage conservation;
 - appropriateness and likely market attractiveness for the type of development proposed;
 - contribution to regeneration areas; and,
 - amenity for future occupants.
23. A number of the sites put forward by landowners, agents or developers are designated in the adopted Local Plan as Green Wedge or Beyond the Limits to Development. Housing development on these sites is contrary to Policies H1 of the Housing Local Plan and E2 and E20 of the saved Local Plan.
24. The Planning Practice Guidance (PPG) advises that *plan-making bodies should consider constraints when assessing the suitability, availability and achievability*. The sites that are designated as Green Wedge or Beyond the Limits to Development are currently:
- not suitable for housing development as they are in locations where housing development is contrary to the adopted Local Plan Policy; and,

- not achievable for housing development, as there is not a reasonable prospect that housing will be developed due to the Policy constraints.

25. Sites that are designated in the adopted Local Plan as Green Wedge or Beyond the Limits to Development that don't have planning permission have, therefore, initially been classed as undevelopable in the SHLAA, using a '**policy on**' approach in the site assessments. Exceptions have been in the case of:

- site KAD2 (land east of Hemlington Lane) where the principle of housing development has been established by a previous outline planning permission notwithstanding the Green Wedge designation;
- site NUN6 (land south west of Grey Towers Farm) where as a result of previous housing allocations and development the site is enclosed by housing and is considered to no longer form part of the open countryside that the Limit to Development seeks to protect; and
- sites TRI5 (land south west of Stainsby Hall farmstead) and TRI6 (land south of Stainsby Hall farmstead) where as a result of previous housing allocations and development the Green Wedge is a relatively small area that is enclosed by housing, housing allocations and the A174, is physically separate from the wider Green Wedge to the south and is considered to no longer effectively perform the role of a Green Wedge.

26. At the date of this assessment the Local Plan review is at an early stage and the housing requirement has not been established. It is, therefore, not yet known whether any changes to the boundaries of the Green Wedge or Limits to Development will be required to meet the Borough's future development needs. Sites that have been classified as not developable due to the current Green Wedge and/or Limits to Development designation under the 'policy on' approach have been reassessed using a '**policy neutral**' approach to establish the potential housing yield *if* these planning policy restrictions were lifted. The following sites were not reassessed for the reasons set out below:

- site ACK3 (Acklam Hall – field to north) where the site is also designated as primary open space, was last used as a playing field and where it is considered that development would not be able to sustain or enhance heritage assets in the locality such as the Grade I listed Acklam Hall;
- site MAW4 (Middlesbrough Golf Club) where the site is also designated as primary open space and a previous Planning Inspector's decision considered the site to be an unsustainable location; and,
- site STA17 (Glebe Field – west of Thorntree Road) where it is considered that development would not be able to sustain or enhance heritage assets.

Availability of site for development

27. A site is considered to be available for development, when on the information available, there are no legal or ownership problems (e.g. unresolved multiple ownerships, ransom strips, long tenancies without break clauses, and where relocation of existing uses is required).

28. Where a developer has expressed an intention to develop or a landowner has expressed an intention to sell, for example by submitting their land for assessment, it has been assumed that the site is available unless any of the restrictions in paragraph 27 are known.

Achievability of site for development – including viability

29. A site is considered to be achievable for development where there is a reasonable prospect that the type of development identified will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and whether it is likely to be developed over the timeframe of the SHLAA.
30. A Whole Plan Viability (WPV) study was undertaken for the Council in 2018. The WPV assessed whether there would be sufficient profit in a development to incentivise the landowners to release the sites for residential development.
31. The WPV study assessed a number of different typologies of site and found that most residential development in Middlesbrough is viable, with the exception of flatted development and student accommodation. The WPV did, however, note that the experience on the ground was somewhat different to the theoretical calculations, with both flatted and student accommodation being developed.
32. The WPV study also noted that much of the land in the urban core that is anticipated to come forward is either owned by the Council or Registered Social Landlords (RSL) or has been or will be subject to some form of public sector intervention to facilitate development. On Council and RSL owned land other factors than the capital receipt or development profit come into consideration. The Council has entered into a partnership agreement with an RSL and has released sites at nil value to ensure that affordable housing is delivered. The SHLAA therefore, has had regard to types of recent development delivered as well as the WPV study when considering the achievability of sites.

Assessment of timescale and rate of development

33. The assessment of suitability, availability, achievability and constraints has been used to project the timescale within which each site is capable of development. The assessment divides sites between deliverable within five years and developable within 6-10 years and 10-15 years and beyond.
34. The NPPF requires that in order to be considered deliverable within five years: “sites 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”.
35. With regard to sites falling within paragraph b above, the PPG advises that such evidence, to demonstrate deliverability, may include:
 - “current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or

whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;

- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or,
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects”.

36. Sites within Green Wedge or Beyond the Limit to Development have not been classed as deliverable within 5 years under the *policy neutral assessment* as their development within that timescale would be dependent on the Local Plan review amending these constraints. The outcome of the Local Plan review is not known, as such there is not a realistic prospect that housing will be delivered on these sites within five years.

37. House building rates on individual sites have been projected using the assumptions set out below.

- a. the average annual build rate achieved on the site over the previous five years (for years where there were 12 months of completions) where dwellings are under construction;
- b. the average annual build rate achieved on earlier phases of development where dwellings are not under construction on the site itself;
- c. completion rates of 25 - 35 dwellings per year for open market housing sites operated by a single volume house builder and 60 dwellings per year when operated by two volume housebuilders, where there are no past completions rates available;
- d. completion rates of 50 dwellings per year for affordable housing and/or build to rent sites operated by a single builder where there are no past completions rates available; or,
- e. information on build rates supplied by the developer or their agent either directly to the Council or in a press release.

38. The timing of housing completions have been based on:

- a. dwellings under construction at 1st April 2023 being completed within one year where the site is active;
- b. first completions within three years of site obtaining planning permission for new build sites that are not under construction at 1st April 2023;
- c. three years for works to commence and one year for the works to be completed for conversions/change of use (where not under construction at 1st April 2023) given that many of these developments are undertaken by smaller local developers;
- d. first completions on later phases of larger sites (including allocated sites) following on directly from completion of the earlier phase; or,
- e. information on timing supplied by the developer or their agent either directly to the Council or in a press release.

39. The basis of the projected build rate and timing of the build set out above have been used as a general guide to inform the projections but have not been applied rigidly where other information is available that suggests the rates and timing should be amended.

Student accommodation

40. Sites for student accommodation have been included within the housing land supply identified in the SHLAA. The PPG advises that:

'All student accommodation whether it consists of communal halls of residence or self-contained dwellings and whether or not it is on campus, can in principle count towards contributing to an authority's housing land supply based on:

- the amount of accommodation that new student housing releases in the wider housing market (by allowing existing properties to return to general residential use); and/or
- the extent to which it allows general market housing to remain in such use, rather than being converted for use as student accommodation.

This will need to be applied to both communal establishments and to multi-bedroom self-contained flats. Several units of purpose-built student accommodation may be needed to replace a house which may have accommodated several students.

Authorities will need to base their calculations on the average number of students living in student only accommodation, using the published census data, and take steps to avoid double-counting. The exception to this approach is studio flats designed for students, graduates or young professionals, which can be counted on a one for one basis. A studio flat is a one-room apartment with kitchen facilities and a separate bathroom that functions as an independent dwelling.'

41. The 2011 Census indicates that there is an average of 2.5 students per student only household in England. Multi-bedroom self-contained flats for students have, therefore, been calculated as equivalent dwellings on the ratio of 2.5 bedrooms to 1 dwelling. Studio flats have been counted on a one for one basis.

Sites of less than five dwellings with planning permission

42. At 1st April 2023 there was extant planning permission for 73 net additional dwellings spread across 57 sites of four or less dwellings. Due to the high number of sites and their small scale it is not possible to assess each site individually for deliverability. To estimate the probable number of dwellings that will be delivered from these small sites a lapse rate of 23% has been applied (which is the lapse rate that occurred on sites of four or less dwellings over the five years between 2015/16 and 2019/20). This gives a projected delivery of 56 dwellings.
43. Over the five year period 2018/19 to 2022/23 111 net additional dwellings have been completed on small sites of four or less dwellings, an average of 22 dwellings per year. This average annual completion rate has been used to project when the 56 dwellings referred to above will be delivered.

Housing Land Availability – Potential Dwelling Supply

44. It is expected that the new Local Plan will cover the period 2022/23 to 2040/41. In 2022/23 there were 600 dwellings delivered in Middlesbrough. The SHLAA identifies land with potential to deliver 5,653 net additional dwellings between 2023/24 to 2040/41. The projected number of dwellings to be delivered over the Plan period 2022/23 to 2040/41 is, therefore, 6,253 dwellings. The SHLAA identifies a further supply of 365 dwellings post 2041. These figures are based on the 'policy on' assessment.

Table 3: projected housing supply using a 'policy on' assessment

Source of supply	2022/23	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
Completions	600					600	
Sites with planning permission		1,804	354	160	31	2,349	
Allocated sites in adopted Housing Local Plan		381	1,339	925	550	3,195	365
Sites without planning permission		-256	354	11		109	
Total	600	1,929	2,047	1,096	581	6,253	365

45. Using a 'policy neutral' assessment the SHLAA identifies a potential additional supply of 2,891 dwellings, which could increase the potential housing supply to 9,144 dwellings between 2022/23 and 2040/41.

Table 4: projected supply using a 'policy neutral' assessment

Source of supply	2022/23	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
Policy on assessment	600	1,929	2,047	1,096	581	6,253	365
Sites re-assessed using policy neutral approach			1,436	1,195	260	2,891	
Total	600	1,929	3,483	2,291	841	9,144	365

46. The tables below set out the projected dwelling supply for each site.

Table 5: projected housing supply from sites with planning permission

Ref	Sites with planning permission	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
ACK1	Newbridge Court	24				24	
AYR1	Acklam Gardens	136				136	
BRA3	College Gardens	14				14	
BRA5	Former Milford & Portland House and Jupiter Court	105				105	
CEN1	277 Marton Road						
CEN2	15-25 Albert Road	10				10	
CEN5	Site of former Douglas House						
CEN14	1-29 Station Street						
CEN17	45-49 Albert Road						
CEN18	4-6 Park Road North	12				12	
CEN21	Church House	86				86	
CEN24	304 Linthorpe Road & 5 Albert Terrace	21				21	
CEN28	Jayden House (2-4 Granville Road)	11				11	
CEN32a	Middlehaven – BoHo Village	39				39	
CEN37	107 - 109 Linthorpe Road		10			10	
CEN46	48-52 Albert Road						

Ref	Sites with planning permission	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
CEN49	124-130 Linthorpe Road	12				12	
CEN50	Harrison House		95			95	
CEN51	242 Marton Road	17				17	
KAD1	Coulby Manor Cottage						
LAD1	Ladgate Woods	165	66			231	
LAD2	Land adjacent Ladgate Lane						
LIN2	1 Burlam Road						
LIN6	115 Burlam Road	10				10	
LON4	Land at Grove Hill	296				296	
MAE1	Bracken Grange	86				86	
MAE4	Rowan Park	72				72	
NEW1	303-307 Linthorpe Road						
NEW2a	Union Village phase I	145				145	
NEW3	Land adjacent Ayresome Gardens						
NEW4	The Junction						
NUN1	Grey Towers Village	165	1			166	
NUN4	Nunthorpe Hall Farm buildings	12				12	
NOR1	44 Westbourne Grove						
PAR1	91-97 St Barnabas Road	6				6	
PAR3	Dorman House	47				47	
PAR5	406 Linthorpe Road (Albert Park Hotel)		22			22	
PEB1	56 Cargo Fleet Lane						
PEB2	Land adjacent Vaughan Shopping Centre						
STA7	Hemlington Grange	257	160	160	31	608	
STA9	Strait Lane (south of Montpellier Manor)						
	Sites under 5 dwellings	56				56	
	Total	1,804	354	160	31	2,349	

Table 6: projected housing supply from allocated sites

Ref	Allocated sites in Housing Local Plan	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
ACK2	Acklam Hall – land to north east						
CEN32b	Middlehaven		175	175	105	455	45

Ref	Allocated sites in Housing Local Plan	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
COU1	Newham Hall Farm		300	300	180	780	320
KAD3	Former St David's School	50	89			139	
LON6	Acklam Iron & Steelworks Club						
MAW2	Ford Close Riding Centre	45				45	
NEW2b	Union Village phase II		66			66	
NUN2	Nunthorpe Grange	86	164				
STA6	Hemlington North	30				30	
STA8	Hemlington Grange South	35	95			130	
TRI3	Stainsby	135	450	450	265	1300	
	Total	381	1,339	925	550	3,195	365

Table 7: projected housing supply from sites without planning permission and not allocated

Ref	Sites without planning permission and not allocated	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
BER1	Former Quoit & Air Rifle Club						
BRA4	Former St Thomas Church						
BRA6	Fleet House	-132	17			-115	
BRA7	Thorntree House	-132	20			-112	
CEN4	Centre North East						
CEN7	Site of former Odeon Cinema						
CEN8	2 Longlands Road		90			90	
CEN9	Site of former Cleveland Scientific Institute						
CEN10	Site of former Dunning Street Police Station						
CEN11	282-290 Linthorpe Road						
CEN12	7-13 Waterloo Road						
CEN15	Vancouver House						
CEN20	Land adjacent 234 Linthorpe Road						
CEN30	35-37 Albert Road						
CEN31	87-89 Linthorpe Road						
KAD2	Land East of Hemlington Lane		18			18	
LON3	Land at rear of 50-60 Hutton Road						
LON8	Farndale Road						
MAE6	43 The Grove						

Ref	Sites without planning permission and not allocated	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total	Post 2041
NUN5	Brethren Meeting Hall		7			7	
NUN6	Land south west of Grey Towers Farm	8				8	
NOR3	Former Crystal Galleries site						
PAR2	Land at rear of Rochester, Eastbourne and Mulgrave Road						
PAR4	Former Church Hall, 383-395 Linthorpe Road		12			12	
PEB3	Former Park End Pub site			11		11	
PEB4	Former Wee Willie Pub site						
STA15	Hemlington Grange West		170			170	
TRI5	Land south west of Stainsby Hall Farmstead		10			10	
TRI6	Land south of Stainsby Hall Farmstead		10			10	
	Total	-256	354	11		109	

Table 8: projected additional housing capacity using 'policy neutral' assessment

Ref	Sites contrary to adopted Development Plan Policy re-assessed using a 'policy neutral' approach	2023/24 - 2027/28	2028/29 - 2032/33	2033/34 - 2037/38	2038/39 - 2040/41	Total
MAE5	Land east of Roseland Drive/The Grove		11			11
STA2	Land at Upper Farm		300	300		600
STA3	Stainton Vale Farm, Sporting Lodge and Plum Tree Farm		300	300	100	700
STA4	Land east of Thornton and west of Stainton Beck		300	200		500
STA10	Grange Farm		175	175	80	430
STA11	Field east of Maltby Road and west of Thornton		175	45		220
STA16	Land adjacent Holme Farm		175	175	80	430
	Total		1,436	1,195	260	2,891

47. Appendix C provides a location plan of the sites. The individual site assessments and boundary plans are set out in the separately available Appendices D to I.

Risk Assessment

48. The SHLAA provides an indicative figure of the potential number of dwellings that could be accommodated on available land within the Borough up to 2041. Identified risks that could impact on the potential number of dwellings include:

- variations in the buoyancy of the housing market and level of demand for dwellings;
- proposed changes to the planning system as a result of the Levelling Up and Regeneration Bill;
- any changes to Government funding programmes aimed at stimulating housing growth;
- changes in the level and type of affordable housing required;
- sites coming forward for alternative non-residential uses;

- the impact of nutrient neutrality requirements;
- the impact of biodiversity net gain requirements; and,
- any changes to local planning policy requirements as a result of the emerging Local Plan and or Neighbourhood Plans.

49. The risks to delivery are minimised as far as possible through:

- the use of prudent build out rates, which in some cases are lower than recent build out rates in the Borough;
- the classification of some sites as developable from 6-10 years which whilst technically not available now are expected to come forward within 5 years in advance of the projections set out in the SHLAA; and,
- the identification of sites where housing delivery is expected to continue post 2041, which subject to market demand and housebuilding capacity could potentially come forward at an earlier date, so that they contribute to housing delivery within the plan period.

Five Year Housing Land Supply Assessment

50. The SHLAA identifies that 1,929 dwellings are projected to be delivered in the five years between 2023/24 and 2027/28. An annual breakdown of the housing trajectory for the first five years is set out below.

Table 9: projected housing supply over next five years

SHLAA Ref	Site Name	2023/24	2024/25	2025/26	2026/27	2027/28	Total
	Sites with planning permission						
ACK1	Newbridge Court	24					24
AYR1	Acklam Gardens	32	32	32	32	8	136
BRA3	College Gardens	14					14
BRA5	Former Milford, Portland House and Jupiter Court		50	50	5		105
CEN1	277 Marton Road						
CEN2	15-25 Albert Road					10	10
CEN5	Site of former Douglas House						
CEN14	1-29 Station Street						
CEN17	45-49 Albert Road						
CEN18	4-6 Park Road North	12					12
CEN21	Church House			86			86
CEN24	304 Linthorpe Road & 5 Albert Terrace	21					21
CEN28	Jayden House (2-4 Granville Road)	11					11
CEN32i	Middlehaven – BoHo Village	39					39
CEN37	107 – 109 Linthorpe Road						
CEN49	124-130 Linthorpe Road	12					12
CEN50	Harrison House						
CEN51	242 Marton Road				17		17
KAD1	Coulby Manor Cottage						
LAD1	Ladgate Woods	33	33	33	33	33	165
LAD2	Land adjacent Ladgate Lane						
LIN2	1 Burlam Road						
LIN6	115 Burlam Road	10					10
LON4	Grove Hill	11	66	76	72	71	296
MAE1	Bracken Grange	39	39	8			86
MAE4	Rowan Park	31	31	10			72
NEW1	303-307 Linthorpe Road						
NEW2i	Union Village phase I	50	50	45			145
NEW3	Land adjacent Ayresome Gardens						
NEW4	The Junction						
NUN1	Grey Towers Village	33	33	33	33	33	165
NUN4	Nunthorpe Hall Farm buildings				12		12
NOR1	44 Westbourne Grove						

SHLAA Ref	Site Name	2023/24	2024/25	2025/26	2026/27	2027/28	Total
PAR1	91-97 St Barnabas Road		6				6
PAR3	Dorman House	47					47
PAR5	406 Linthorpe Road (Albert Park Hotel)						
PEB1	56 Cargo Fleet Lane						
PEB2	Land adjacent Vaughan Shopping Centre						
STA7	Hemlington Grange	109	52	32	32	32	257
	Sites under 5 dwellings	22	22	12			56
	Sub-total:	550	414	417	236	187	1,804
	Planning applications						
NUN6	Land south-west of Grey Towers					8	8
	Sub-total					8	8
	Allocations						
CEN32ii	Middlehaven						
COU1	Newham Hall Farm						
KAD3	Former St David's School				15	35	50
MAW2	Ford Close Riding Centre				15	30	45
NEW2ii	Union Village phase II						
NUN2	Nunthorpe Grange				26	60	86
STA6	Hemlington North				30		30
STA8	Hemlington Grange South					35	35
TRI3	Stainsby				45	90	135
	Sub-total:				131	250	381
	Demolitions						
BRA6	Fleet House			-132			-132
BRA7	Thorntree House			-132			-132
	Sub-total			-264			-264
	Total number of deliverable dwellings	550	414	153	367	445	1,929

51. As the adopted Housing Local Plan is more than five years old, the housing requirement for the five year supply is calculated using the standard national methodology. This results in a minimum housing requirement for 2023/24 to 2027/28 of 1,265 dwellings (253 dwellings per annum). The calculation is set out in Appendix A.
52. The NPPF and the PPG collectively require that the supply of specific deliverable sites should include an appropriate buffer, the scale of which is determined by the results of the Housing Delivery Test (HDT). The 2021 HDT for Middlesbrough is 257% (published by the Government on 14 January 2022). Where the HDT is above 85%, as is the case in Middlesbrough, the PPG advises that the appropriate buffer is 5%. The addition of the 5% buffer increases the minimum housing requirement for 2023/24 to 2027/28 from 1,265 dwellings to 1,328 dwellings (266 dwellings per annum).
53. The 1,929 dwellings projected to be delivered between 2023/24 and 2027/28 exceeds the minimum housing requirement of 1,328 dwellings. Middlesbrough has a demonstrable deliverable housing supply of 7.26 years.

Table 10: five year housing land supply calculation

Ref		Number of dwellings
a	Deliverable housing supply 2023/24-2026/27	1,929
b	Five year housing requirement including 5% buffer	1,328
c	Average annual requirement (c= b / 5)	266

Ref		Number of dwellings
d	Deliverable supply expressed as number of years ($d = a / c$)	7.26 years

Appendix A: Local Housing Need Calculation using the National Standard Methodology

Step 1 – setting the baseline

The 2014 based household projections published by the Ministry of Housing, Communities & Local Government (table 406) show:

- 60,067 households in Middlesbrough in 2023
- 62,547 households in Middlesbrough in 2033

There is a projected increase of 2,480 new households over the 10 year period, an average household growth of 248 households per year.

Step 2 – adjustment to take account of affordability

The Office for National Statistics' house price to workplace based earnings data (table 5c) shows that Middlesbrough's median workplace based affordability ratio was 4.39 in 2022 (the most up to date figure at the time of this assessment). As the ratio is above 4, the following adjustment is required:

Adjustment factor = $((4.39-4)/4) \times 0.25 + 1 = 1.02$

Minimum annual local housing need figure = 1.02×248

The resulting figure is 253

Step 3 – capping the level of any increase

The relevant strategic policies for housing were adopted more than 5 years ago (Housing Local Plan adopted in 2014). The local housing need figure is capped at 40% of whichever is higher of:

- a. The projected household growth over the 10 year period identified in step 1: 248 dwellings a year; or
- b. The average annual housing requirement figure set out in the most recently adopted strategic policies (i.e. the Housing Local Plan): 410 dwellings a year.

The capped figure is $410 + (40\% \times 410) = 410 + 164 = 574$ dwellings per year. As the capped figure is greater than the housing need figure in step 2 the cap does not come into effect. The minimum housing need figure is therefore 253 dwellings per year as per step 2.

Step 4 – cities and urban centre uplift

A 35% uplift is applied to the housing need figure in the 20 biggest cities and urban centres in England. As Middlesbrough is not one of the 20 biggest cities or towns this uplift is not applicable. The minimum housing need figure is therefore 253 dwellings per year as per step 2.

Appendix B: Sites submitted during the call for sites that have not been assessed in the SHLAA

Land to north west of Stainsby Hall Farm

Figure 1: Land to north west of Stainsby Hall Farm



The site, which measures 0.3 ha was put forward by a planning agent on behalf of the landowners. The agent indicated in their submission that the site could accommodate 3 dwellings.

The site was not assessed individually in the SHLAA as it lies within the boundary of the much larger SHLAA site TRI3 (Stainsby) and is within the HLP residential allocation for that site. As the SHLAA is a high level strategic assessment and the housing capacities in the SHLAA are indicative only it is considered that it is not appropriate to identify this site separately or to amend the capacity of the larger site due to the de minimis impact on the overall site capacity of SHLAA site TRI3.

Land to north of Stainsby Hall Farm

Figure 2: land to north of Stainsby Hall Farm

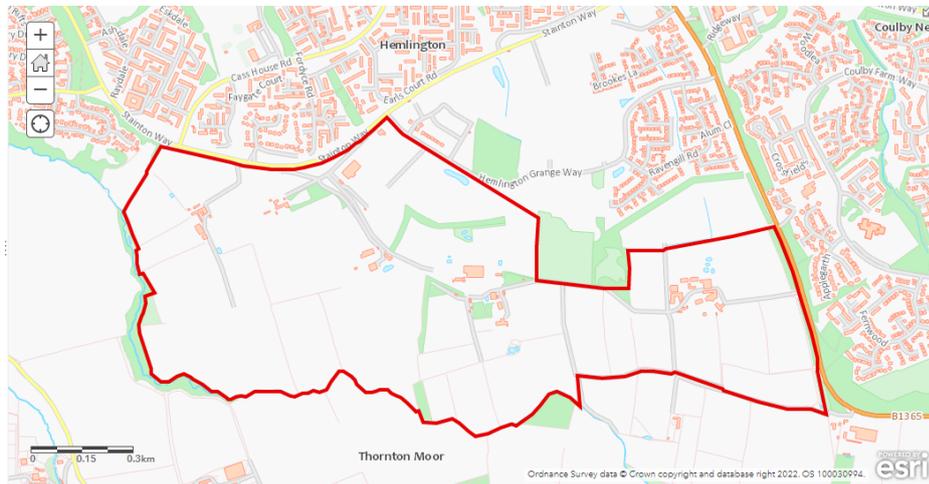


The site, which measures 0.14 ha was put forward by a planning agent on behalf of the landowners. The agent indicated in their submission that the site could accommodate 2 dwellings.

The site was not assessed in the SHLAA as it is below the minimum threshold for inclusion of sites in the SHLAA of 0.25 ha or 5 dwellings. As the SHLAA is a high level strategic assessment it is not appropriate to assess sites below this threshold.

Broad location south of Hemlington Grange

Figure 3: broad location south of Hemlington Grange

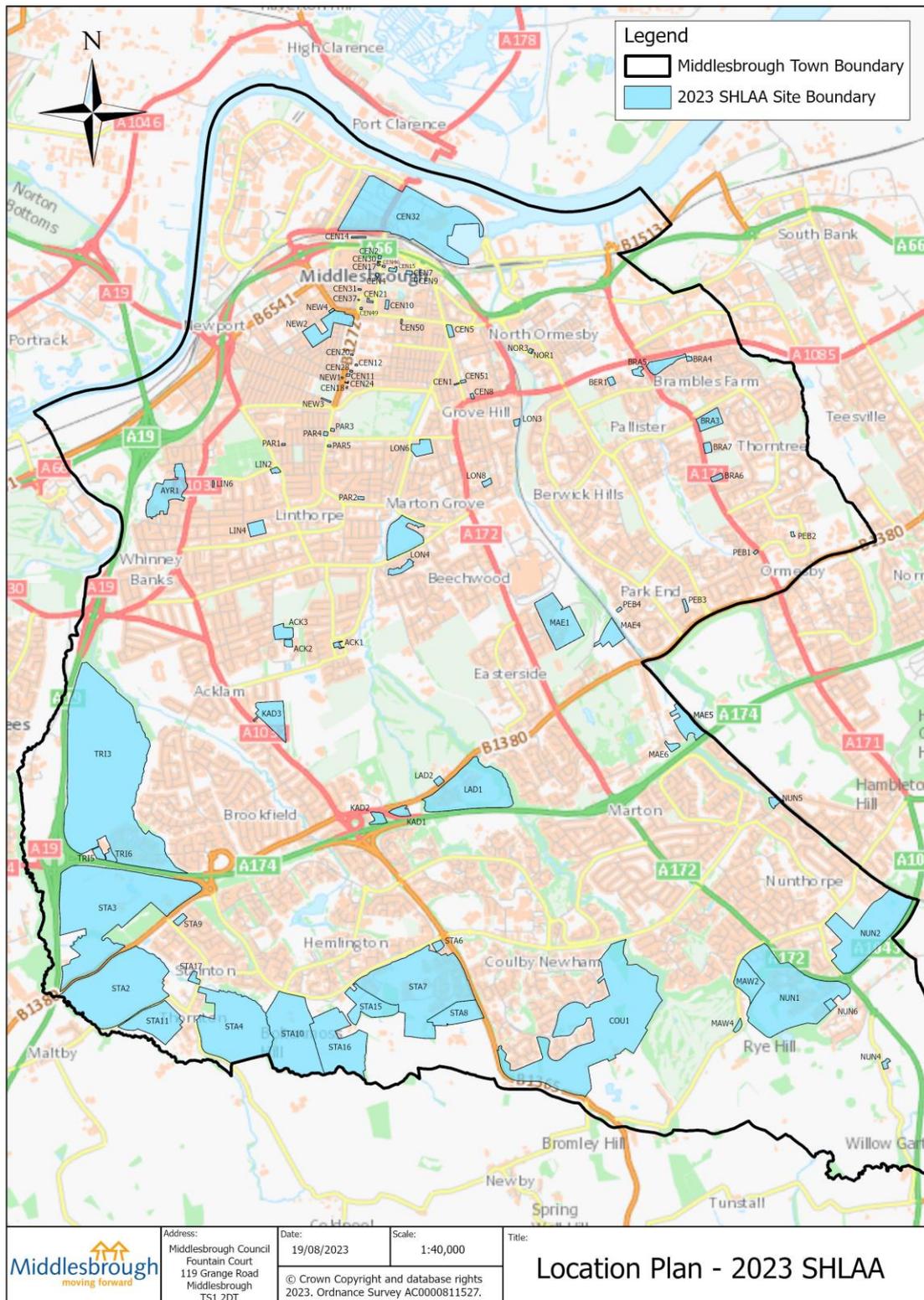


The broad location was submitted by a planning agent on behalf of a house builder. The broad location includes the SHLAA sites STA10 Grange Farm, STA15 Hemlington Grange West and STA16 Land adjacent Holme Farm, which have all been assessed as individual sites in the SHLAA. The vast majority of the remainder of the land within the broad location is in Council ownership and at the date of the assessment there is no prospect of the land been released for development during the SHLAA's timeframe.

When the call for sites was undertaken it was made clear that sites should only be submitted where the landowner has given their consent and is willing to release the land for housing. As the Council owned land outside of STA15 does not meet these requirements it was considered inappropriate to assess the broad location in the SHLAA.

Appendix C: Site Location Plan

Figure 4: site location plan



Appendix D: Acklam, Ayresome, Berwick Hills & Pallister, and Brambles & Thorntree Wards

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Acklam Ward

Table 1: ACK1 Newbridge Court

Ref No	ACK1	Site name	Newbridge Court				
Site area (ha)	0.31	Site address	Rievaulx Drive				
Is site vacant?	Yes	Ward	Acklam				
Brownfield / Greenfield	Brownfield	Eastings	449187	Northings	517040		
Ownership							
Public sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Development site – under construction							
Surrounding land uses and character							
Suburban housing and public house							
Site access							
Access from Rievaulx Drive and Cawood Drive							
Physical or environmental constraints to development							
None							
Does the site have housing potential			Yes				
Is site allocated for development in adopted Local Plan			Neighbourhood centre – retail use				
Does site have planning permission at 1.04.23							
Yes, planning permission 20/0496/FUL granted 09/02/2021 for mixed use development including 24 apartments.							
Development Progress							
The external works are largely complete and internal works underway.							
Estimate of developable potential							
Indicative developable area			0.09				
Basis of calculation of developable area			Residential footprint from planning application				
Indicative site yield			24				
Basis of calculation of site yield			Planning application.				
Is site suitable for residential development			Yes – planning permission has been granted				
Potential types of residential development			Apartments – affordable rent				
Is site available for residential development now			Yes –the development is under construction				
Is site achievable for residential development within 0 – 5 years -including viability			Yes –the development is approaching completion. There is a realistic prospect of development being completed within 5 years.				
Is site achievable for residential development within 6 – 15 years -including viability			As set out above the development is expected to be completed within 5 years.				
Is site deliverable/developable/ not developable			Deliverable				
Potential timescale for development to commence			0-5 years (already started)				
Potential annual delivery rate			24 – all apartments expected to be completed at same date				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP

Ref No	ACK1	Site name	Newbridge Court				
0.16	0.5	0	2.32	3.08	0.08	2.23	1.08



Table 2: ACK2 Acklam Hall - lawn to north east

Ref No	ACK2	Site name	Acklam Hall – lawn to north east		
Site area (ha)	0.44	Site address	St Mary's Walk		
Is site vacant?	Yes	Ward	Acklam		
Brownfield / Greenfield	Brownfield	Eastings	448751	Northings	517051
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Within the Acklam Hall Conservation Area (CA). Within the curtilage of Grade I listed building, Acklam Hall. Site is adjacent to the local list St Mary's Church. The site forms part of the setting of these two heritage assets. There is a Historic Environment Listing on the site for Acklam Hall medieval moat. The Character Appraisal identifies the site as an area of medium archaeological significance and that a large proportion of the CA is dominated by open space and wooded areas, which has already been eroded by previous enabling development that has taken place within the grounds of Acklam Hall.					
Current land use and character					
Lawned grounds of Acklam Hall					
Surrounding land uses and character					
Acklam Hall, church, hospital, residential, open space, green wedge					
Site access					
St Mary's Walk					
Physical or environmental constraints to development					
Impact on the setting of Acklam Hall Grade I listed building, the CA, the local listed St Mary's Church and on the archaeological remains. It is considered that residential development would neither sustain nor enhance the settings of the heritage assets, contrary to NPPF paragraph 190.					
Does the site have housing potential			No – due to detrimental impact on heritage assets. The Character Appraisal identifies that a large proportion of the CA is dominated by open space and wooded areas. This has already been eroded by the enabling development that took place at a time when Acklam Hall was a vacant and damaged building. Housing development would neither sustain nor enhance the settings of the Listed Building and to the Local List building, to the CA, and to archaeological remains, contrary to paragraph 190 of the NPPF.		
Is site allocated for development in adopted Local Plan			Yes – the site lies within the boundary of the Acklam Hall allocation		
Does site have planning permission at 1.04.23					
The site does not have planning permission for residential development. Planning permission for a medical facility to accommodate two doctors' surgeries and associated car parking and landscaping was granted 6.08.12 as part of the hybrid planning application, M/FP/1046/11/P, for detailed permission for 56no dwellings, doctor's surgery and parking and outline permission for nursing home, works to hall including extension and restoration and landscaping. The doctor's surgery has not been constructed.					
Development Progress					
The site has been submitted by an agent on behalf of the owner through the call for sites for consideration as a potential housing site.					
Estimate of developable potential					
Indicative developable area (ha)			0		

Ref No	ACK2	Site name	Acklam Hall – lawn to north east				
Basis of calculation of developable area	The site is not considered developable for housing due to the detrimental impact it would have on heritage assets.						
Indicative site yield	0						
Basis of calculation of site yield	The site is not considered developable for housing due to the detrimental impact it would have on heritage assets.						
Is site suitable for residential development	No – due to detrimental impact upon heritage assets						
Potential types of residential development	N/A						
Is site available for residential development now	Yes – owner has submitted site through ‘call for sites’						
Is site achievable for residential development within 0-5 years -including viability	No – due to the detrimental impact of residential development upon heritage assets there is not a realistic prospect of development.						
Is site achievable for residential development within 6-15 years -including viability	No – due to the detrimental impact of residential development upon heritage assets there is not a reasonable prospect of development.						
Is site deliverable/developable	Not developable						
Potential timescale for development to commence	N/A						
Potential annual delivery rate	N/A						
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.51	0.52	0.47	2.33	3.16	0.27	2.63	0.93





Table 3: ACK3 Acklam Hall - field to north

Ref No	ACK3	Site name	Acklam Hall – field to north		
Site area (ha)	1.96	Site address	St Mary’s Walk		
Is site vacant?	Yes	Ward	Acklam		
Brownfield / Greenfield	Greenfield	Eastings	448688	Northings	517174
Ownership					
Private sector – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
<p>Within the Acklam Hall Conservation Area (CA). Within the curtilage of Grade I listed building Acklam Hall and northern boundary of site is formed by the curtilage listed northern boundary wall. Primary Open Space. Green Wedge. The site is adjacent to the local list St Mary’s Church and forms part of the setting for both this building and Acklam Hall. There are Historic Environment Record listings on the site for Acklam Hall medieval moat and Acklam Hall medieval manor house. The Character Appraisal identifies the site as an area of high archaeological significance and that a large proportion of the CA is dominated by open space and wooded areas, which has already been eroded by previous enabling development that has taken place within the grounds of Acklam Hall.</p>					
Current land use and character					
Overgrown playing fields – rough grassland, curtilage listed brick wall on northern boundary					
Surrounding land uses and character					
Playing fields, woodland, church, hospital and carpark, residential, events venue, restaurant					
Site access					
St Mary’s Walk					
Physical or environmental constraints to development					
<p>Impact on the setting of Acklam Hall Grade I listed building, the CA, the local listed St Mary’s Church and on the archaeological remains. It is considered that residential development would neither sustain nor enhance the settings of the heritage assets, contrary to NPPF paragraph 190.</p> <p>Site was previously laid out as 2 sports pitches – development of sports pitches is contrary to Sport England’s Playing Fields Policy unless it meets 5 exceptions.</p>					
Does the site have housing potential			<p>No – due to detrimental impact on heritage assets. The Character Appraisal identifies that a large proportion of the CA is dominated by open space and wooded areas. This has already been eroded by the enabling development that took place at a time when Acklam Hall was a vacant and damaged building. Housing development would neither sustain nor enhance the settings of the Listed Building and to the Local List building, to the CA, and to archaeological remains, contrary to paragraph 190 of the NPPF.</p> <p>Site is designated as Green Wedge and Primary Open Space. Housing development is contrary to Policies E2 and E7. Sport England’s Playing Fields Policy is to oppose the granting of planning permission for any development which would lead to the loss of land which has been used a playing field and remains undeveloped, unless it meets 5 exceptions. The only potential applicable exception would be exception 4, that the area of playing field to be lost as a result of the proposed development will be replaced,</p>		

Ref No	ACK3	Site name	Acklam Hall – field to north
			prior to the commencement of development, by a new area of playing field of equivalent or better quality, and of equivalent or greater quantity, and in a suitable location, and subject to equivalent or better accessibility and management arrangements. Provision of sports pitches and a community use agreement is a condition of planning permission M/FP/0481/13/P.
Is site allocated for development in adopted Local Plan			No – the site is designated as Primary Open Space and Green Wedge.
Does site have planning permission at 1.04.23			
No			
Development Progress			
The site is being promoted through the SHLAA 'call for sites' by the owner.			
Estimate of developable potential			
Indicative developable area (ha)			0
Basis of calculation of developable area			The site is not considered developable due to the detrimental impact it would have on heritage assets. The site is designated as Primary Open Space and Green Wedge and was used as playing fields. Housing development is contrary to these designations.
Indicative site yield			0
Basis of calculation of site yield			The site is not considered developable due to the detrimental impact it would have on heritage assets. The site is designated as Primary Open Space and Green Wedge and was used as playing fields. Housing development is contrary to these designations.
Is site suitable for residential development			No - due to impact upon heritage assets. When considered against adopted Local Plan Policies, the site is not suitable as it is in a Green Wedge and Primary Open Space and development would be contrary to Policy E2 and E7. Development would be contrary to Sport England's Playing Fields Policy unless replacement provision provided.
Potential types of residential development			N/A
Is site available for residential development now			Yes – the owner has submitted the site through the call for sites.
Is site achievable for residential development within 0-5 years -including viability			No – due to the impact of residential development upon heritage assets there is not a realistic prospect of development. The site is designated as Green Wedge and Primary Open Space and was used as a playing field.
Is site achievable for residential development within 6-15 years -including viability			No – due to the impact of residential development upon heritage assets there is not a reasonable prospect of development. The site is designated as Green Wedge and Primary Open Space and was used as a playing field.

Ref No	ACK3	Site name	Acklam Hall – field to north				
Is site deliverable/developable		Not developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.41	0.65	0.5	2.25	3.25	0.39	2.62	0.82



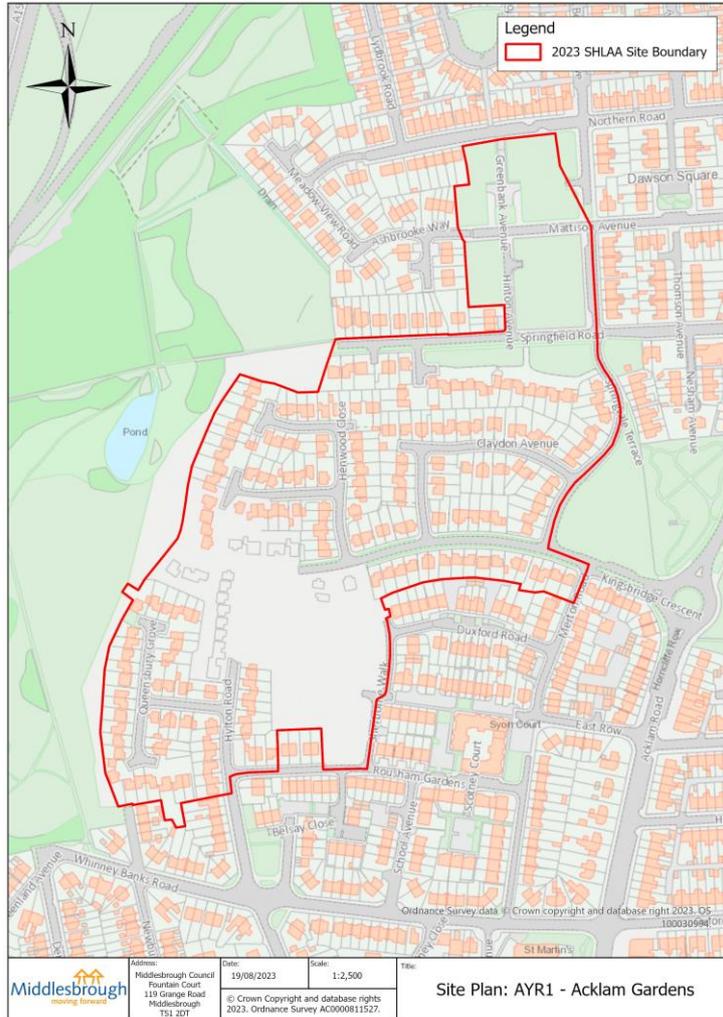
Ayresome Ward

Table 4: AYR1 Acklam Gardens

Ref No	AYR1	Site name	Acklam Gardens			
Site area (ha)	8.63	Site address	Kingsbridge Crescent			
Is site vacant?	Yes	Ward	Ayresome			
Brownfield / Greenfield	Mainly brownfield	Eastings	447696	Northings	518331	
Ownership						
Private sector one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites: national or local designations which may impact on development potential						
The eastern corner of the site is designated in the Local Plan as green wedge and primary open space. These designations were taken into consideration when the planning application was determined.						
Current land use and character						
Partially built out housing estate - dwellings under construction						
Surrounding land uses and character						
Residential and open space						
Site access						
Kingsbridge Crescent						
Physical or environmental constraints to development						
None						
Does the site have housing potential					Yes	
Is site allocated for development in adopted Local Plan					Yes – majority of site is allocated for residential use. See category 2 sites above for environmental designations.	
Does site have planning permission at 1.04.23						
Yes: Planning permission 16/5034/VAR granted 15.08.16 and 17/0405/FUL granted 7.03.18 for 304 dwellings.						
Development Progress						
The site is under construction. 168 dwellings have been completed, 66 are under construction and 70 have not started at the date of the assessment.						
Estimate of developable potential						
Indicative developable area (ha)					8.22	
Basis of calculation of developable area					Planning application layout	
Indicative site yield					136 dwellings	
Basis of calculation of site yield					Dwellings under construction and dwellings not started.	
Is site suitable for residential development					Yes – site has planning permission for residential	
Potential types of residential development					Market housing	
Is site available for residential development now					Yes – site is being developed for housing	
Is site achievable for residential development within 0-5 years -including viability					Yes - site is under construction by a volume house builder. There is a realistic prospect of development being completed within 5 years	
Is site achievable for residential development within 6 – 15 years -including viability					As set out above it is expected, based on current build rates that the development will be completed within 5 years	
Is site deliverable/developable					Deliverable	
Potential timescale for development to commence					0-5 years (already started)	

Ref No	AYR1	Site name	Acklam Gardens				
Potential annual delivery rate			32 dwellings – based on average annual build rate over previous five years				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.66	0.6	0.48	1.81	1.49	0.2	2.46	0.68





Berwick Hills and Pallister Ward

Table 5: BER1 Former Quoit & Air Rifle Club

Ref No	BER1	Site name	Former Quoit & Air Rifle Club		
Site area (ha)	0.38	Site address	Addington Drive		
Is site vacant?	Yes	Ward	Berwick Hills & Pallister		
Brownfield / Greenfield	Brownfield	Eastings	451642	Northings	519397
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Approx 24% of the site is in flood zone 3A in the north-east part of the site. A further 32% of the site is in flood zone 2 in northern part of site. If development is proposed within the part of the site within flood zones 2 and 3A then a sequential test would need to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. In addition, for the part of the site within flood zone 3A an exception test would also be required to demonstrate that wider sustainability benefits to the community outweigh flood risk and that development will be safe for its lifetime.					
Current land use and character					
The former quoit & air rifle club building has been demolished and the site cleared with exception of a substation and a single storey structure. All of site is hard surfaced.					
Surrounding land uses and character					
Residential and open space. East and west elevations of site face towards the rear fences/rear elevations of adjacent dwellings and this outlook may impact on attractiveness of site for development and/or on the layout of the site.					
Site access					
Addington Drive					
Physical or environmental constraints to development					
Flood risk reduces extent of site available for built development.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No - whiteland	
Does site have planning permission at 1.04.23					
No. Two previous planning permissions M/FP/0412/15 and M/FP/0881/14/P granted in 2015 have expired.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)				0.29	
Basis of calculation of developable area				Excludes the part of the site that is within flood zone 3A.	
Indicative site yield				10	
Basis of calculation of site yield				35 dwelling per hectare applied to developable area	
Is site suitable for residential development				Yes - excluding area that is within flood zone 3A	
Potential types of residential development				Affordable, private rented	
Is site available for residential development now				Yes	
Is site achievable for residential development within 0-5 years -including viability				No – given two previous planning permissions expired unimplemented development of the site may be unviable. The lack of long-term progress since those permissions in 2015 suggest there is	

Ref No	BER1	Site name	Former Quoit & Air Rifle Club				
		insufficient evidence to demonstrate a realistic prospect of development within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		No – given two previous planning permissions expired unimplemented development of the site may be unviable. The lack of long-term progress since those permissions in 2015 suggest there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.					
Is site deliverable/developable		Not developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Site may require public sector intervention or significant uplift in housing market if the reason it hasn't been developed is due to viability issues.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.38	1.21	0.73	0.76	0.19	0.13	1.74	0.72





	Address: Middlesbrough Council Fourteen Court 119 Grange Road Middlesbrough TS1 3DT	Date:	19/08/2023	Scale:	1:1,000	Title: Site Plan: BER1 - Former Quoit and Air Rifle Club
		© Crown Copyright and database rights 2023. Ordnance Survey AC0000811527.				

Brambles & Thorntree Ward

Table 6: BRA3 College Gardens

Ref No	BRA3	Site name	College Gardens				
Site area (ha)	2.88	Site address	College Road				
Is site vacant?	Yes	Ward	Brambles & Thorntree				
Brownfield / Greenfield	Brownfield	Eastings	452515	Northings	519047		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
A very small section of the western extremity of the site is in Flood Zone 2. The built element of development is outside of this area.							
Current land use and character							
Building site under construction							
Surrounding land uses and character							
Residential and cemetery							
Site access							
Access from College Road							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential					Yes		
Is site allocated for development in adopted Local Plan					Yes – allocated for residential use		
Does site have planning permission at 1.04.23							
Yes – planning permission 17/0347/FUL granted 11.10/18 for 106 dwellings							
Development Progress							
92 dwellings completed and 14 dwellings under construction							
Estimate of developable potential							
Indicative developable area (ha)					2.88		
Basis of calculation of developable area					Planning application		
Indicative site yield					14		
Basis of calculation of site yield					Remaining dwellings under construction		
Is site suitable for residential development					Yes - planning permission for residential		
Potential types of residential development					Market housing		
Is site available for residential development now					Yes – site under construction		
Is site achievable for residential development within 0-5 years -including viability					Yes – site under construction. As the remaining dwellings are all under construction there is a realistic prospect that all dwellings will be completed within 5 years.		
Is site achievable for residential development within 6-15 years -including viability					As above the site is expected to be delivered within the first 5 years of the assessment.		
Is site deliverable/developable					Deliverable		
Potential timescale for development to commence					0-5 years (already started)		
Potential annual delivery rate					14		
Actions needed to overcome constraints					N/A		
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP

Ref No	BRA3	Site name	College Gardens				
0.25	1.01	0.42	1.02	0.7	0.2	1.82	0.43



Table 7: BRA4 Former St Thomas Church (site of)

Ref No	BRA4	Site name	Former St. Thomas Church (site of)				
Site area (ha)	0.19	Site address	Pallister Avenue				
Is site vacant?	Yes	Ward	Brambles and Thorntree				
Brownfield / Greenfield	Brownfield	Eastings	452332	Northings	519609		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Cleared site that has reverted to rough grassland							
Surrounding land uses and character							
Residential, open space							
Site access							
Access from Pallister Avenue							
Physical or environmental constraints to development							
Noise assessment required as a condition of planning permission due to proximity to Longlands Road							
Does the site have housing potential			Yes				
Is site allocated for development in adopted Local Plan			No – not allocated for a specific use				
Does site have planning permission at 1.04.23							
No. Planning permission 19/0440/FUL granted 21.11.19 for 10 dwellings expired unimplemented.							
Development Progress							
Not started							
Estimate of developable potential							
Indicative developable area (ha)			0.19				
Basis of calculation of developable area			Planning application				
Indicative site yield			10				
Basis of calculation of site yield			Planning application				
Is site suitable for residential development			Yes - planning permission granted				
Potential types of residential development			Market, private rented				
Is site available for residential development now			Yes				
Is site achievable for residential development within 0-5 years -including viability			No. Given the previous planning permission expired unimplemented there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.				
Is site achievable for residential development within 6-15 years -including viability			No. Given the previous planning permission expired unimplemented and a new application had not been submitted at the date of the assessment there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP

Ref No	BRA4	Site name	Former St. Thomas Church (site of)				
0.37	1.44	0.13	1.23	0.11	0.17	2.17	0.71

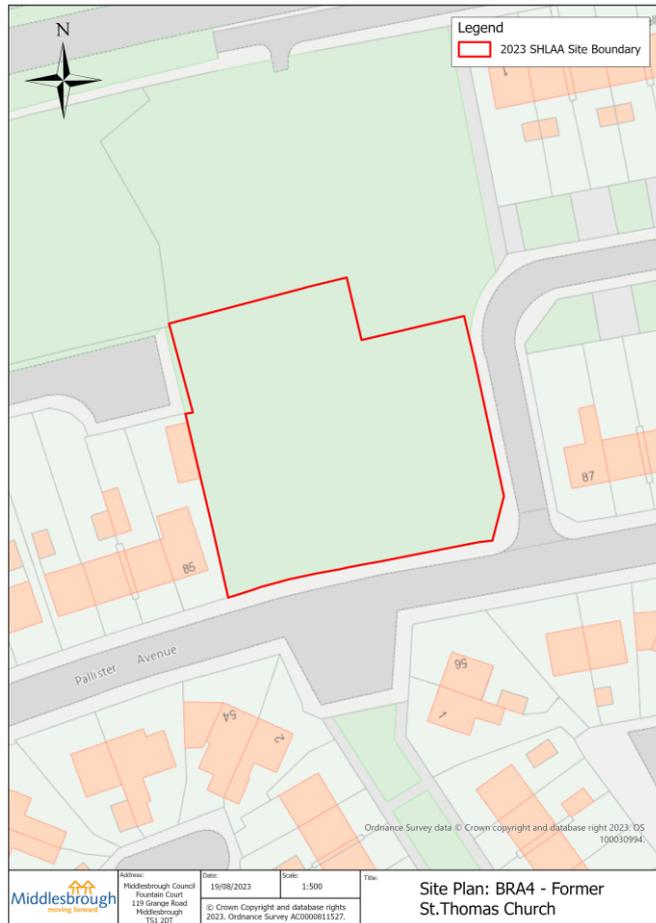


Table 8: BRA5 Jupiter Court, Milford House, Portland House and land south of Longlands Road

Ref No	BRA5	Site name	Jupiter Court, Milford House, Portland House and land south of Longlands Road				
Site area (ha)	2.99	Site address	Admiral's Avenue and Northfleet Avenue				
Is site vacant?	Yes	Ward	The site spans 2 wards: Eastern part of site is in Brambles & Thorntree and western site is in Berwick Hills and Pallister				
Brownfield / Greenfield	Both	Eastings	452084	Northings	519554		
Ownership							
Registered Social Landlord (RSL)							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
A small area of the land south of Jupiter Court is within flood zone 2. Jupiter Court is on the site of a 19 th Century farmstead, Brambles Farm. The western edge of the site, covering 0.07 ha adjacent to Jupiter Court is designated as Primary Open Space.							
Current land use and character							
Building site under construction							
Surrounding land uses and character							
Residential, retail, commercial, ecclesiastical, open space							
Site access							
Admiral's Avenue and Kedward Avenue							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential			Yes				
Is site allocated for development in adopted Local Plan			No – the majority of the site is not allocated for any specific use i.e. it is 'whiteland'.				
Does site have planning permission at 1.04.23							
Yes – planning permission 20/0735/FUL granted 29.07.21 for 105 dwellings							
Development Progress							
Tower blocks have been demolished and land cleared. Ground preparation works underway.							
Estimate of developable potential							
Indicative developable area (ha)			2.38				
Basis of calculation of developable area			Planning application				
Indicative site yield			105 dwellings				
Basis of calculation of site yield			Planning application				
Is site suitable for residential development			Yes –adjacent to existing residential areas				
Potential types of residential development			Affordable apartments, houses and bungalows				
Is site available for residential development now			Yes – ground preparation work is underway				
Is site achievable for residential development within 0-5 years -including viability			Yes – site works have commenced. The development is for affordable housing and is being delivered by an RSL with a good delivery record. There is a realistic prospect of development being completed within 5 years.				
Is site achievable for residential development within 6-15 years -including viability			As set out above site is expected to be completed within 5 years				
Is site deliverable/developable			Deliverable				
Potential timescale for development to commence			0-5 years				
Potential annual delivery rate			50				
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	Designated employment	Bus stop	Train station	GP

Ref No	BRA5	Site name	Jupiter Court, Milford House, Portland House and land south of Longlands Road				
			District Centre	site / mixed use site			
0.43	1.35	0.27	1.03	0.21	0.05	2.01	0.93



Table 9: BRA6 Fleet House

Ref No	BRA6	Site name	Fleet House		
Site area (ha)	0.49	Site address	Crestwood		
Is site vacant?	No	Ward	Brambles and Thorntree ward		
Brownfield / Greenfield	Brownfield	Eastings	452566	Northings	518530
Ownership					
Registered Social Landlord (RSL)					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
A minimal part of the western boundary is within flood zone 3a					
Current land use and character					
Tower block of apartments, garages, shop, sub-station, trees on western/southern boundary					
Surrounding land uses and character					
Residential, open space, table tennis club					
Site access					
Crestwood					
Physical or environmental constraints to development					
Noise and air quality from Cargo Fleet Lane would need assessing/may require mitigation					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No	
Does site have planning permission at 1.04.23					
No					
Development Progress					
The RSL has announced that the tower block is to be demolished and replaced by housing. The RSL is currently in the process of relocating tenants.					
Estimate of developable potential					
Indicative developable area (ha)			0.45		
Basis of calculation of developable area			Indicative layout		
Indicative site yield			17 new / 132 demolitions = -115 net		
Basis of calculation of site yield			Indicative layout		
Is site suitable for residential development			Yes		
Potential types of residential development			Affordable		
Is site available for residential development now			No - existing tenants need to be relocated		
Is site achievable for residential development within 0-5 years -including viability			No - as tenants need to be relocated, the buildings on site cleared and a planning application submitted there is currently insufficient evidence to demonstrate a realistic prospect of housing development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			Yes – the RSL is currently in the process of preparing a planning application and is building new homes on former tower block sites in the vicinity of these sites. There is a reasonable prospect of housing development within 6-10 years.		
Is site deliverable/developable			Developable		
Potential timescale for development to commence			6-10 years		
Potential annual delivery rate			17		
Actions needed to overcome constraints					
Straight line distance from centre of site (in km) to:					

Ref No	BRA6	Site name	Fleet House				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.43	0.66	0.41	0.93	1.19	0.06	1.52	0.74



Table 10: BRA7 Thorntree House

Ref No	BRA7	Site name	Thorntree House		
Site area (ha)	0.60	Site address	Creekwood		
Is site vacant?	No	Ward	Brambles and Thorntree ward		
Brownfield / Greenfield	Brownfield	Eastings	452501	Northings	518816
Ownership					
Majority of land owned by Registered Social Landlord (RSL), part of site in Council ownership					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
A minimal part of the western boundary is within flood zone 3a					
Current land use and character					
Tower block of apartments, garages, sub-station, trees on western boundary					
Surrounding land uses and character					
Residential, care home, cemetery					
Site access					
Creekwood					
Physical or environmental constraints to development					
Noise and air quality from Cargo Fleet Lane would need assessing/may require mitigation					
Does the site have housing potential					Yes
Is site allocated for development in adopted Local Plan					No
Does site have planning permission at 1.04.23					
No					
Development Progress					
The RSL has announced that the tower block is to be demolished and replaced by housing. The RSL is currently in the process of relocating tenants.					
Estimate of developable potential					
Indicative developable area (ha)					0.55
Basis of calculation of developable area					Indicative site layout, taking account of retention of the substation
Indicative site yield					20 new build / 132 demolitions = -112 net
Basis of calculation of site yield					Indicative layout
Is site suitable for residential development					Yes
Potential types of residential development					Affordable
Is site available for residential development now					No – existing tenants need to be located
Is site achievable for residential development within 0-5 years -including viability					No – as tenants need to be relocated, the buildings on site cleared and a planning application submitted there is currently insufficient evidence to demonstrate a realistic prospect of housing development within 5 years.
Is site achievable for residential development within 6-15 years -including viability					Yes – the RSL is currently in the process of preparing a planning application and is building new homes on former tower block sites in the vicinity of these sites. There is a reasonable prospect of housing development within 6-10 years.
Is site deliverable/developable					Developable
Potential timescale for development to commence					6-10 years
Potential annual delivery rate					20
Actions needed to overcome constraints					
Straight line distance from centre of site (in km) to:					

Ref No	BRA7	Site name	Thorntree House				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.41	0.8	0.54	0.91	0.88	0.04	1.64	0.54



Appendix E: Central Ward

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Table 1: CEN1 277 Marton Road

Ref No	CEN1	Site name	277 Marton Road			
Site area (ha)	0.05	Site address				
Is site vacant?	No	Ward	Central			
Brownfield / Greenfield	Brownfield	Eastings	450257	Northings	519831	
Ownership						
Private sector – one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites: national or local designations which may impact on development potential						
N/A						
Current land use and character						
Residential semi-detached property						
Surrounding land uses and character						
Residential						
Site access						
Marton Road						
Physical or environmental constraints to development						
N/A						
Does the site have housing potential			Yes			
Is site allocated for development in adopted Local Plan			No - whiteland			
Does site have planning permission at 1.04.23						
Yes – planning permission M/FP/1079/10/P granted 06/10/2010 for conversion and extension for 9 flats						
Development Progress						
Development commenced but subsequently stalled with no apparent progress for a number of years.						
Estimate of developable potential						
Indicative developable area (ha)			0.02			
Basis of calculation of developable area			Planning application			
Indicative site yield			9			
Basis of calculation of site yield			Planning application layout			
Is site suitable for residential development			Yes – planning permission granted			
Potential types of residential development			Apartments, private rented			
Is site available for residential development now			No – the owner’s intentions are not known			
Is site achievable for residential development within 5 years -including viability			No – as development stalled and has not progressed for a number of years the development may not be viable. There is not a realistic prospect of completion of development within 5 years.			
Is site achievable for residential development within 6-15 years -including viability			No – as development stalled and has not progressed for a number of years the development may not be viable. There is not a reasonable prospect of completion of development within 15 years.			
Is site deliverable/developable			Not developable			
Potential timescale for development to commence			0-5 years (already commenced) but not reasonable prospect of completion within 15 years			
Potential annual delivery rate			N/A			
Actions needed to overcome constraints			An upturn in the market for apartments in this location may be required if reason development has stalled is due to viability issues.			

Ref No	CEN1	Site name	277 Marton Road				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.27	0.9	0.15	0.53	0.7	0.05	1.5	0.56



Table 2: CEN2 15-25 Albert Road

Ref No	CEN2	Site name	15-25 Albert Road				
Site area (ha)	0.09	Site address					
Is site vacant?	Yes – vacant building	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449572	Northings	520522		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
The building is located in the Historic Quarter Conservation Area, is a local listed building and is of archaeological interest							
Current land use and character							
Upper floor former vacant offices – conversion has commenced							
Surrounding land uses and character							
Town centre mixed uses – retail, office.							
Site access							
Vehicle access from Dundas Mews							
Physical or environmental constraints to development							
Sensitive, high quality design required so as not to harm heritage assets							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – Town Centre retail			
Does site have planning permission at 1.04.23							
Yes: planning permission M/FP/1244/14/P granted 26/01/2015 for a mixed-use scheme including 10 apartments							
Development Progress							
The conversion works for the apartments commenced in 2017. The external works to the apartments appear to have been completed but internal works have not been completed.							
Estimate of developable potential							
Indicative developable area (ha)				0.06			
Basis of calculation of developable area				Planning application			
Indicative site yield				10			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Apartments, private rented sector			
Is site available for residential development now				Yes – development has commenced			
Is site achievable for residential development within 5 years - including viability				Yes – given that the external works have been completed there is a realistic prospect that the internal works will be completed within 5 years.			
Is site achievable for residential development within 6 to 15 years - including viability				It is considered that the development will be completed before this time period.			
Is site deliverable/developable				Deliverable			
Potential timescale for development				0-5 years			
Potential annual delivery rate				10			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.83	0.47	1.08	0	0.09	0.17	0.19	0.25

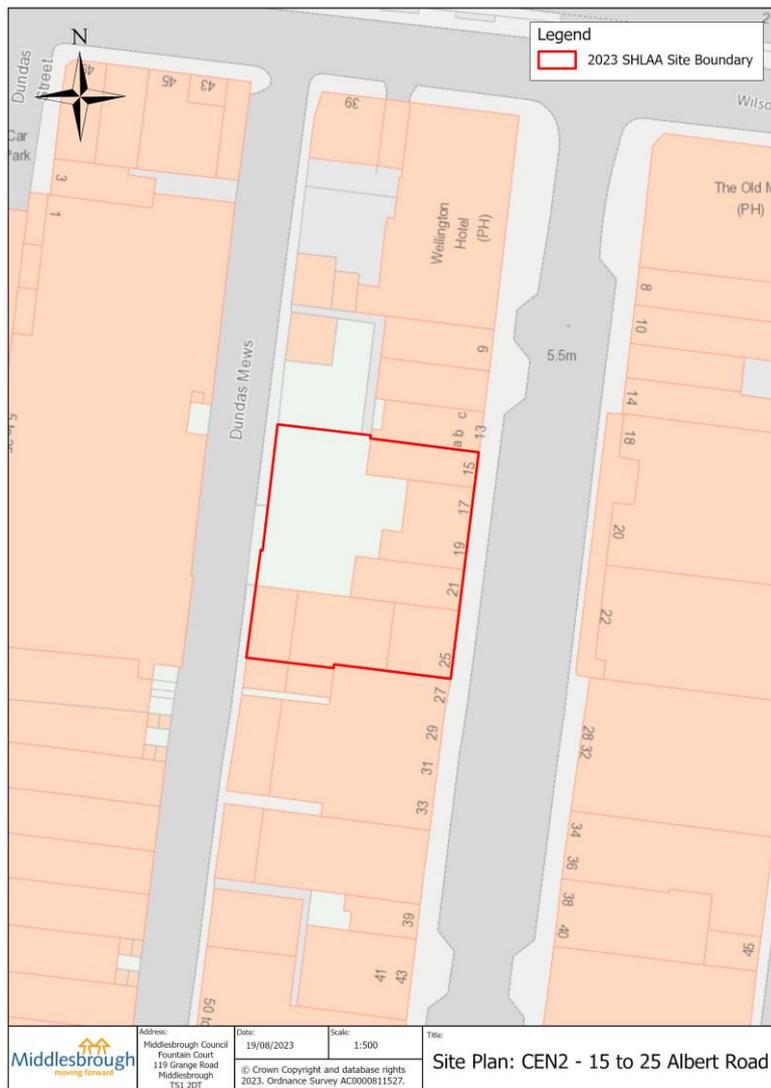


Table 3: CEN4 Centre North East

Ref No	CEN4	Site name	Centre North East		
Site area (ha)	0.09	Site address	73-75 Albert Road		
Is site vacant?	Yes – vacant upper floors	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449553	Northings	520458
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Adjacent to listed buildings, including Town Hall grade II* and 29-31 Corporation Road grade II.					
Current land use and character					
Vacant upper floors of high-rise office block					
Surrounding land uses and character					
Town centre mixed uses: retail, restaurants, hotel, Town Hall					
Site access					
Access from Albert Road.					
Physical or environmental constraints to development					
Lack of onsite car parking – though may be potential to use adjacent Cleveland Centre car park. External works require the impact on the setting of nearby listed buildings to be considered to ensure there is not a detrimental impact upon heritage assets.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – Town Centre retail sector	
Does site have planning permission at 1.04.23					
No. Prior notification approval M/PDA/0327/16/P on 18/04/2016 for 300 studios has expired.					
Development Progress					
There is an undetermined planning application 21/0749/FUL for cladding with double glazed steel curtain walling.					
Estimate of developable potential					
Indicative developable area (ha)				0.09	
Basis of calculation of developable area				Prior notification application	
Indicative site yield				200	
Basis of calculation of site yield				Prior to ceasing to trade in April 2023, Middlesbrough Development Company was liaising with the owner and prospective developers in looking at ways in which the building can be brought back into use, potentially for a scheme of up to 200 apartments.	
Is site suitable for residential development				Yes – prior notification approval has previously been issued	
Potential types of residential development				Private rented, students	
Is site available for residential development now				Yes	
Is site achievable for residential development within 5 years - including viability				No – as development has not occurred since the prior approval in 2016 there is not a realistic prospect that the site could be viably developed within 5 years.	
Is site achievable for residential development within 6 to 15 years - including viability				No as development has not occurred since the prior approval in 2016 there is not a reasonable prospect that the site could be viably developed within 6 to 15 years. Public sector intervention or a	

Ref No	CEN4	Site name	Centre North East				
			significant upturn in housing market may be required for development to occur.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Public sector support may be required if development is not viable for a private developer.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.7	0.42	0.97	0	0.25	0.02	0.34	0.1



Table 4: CEN5 Former Douglas House site

Ref No	CEN5	Site name	Former Douglas House site		
Site area (ha)	0.53	Site address	Douglas Street		
Is site vacant?	Yes	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	450202	Northings	519846
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
36% of the site is Flood Risk Zone 2 and an additional 54% of the site is Flood Risk Zone 3a. If development is proposed within the part of the site within flood zones 2 and 3A then a sequential test would need to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. In addition, for the part of the site within flood zone 3A an exception test would also be required to demonstrate that wider sustainability benefits to the community outweigh flood risk and that development will be safe for its lifetime.					
Current land use and character					
Vacant site with basement car park and foundations/ground floor slab of stalled development.					
Surrounding land uses and character					
Residential, commercial/business, health care					
Site access					
Douglas Street					
Physical or environmental constraints to development					
Flood risk reduces extent of site available for built development.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No		
Does site have planning permission at 1.04.23					
Yes - M/FP/2198/05/P granted planning permission in December 2005 for 120 apartments. First phase of 40 apartments was completed and foundations/ground floor slab of 2 nd phase for 80 apartments was constructed prior to site stalling.					
Development Progress					
The site has stood vacant for a number of years. The site received permission for 182 student apartments in 2014 (M/FP/0766/14/P) and subsequently for 109 student units in 2016 (M/FP/0488/16/P) which have expired unimplemented.					
Estimate of developable potential					
Indicative developable area (ha)			0.24		
Basis of calculation of developable area			Excludes area of site covered by flood zone 3a		
Indicative site yield			80		
Basis of calculation of site yield			Extant planning permission		
Is site suitable for residential development			Yes – has extant planning permission. However, any new proposals would need to satisfactorily pass sequential and exception flood risk tests.		
Potential types of residential development			Private rented, students		
Is site available for residential development			Yes		
Is site achievable for residential development within 5 years -including viability			No - site is long term vacant and has had various permissions that have not been implemented, which suggests potential viability issues. Flood risk mitigation measures may increase development costs. Given lack of progress there is not a realistic prospect that apartments will be developed.		
Is site achievable for residential development within 6 to 15 years -including viability			No - site is long term vacant and has had various permissions that have not been implemented,		

Ref No	CEN5	Site name	Former Douglas House site				
			which suggests potential viability issues. Flood risk mitigation measures may increase development costs. Given lack of progress over long term there is not a reasonable prospect that apartments will be developed.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Public sector support may be required if development is not viable for a private developer.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.21	0.44	0.22	0.05	0.31	0.04	1.07	0.09

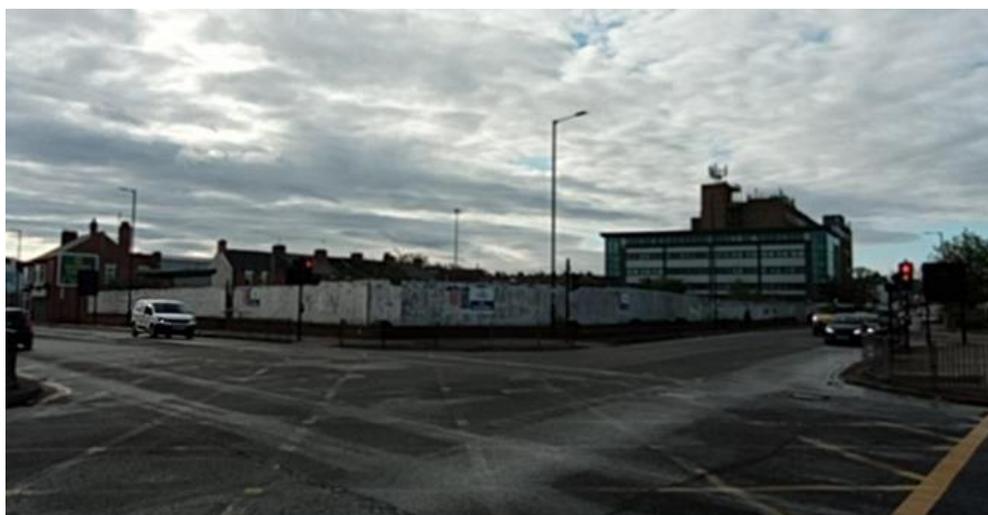




Table 5: CEN7 Site of former Odeon Cinema

Ref No	CEN7	Site name	Site of former Odeon Cinema		
Site area (ha)	0.22	Site address	Corporation Road		
Is site vacant?	No	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449835	Northings	520379
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Historic Environment Record in relation to former Odeon building.					
Current land use and character					
Car park					
Surrounding land uses and character					
Student accommodation, retail, law courts, hotel					
Site access					
Access from Fry Street					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre central sector		
Does site have planning permission at 1.04.23					
No, previous planning permissions M/FP/1786/07/P for 148 apartments granted on 20/02/08 and M/FP/1787/07/P for 435 student beds granted on appeal on 14/05/08 have expired unimplemented.					
Development Progress					
None					
Estimate of developable potential					
Indicative developable area (ha)			0.22		
Basis of calculation of developable area			Expired planning consent		
Indicative site yield			148		
Basis of calculation of site yield			Expired planning consent		
Is site suitable for residential development			Yes - permission previously granted		
Potential types of residential development			Private rented, students		
Is site available for residential development now			No – the site is in use as a car park and owner’s future intentions are not known.		
Is site achievable for residential development within 5 years -including viability			No – no further proposals for residential development have been brought forward since the 2008 permission. Given that further proposals have not been brought forward development may be unviable for private sector development. There is not a realistic prospect that site will be developed for residential use within timeframe of SHLAA.		
Is site achievable for residential development within 6 to 15 years -including viability			No – no further proposals for residential development have been brought forward since the 2008 permission. Given that further proposals have not been brought forward development may be unviable for private sector development. There is not a reasonable prospect that site will be developed for residential use within timeframe of SHLAA.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		

Ref No	CEN7	Site name	Site of former Odeon Cinema				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Public sector support may be required if development is not viable for a private developer.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.57	0.18	0.83	0	0.15	0.12	0.42	0.36



Table 6: CEN8 2 Longlands Road

Ref No	CEN8	Site name	2 Longlands Road		
Site area (ha)	0.13	Site address			
Is site vacant?	Yes	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	450399	Northings	519273
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant site- part hardstanding, part rough grass with bushes and immature trees along east boundary					
Surrounding land uses and character					
Residential, car wash, day nursery					
Site access					
Douglas Street					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No - Whiteland		
Does site have planning permission at 1.04.23					
No. There is a current undetermined planning application, 22/0624/MAJ, for 90 self-contained student units					
Development Progress					
Previous planning permissions in 2009 (M/FP/0491/09/P) and in 2012 (M/FP/0611/12/P) for a 4/5 storey block of 17 cluster flats expired unimplemented.					
Estimate of developable potential					
Indicative developable area (ha)			0.13		
Basis of calculation of developable area			Small site – 100% multiplier		
Indicative site yield			90		
Basis of calculation of site yield			Current planning application layout		
Is site suitable for residential development			Yes – planning permission previously granted		
Potential types of residential development			Private rented, student accommodation		
Is site available for residential development now			Yes – the site is vacant and is the subject of a current planning application for self-contained student accommodation		
Is site achievable for residential development within 5 years -including viability			No. The planning application had not been determined at 1.04.23. Due to the lack of planning consent and that previous permissions were not implemented there is not clear evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			Yes. As the site has progressed to submission of a planning application there is considered to be a reasonable prospect of development within 6-10 years.		
Is site deliverable/developable			Developable		
Potential timescale for development to commence			6-10 years		
Potential annual delivery rate			90 – apartment scheme so expected that all units will be completed at the same time		
Actions needed to overcome constraints			N/A		
Straight line distance from centre of site (in km) to:					

Ref No	CEN8	Site name	2 Longlands Road				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.3	1.08	0.06	0.62	0.75	0.06	1.66	0.72



Table 7: CEN9 Site of former Cleveland Scientific Institute

Ref No	CEN9	Site name	Site of former Cleveland Scientific Institute		
Site area (ha)	0.07	Site address	Corporation Road		
Is site vacant?	No	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449886	Northings	520323
Ownership					
Private sector – one owner.					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Archaeological interest in relation to the former CSI building.					
Current land use and character					
Car park					
Surrounding land uses and character					
Offices, leisure, law courts					
Site access					
Access from Oak Street					
Physical or environmental constraints to development					
Late licensed bar directly adjacent - potential noise issues. Site is adjacent to a local list building 72-80 Corporation Road and the wider locality includes the listed buildings, the Empire Theatre, Town Hall and St John's Church. Proposals for a tall building on the site need to consider impact on the setting of these heritage assets.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre central sector		
Does site have planning permission at 1.04.23					
No – a planning application, 21/0740/FUL submitted on 28/10/21 for a high rise building with 131 apartments was withdrawn on 26/07/22 following design and privacy concerns expressed by the local planning authority. The previous planning permissions M/FP/1786/07/P for 36 apartments granted on 20/02/08 and M/FP/1787/07/P for 96 student beds granted on appeal on 14/05/08 have expired unimplemented.					
Development Progress					
In September 2020 the Council's Executive gave approval for Middlesbrough Development Company (MDC) to provide the development finance for the development. As the planning application has been withdrawn and MDC has ceased to trade there is currently no progress.					
Estimate of developable potential					
Indicative developable area (ha)			0.07		
Basis of calculation of developable area			Previous planning permission		
Indicative site yield			36		
Basis of calculation of site yield			Previous planning permission (M/FP/1786/07/P).		
Is site suitable for residential development			Yes – planning permission previously granted		
Potential types of residential development			Affordable and private rented apartments		
Is site available for residential development now			Yes		
Is site achievable for residential development within 5 years -including viability			No – given the withdrawal of the planning application and that the funder, MDC has ceased to trade there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – given the withdrawal of the planning application and that the funder, MDC has ceased to trade there is insufficient evidence to demonstrate a reasonable prospect of development within 6-15 years. Public sector intervention may be required to make development viable.		

Ref No	CEN9	Site name	Site of former Cleveland Scientific Institute				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Public sector investment may be required to make development viable.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.51	0.1	0.75	0	0.19	0.11	0.51	0.41



Table 8: CEN10 Former Dunning Street Police Station

Ref No	CEN10	Site name	Former Dunning Street Police Station				
Site area (ha)	0.24	Site address					
Is site vacant?	No	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449635	Northings	520094		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites: national or local designations which may impact on development potential							
Adjacent to grade II listed buildings: Central library, Vaughan monument, Sadler monument and York House							
Current land use and character							
Car park							
Surrounding land uses and character							
Library, courts, residential							
Site access							
Access from Emily Street							
Physical or environmental constraints to development							
Proposals for development of the site will need to consider impact on the setting of the nearby listed buildings.							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – Town Centre central sector			
Does site have planning permission at 1.04.23							
No – the site received planning permission for a hotel (M/FP/0634/08/P) in 2008 that expired unimplemented.							
Development Progress							
None.							
Estimate of developable potential							
Indicative developable area (ha)				0.24			
Basis of calculation of developable area				100% of site			
Indicative site yield				12			
Basis of calculation of site yield				50 dwellings per ha			
Is site suitable for residential development				Yes			
Potential types of residential development				Private rented, students, older people			
Is site available for residential development now				No – the owner’s future intentions for the site are not known.			
Is site achievable for residential development within 5 years -including viability				No - the site has remained in car park use since 2011. There is no evidence to indicate that there is a realistic prospect of housing being developed within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				No - the site has remained in car park use since 2011. There is no evidence to indicate that there is a reasonable prospect of housing being developed within 6-15 years.			
Is site deliverable/developable				Not developable			
Potential timescale for development to commence				N/A			
Potential annual delivery rate				N/A			
Actions needed to overcome constraints				Public sector investment may be required to make development viable.			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	Designated employment	Bus stop	Train station	GP

Ref No	CEN10	Site name	Former Dunning Street Police Station				
			District Centre	site / mixed use site			
0.45	0.36	0.73	0	0.48	0.11	0.6	0.24



Table 9: CEN11 282-290 Linthorpe Road

Ref No	CEN11	Site name	282-290 Linthorpe Road				
Site area (ha)	0.07	Site address					
Is site vacant?	Yes	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449285	Northings	519460		
Ownership							
Private sector – one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites: national or local designations which may impact on development potential							
N/A							
Current land use and character							
Vacant site, flat land, with advertising hoardings on southern boundary							
Surrounding land uses and character							
Mixed use retail, residential							
Site access							
Granville Road							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes- Town Centre Southern Sector			
Does site have planning permission at 1.04.23							
No							
Development Progress							
N/A							
Estimate of developable potential							
Indicative developable area (ha)				0.07			
Basis of calculation of developable area				Small infill site - 100% of site			
Indicative site yield				4			
Basis of calculation of site yield				50 dwellings per ha			
Is site suitable for residential development				Yes – potentially as part of mixed-use scheme with residential on upper floor			
Potential types of residential development				Student housing, private rented sector			
Is site available for residential development now				No – owner’s intentions for the site are not known			
Is site achievable for residential development within 5 years -including viability				No – availability of site is not known and the site has been vacant for a long time suggesting either not available or development not viable. As such there is not a realistic prospect of development within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				No – availability of site is not known and the site has been vacant for a long time suggesting either not available or development not viable. As such there is not a reasonable prospect of development within 6-15 years.			
Is site deliverable/developable				Not developable			
Potential timescale for development to commence				N/A			
Potential annual delivery rate				N/A			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	Designated employment	Bus stop	Train station	GP

Ref No	CEN11	Site name	282-290 Linthorpe Road				
			District Centre	site / mixed use site			
0.34	1.04	0.54	0	1.17	0.02	1.28	0.2



Table 10: CEN12 7-13 Waterloo Road

Ref No	CEN12	Site name	7-13 Waterloo Road		
Site area (ha)	0.04	Site address			
Is site vacant?	Vacant building	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449361	Northings	519553
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant former bar/shisha cafe					
Surrounding land uses and character					
Car park, university buildings and residential					
Site access					
Access from Waterloo Rd/ Wilton Street					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – University sector of town centre		
Does site have planning permission at 1.04.23					
No. Planning permission, 19/0356/RES, was granted 12.09.19 for 6 self-contained student flats containing a total of 83 bedrooms. A variation of condition, 21/0568/VAR was approved on 13.05.22 to amend the layout to 77 studio apartments. The permission expired on 12.09.22.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.04		
Basis of calculation of developable area			Lapsed planning permission		
Indicative site yield			77		
Basis of calculation of site yield			Lapsed planning permission		
Is site suitable for residential development			Yes – planning permission previously granted for residential use		
Potential types of residential development			Students		
Is site available for residential development			Yes – owned by a developer		
Is site achievable for residential development within 5 years -including viability			No. Given that the site does not have planning permission and the previous permission was not implemented there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No. The development project is being advertised on an investment site, which would suggest that the significant funding required for development is not in place. Given the need to secure funding, the lack of a valid planning permission and that the previous permission was not implemented there is considered to be insufficient evidence to demonstrate a reasonable prospect of development occurring within 6-15 years.		
Is site deliverable/developable			Not developable		

Ref No	CEN12	Site name	7-13 Waterloo Road				
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Investment needs to be secured.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.44	0.94	0.61	0	1.09	0.12	1.17	0.31



Table 11: CEN14 1-29 Station Street

Ref No	CEN14	Site name	1-29 Station Street		
Site area (ha)	0.19	Site address			
Is site vacant?	Yes	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449387	Northings	520700
Ownership					
Private sector 1 owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Directly adjacent to Middlesbrough Historic Quarter Conservation Area and in close proximity to the railway station, which is a Grade II listed building. Development proposals will need to demonstrate that they would not harm the heritage assets; or would result in less than substantial harm and result in public benefits.					
Current land use and character					
Cleared land following demolition and car park					
Surrounding land uses and character					
Multistorey car park and railway					
Site access					
Station Street					
Physical or environmental constraints to development					
Noise and air quality from adjacent railway					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – Middlesbrough town centre	
Does site have planning permission at 1.04.23					
Yes, planning permission 17/0277/FUL granted 09/10/2017 for 337 studios. The local planning authority has accepted that development has commenced which has kept the permission alive.					
Development Progress					
The built part of the site has been cleared and fenced off. Pre-commencement conditions were discharged in January 2023					
Estimate of developable potential					
Indicative developable area (ha)				0.19	
Basis of calculation of developable area				Planning application	
Indicative site yield				337	
Basis of calculation of site yield				Planning application	
Is site suitable for residential development				Yes – planning permission granted	
Potential types of residential development				Private rented, students	
Is site available for residential development				Yes	
Is site achievable for residential development within 5 years -including viability				No – Given that planning permission was granted in 2017 and construction work has not yet commenced there is insufficient evidence to demonstrate that there is a realistic prospect of the site being developed within 5 years. The time that has elapsed may indicate potential viability issues.	
Is site achievable for residential development within 6-15 years -including viability				No –Given that planning permission was granted in 2017 and construction work has not yet commenced there is insufficient evidence to demonstrate that there is a reasonable prospect of the site being developed within 6-15 years. The time that has elapsed may indicate potential viability issues.	
Is site deliverable/developable				Not developable	
Potential timescale for development to commence				N/A	

Ref No	CEN14	Site name	1-29 Station Street				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.04	0.73	1.32	0	0.05	0.22	0.18	0.43



Table 12: CEN15 Vancouver House

Ref No	CEN15	Site name	Vancouver House		
Site area (ha)	0.23	Site address	Corporation Road		
Is site vacant?	Yes – upper floors are vacant	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449684	Northings	520400
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant offices on upper floors with retail units on ground floor					
Surrounding land uses and character					
Residential, hotel, civic uses					
Site access					
Albert Mews					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – part of the Town Centre Opportunity Development sites for mixed use development		
Does site have planning permission at 1.04.23					
No. Planning permission, 18/0349/FUL, granted 27.06.18 for hotel and 71 apartments and planning permission, 19/0456/COU, granted 15/11/19 for hotel with 26 apartments have both lapsed.					
Development Progress					
A method of works statement, 22/0386/DIS, was submitted on 1.06.22 but has not been determined and the related planning permission has subsequently lapsed.					
Estimate of developable potential					
Indicative developable area (ha)			0.23		
Basis of calculation of developable area			Planning application		
Indicative site yield			26		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – town centre location adjacent to existing apartments		
Potential types of residential development			Apartments, private rented sector		
Is site available for residential development now			Yes – site owned by developer and upper floors are vacant		
Is site achievable for residential development within 5 years -including viability			No – given that two planning permissions for development of the site have lapsed there is insufficient evidence to demonstrate that there is a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – as two planning permissions for development of the site have lapsed this may indicate potential viability issues. It is considered that there is insufficient evidence to demonstrate a reasonable prospect of development within 6-15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		

Ref No	CEN15	Site name	Vancouver House				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.65	0.32	0.92	0	0.18	0.02	0.32	0.23



Table 13: CEN17 45-49 Albert Road

Ref No	CEN17	Site name	45-49 Albert Road		
Site area (ha)	0.06	Site address			
Is site vacant?	Yes	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449558	Northings	520455
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant retail ground floor, vacant offices upper floors					
Surrounding land uses and character					
Retail, nightclub, offices					
Site access					
Access from Dundas Mews					
Physical or environmental constraints to development					
Potential noise from adjacent night club					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – retail sector of town centre		
Does site have planning permission at 1.04.23					
Yes – planning permission 19/0750/COU granted 22.05.20 for 20 studios and 1 no. 2 bed flat. The permission is due to expire on 21.05.23.					
Development Progress					
Not started. Pre-commencement noise assessment planning conditions discharged.					
Estimate of developable potential					
Indicative developable area (ha)			0.06		
Basis of calculation of developable area			Planning application		
Indicative site yield			21		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes		
Potential types of residential development			Private rented, student accommodation		
Is site available for residential development now			Yes		
Is site achievable for residential development within 5 years-including viability			No – the planning permission expires on 22.05.23 and there is no indication that development is likely to start before this date. The site has had had 2 previous prior notification approvals in 2015 and a prior approval in 2018, none of which have been developed, which may indicate potential viability issues. Given that over 7 years have passed since the initial approval there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years-including viability			No – the planning permission expires on 22.05.23 and there is no indication that development is likely to start before this date. The site has had had 2 previous prior notification approvals in 2015 and a prior approval in 2018, none of which have been developed, which may indicate potential viability issues. Given that over 7 years have passed since the initial approval there is insufficient evidence to demonstrate a		

Ref No	CEN17	Site name	45-49 Albert Road				
			reasonable prospect of development within 6-15 years.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A – an upturn in the market for apartments in this location may be required				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.77	0.44	1.04	0	0.16	0.09	0.24	0.19





Table 14: CEN18 4-6 Park Road North

Ref No	CEN18	Site name	4-6 Park Road North				
Site area (ha)	0.02	Site address					
Is site vacant?	Yes – vacant building	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449277	Northings	519353		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
Within Albert Park and Linthorpe Conservation Area. Archaeological interest - Historic Environment Record indicates site of 19th Century brick earth pit.							
Current land use and character							
Vacant former social club – conversion work underway							
Surrounding land uses and character							
Residential							
Site access							
Access from Park Road North							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – southern sector of town centre			
Does site have planning permission at 1.04.23							
Yes - planning permission 20/0775/COU granted 13.05.21 for 13 studios (and loss of 1 flat) i.e. 12 units net							
Development Progress							
Conversion work is well underway							
Estimate of developable potential							
Indicative developable area (ha)				0.02			
Basis of calculation of developable area				Planning application			
Indicative site yield				12			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission has been granted			
Potential types of residential development				Students, private rented			
Is site available for residential development now				Yes – site is being developed			
Is site achievable for residential development within 5 years - including viability				Yes – conversion works are well underway and completion is expected in 2023/24			
Is site achievable for residential development within 6-15 years -including viability				Conversion works are well underway and completion is expected pre – 6 years			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years			
Potential annual delivery rate				12			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.32	1.12	0.54	0	1.29	0.04	1.4	0.18

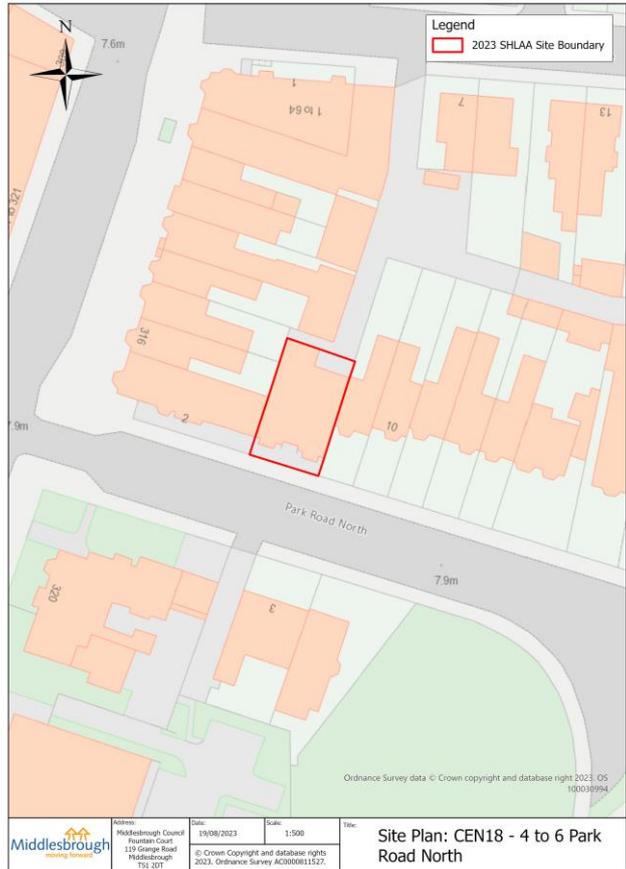


Table 15: CEN20 Land adjacent 234 Linthorpe Road

Ref No	CEN20	Site name	Land adjacent 234 Linthorpe Road		
Site area (ha)	0.03	Site address			
Is site vacant?	Vacant	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449319	Northings	519644
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Boarded off site					
Surrounding land uses and character					
Public house, retail, residential.					
Site access					
Access from Victoria Road					
Physical or environmental constraints to development					
Potential noise issues from Linthorpe Road and nearby evening economy uses					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – southern sector of Town Centre		
Does site have planning permission at 1.04.23					
No - planning permission 19/0558/FUL granted 19.12.19 (for 7 self-contained student flats containing 89 bedrooms = 36 equivalent dwellings) lapsed on 19.12.22. A previous scheme for mixed use, including 55 bed residential accommodation, M/OUT/1454/15/P approved on 29.02.16 had also lapsed.					
Development Progress					
Trees on site have been removed					
Estimate of developable potential					
Indicative developable area (ha)			0.03		
Basis of calculation of developable area			Planning application		
Indicative site yield			36 (equivalent dwellings)		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Student accommodation, private rented		
Is site available for residential development now			Yes – owned by developer		
Is site achievable for residential development within 5 years -including viability			No. The site has had 2 planning permissions since 2016, both of which subsequently lapsed. At the date of this assessment the site is being marketed on an investment website, which would suggest that capital investment is required to fund the development. Given that previous permissions have not been implemented and uncertainty on capital to finance the project there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No. The site has had 2 planning permissions since 2016, both of which subsequently lapsed. At the date of this assessment the site is being marketed on an investment website, which would suggest that capital investment is required to fund the development. Given that previous permissions have not been implemented and uncertainty on capital to finance the project there is insufficient		

Ref No	CEN20	Site name	Land adjacent 234 Linthorpe Road				
			evidence to demonstrate a reasonable prospect of development within 6-15 years.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A – an upturn in the market for apartments in this location may be required				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.45	0.89	0.57	0	1.06	0.03	1.05	0.39





Table 16: CEN21 Church House

Ref No	CEN21	Site name	Church House		
Site area (ha)	0.13	Site address	Bedford Street		
Is site vacant?	Yes	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449464	Northings	520134
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Adjacent to Grade II* listed building, All Saints Church					
Current land use and character					
Vacant multi-storey offices, car park in use to rear.					
Surrounding land uses and character					
Town centre mixed uses, ecclesiastical					
Site access					
Bedford Street					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre Central Sector		
Does site have planning permission at 1.04.23					
Yes. Planning permission 16/5094/COU granted 30.09.2016 for conversion to 86 apartments. Planning permission M/FP/1033/12/P for conversion to 77 apartments previously granted 22.01.13.					
Development Progress					
Development started but did not progress any further. The commencement has kept the permission alive. The Council entered into a collaborative joint venture with the owner on 27.05.21 for the purpose of exploring development opportunities, and external funding, for key town centre assets, including Church House. Approximately £1.4 million of investment is available from the Future High Streets Fund to subsidise the cost of the project.					
Estimate of developable potential					
Indicative developable area (ha)			0.13		
Basis of calculation of developable area			Planning application		
Indicative site yield			86		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Apartments, private rented, student accommodation		
Is site available for residential development now			Yes – the owner is a local developer		
Is site achievable for residential development within 5 years -including viability			Yes – given that the site has planning permission and has been allocated approximately £1.4 million from the Future High Streets Fund to subsidise conversion to residential there is a realistic prospect of development being achieved within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			It is expected that development will occur pre-6 years.		
Is site deliverable/developable			Deliverable		
Potential timescale for development to commence			0-5 years		
Potential annual delivery rate			86		
Actions needed to overcome constraints			N/A		
Straight line distance from centre of site (in km) to:					

Ref No	CEN21	Site name	Church House				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.61	0.52	0.86	0	0.49	0.02	0.59	0.16



Table 17: CEN24 304 Linthorpe Road & 5 Albert Terrace

Ref No	CEN24	Site name	304 Linthorpe Road & 5 Albert Terrace				
Site area (ha)	0.01	Site address					
Is site vacant?	Yes, vacant building	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449250	Northings	519398		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
The site is situated in the Albert Park and Linthorpe Road Conservation Area and is of archaeological interest (site of brick earth pit) as per the Historic Environment Record.							
Current land use and character							
Former office, conversion underway							
Surrounding land uses and character							
Student apartments, residential, retail							
Site access							
Albert Terrace							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – within the southern sector of the Town Centre			
Does site have planning permission at 1.04.23							
Yes, planning permission 18/0438/FUL granted 08.11.18 for 14 studios and 7 self-contained flats (containing 17 student bedrooms) = total of 21 equivalent dwellings							
Development Progress							
The conversion work is approaching completion							
Estimate of developable potential							
Indicative developable area (ha)				0.01			
Basis of calculation of developable area				Planning application			
Indicative site yield				21 (equivalent dwellings)			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes			
Potential types of residential development				Private rented, student accommodation			
Is site available for residential development now				Yes – under construction			
Is site achievable for residential development within 5 years -including viability				Yes – conversion work is approaching completion. There is a realistic prospect of completion within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				It is expected that development will be completed pre-6 years.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years (already commenced)			
Potential annual delivery rate				21			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.32	1.11	0.54	0	1.24	0.01	1.33	0.13



Table 18: CEN28 Jayden House

Ref No	CEN28	Site name	Jayden House				
Site area (ha)	0.04	Site address	2-4 Granville Road				
Is site vacant?	Yes	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449314	Northings	519497		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Building – internal fit out of upper floors underway, retail on ground floor							
Surrounding land uses and character							
Residential, retail							
Site access							
Access from Wilton Street							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – University sector of Town Centre			
Does site have planning permission at 1.04.23							
Yes, planning permission 16/5164/FUL granted 28.10.16 for 28 student bedrooms in 3 self-contained flats = 11 equivalent dwellings.							
Development Progress							
Externally the building appears complete. Internal fit out underway.							
Estimate of developable potential							
Indicative developable area (ha)				0.04			
Basis of calculation of developable area				Planning application			
Indicative site yield				11 equivalent dwellings			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Student accommodation, private rented			
Is site available for residential development now				Yes – site is under construction			
Is site achievable for residential development within 0-5 years -including viability				Yes – the development has reached an advanced stage of construction. There is a realistic prospect of development being completed within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				It is expected that development will be completed pre-6 years.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years (already started)			
Potential annual delivery rate				11			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.37	1.05	1.61	0	1.14	0.05	1.23	0.24



Table 19: CEN30 35-37 Albert Road

Ref No	CEN30	Site name	35-37 Albert Road		
Site area (ha)	0.03	Site address			
Is site vacant?	Yes – vacant building	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449564	Northings	520482
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The building is located immediately adjacent to the Historic Quarter Conservation Area and in proximity to listed buildings, including grade II listed buildings at 34-40 Albert Road, and local listed buildings.					
Current land use and character					
Vacant office					
Surrounding land uses and character					
Town centre mixed uses – retail, office, residential					
Site access					
Albert Road					
Physical or environmental constraints to development					
Sensitive, high quality conversion required so as not to impact on heritage assets					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre retail		
Does site have planning permission at 1.04.23					
No. Planning permission 19/0305/COU was granted 9.08.19 for conversions to 7 Houses in Multiple Occupation with a total of 27 bedrooms but has lapsed.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.03		
Basis of calculation of developable area			Planning application		
Indicative site yield			7		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Apartments, private rented sector		
Is site available for residential development now			Yes		
Is site achievable for residential development within 5 years -including viability			No – the planning permission for the site has expired unimplemented, which may suggest potential viability issues. There is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – the planning permission for the site has expired unimplemented, which may suggest potential viability issues. There is no information in the public domain to suggest a new/revised planning application is forthcoming. There is insufficient evidence to demonstrate a reasonable prospect of development within 6-15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		

Ref No	CEN30	Site name	35-37 Albert Road				
Actions needed to overcome constraints			An uplift in the market for apartments in this location may be required if the reason development has not occurred is due to viability issues.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.78	0.45	1.04	0	0.12	0.11	0.22	0.21



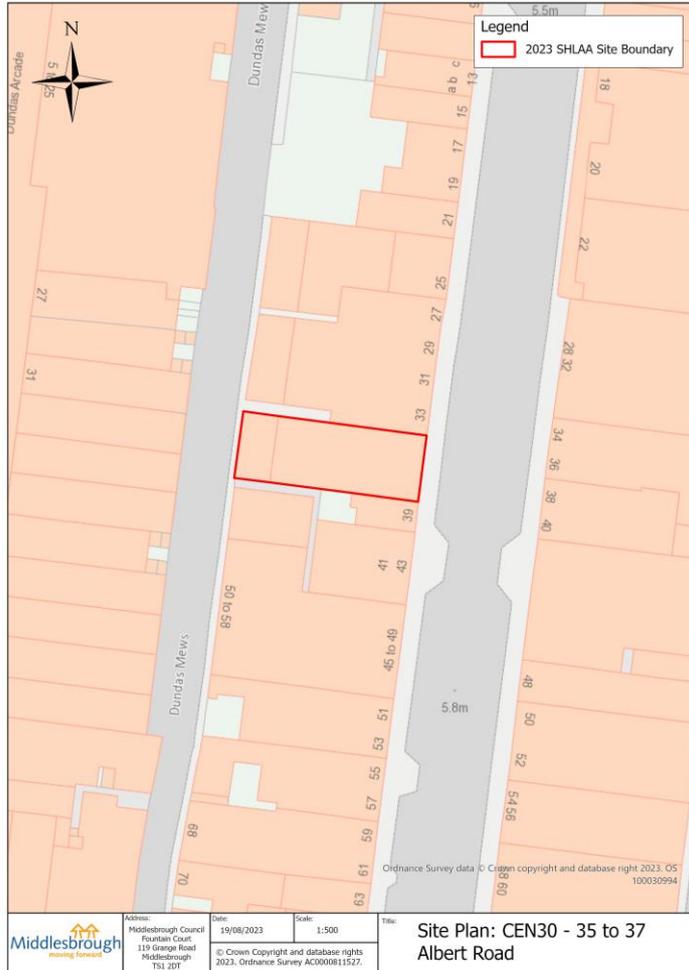


Table 20: CEN31 87-89 Linthorpe Road

Ref No	CEN31	Site name	87-89 Linthorpe Road		
Site area (ha)	0.03	Site address			
Is site vacant?	No	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449394	Northings	520230
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Ground floor retail unit, occupied by a charity shop, with vacant floors above					
Surrounding land uses and character					
Retail					
Site access					
Access from Whin Street					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre retail sector		
Does site have planning permission at 1.04.23					
No. Planning permission 19/0219/FUL granted 9.09.19 for development of 49 self-contained studios for students has lapsed.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.03		
Basis of calculation of developable area			Planning application		
Indicative site yield			49		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission previously granted		
Potential types of residential development			Private rented, students		
Is site available for residential development now			Yes – upper floors of building are vacant		
Is site achievable for residential development within 5 years -including viability			No – the planning permission for the site has expired unimplemented, which may suggest potential viability issues. There is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – the planning permission for the site has expired unimplemented, which may suggest potential viability issues. There is no information in the public domain to suggest a new/revised planning application is forthcoming. There is insufficient evidence to demonstrate a reasonable prospect of development within 6-15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		
Actions needed to overcome constraints			An uplift in the market for apartments in this location may be required if the reason		

Ref No	CEN31	Site name	87-89 Linthorpe Road				
			development has not occurred is due to viability issues.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.82	0.56	1.04	0	0.3	0.07	0.39	0.11





Table 21: CEN32 Middlehaven

Ref No	CEN32	Site name	Middlehaven		
Site area (ha)	46	Site address	Land bounded by Stockton St, Commercial St, Ferry Rd, Vulcan St, Priestman Road, The Halyard, Windward Way and Bridge St West.		
Is site vacant?	Parcels of land within site are vacant	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449720	Northings	521118
Ownership					
Multiple public and private ownership - the majority of which is in local authority ownership. Parcels of land proposed for development are in local authority ownership.					
Category 1 sites: national designations which preclude development					
The adjacent Dock Basin is a Site of Special Scientific Interest and a Special Protection Area, as is the nearby River Tees - while outside of the site, the impact of development on these designations would need to be considered.					
Category 2 sites: national or local designations which may impact on development potential					
Approx. 2.2 ha on western edge of the site is within Health & Safety Executive (HSE) Outer Zone and approx. 6.4 ha in HSE Interim Consultation Distance for Lucite International UK Ltd (including the land within the outer zone).					
Approx. 6.75 ha of land within the site is within Flood Zone 3A and a further 1ha is within Flood Zone 2, within part of the site bounded by Durham St, Lower East St, Dock St and Vulcan St.					
The site contains a number of Grade II listed buildings: Old Town Hall & Clock Tower, Captain Cook public house, Customs House, Cleveland Club, Cleveland Buildings, 1-15 Queens Square, 17-27 Queens Square, New Exchange Buildings, Dock Clock Tower. There are a number of listed buildings in close proximity to the site including the grade II* Transporter Bridge, the grade II Railway Station and the Grade II boundary wall on Vulcan Street. Part of the Middlesbrough Historic Quarter Conservation Area is located within the site, focused around Queens St and Bridge St West.					
There are a number of Historic Environment Records, including the Medieval St Hildas Churchyard and sites of 19 th Century gas works and engineering works.					
Current land use and character					
Mixed use site, including residential, education and commercial uses with various parcels of previously cleared land, most of which is grassed over. Residential use and office use are under construction.					
Surrounding land uses and character					
Employment, residential, office, commercial					
Site access					
The various parcels of land for development are accessible from the existing street layout					
Physical or environmental constraints to development					
Direct and indirect impact of development on the nearby SSSI and SPA will need to be considered. A sequential flood risk approach to location of development within the site and a flood risk assessment will be required. Noise mitigation measures likely to be required due to proximity to commercial uses. Development proposals will need to demonstrate that they would not harm the heritage assets; or would result in less than substantial harm and result in public benefits.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes - within Middlehaven mixed use allocation		
Does site have planning permission at 1.04.23					
Yes. Planning permission 20/0198/FUL was granted on 27.10.20 for 61 dwellings at Pioneering Way and Durham Street (Boho Village).					
Development Progress					
22 of the dwellings permitted by planning permission 20/0198/FUL at Boho Village have been completed with the remaining 39 under construction. An outline planning application 21/0369/OUT for up to 500 dwellings within the part of the site bounded by Stockton St, Richmond St, Feversham St, Cleveland St, Durham St and Commercial St was submitted on					

Ref No	CEN32	Site name	Middlehaven				
19.05.21. A full planning application, 22/0451/FUL, for 76 apartments was submitted on 4.07.22 on land between Vulcan St and Commercial St. Both applications are awaiting determination at 1.04.23. BCEGI has been appointed as the Council's strategic partner at Middlehaven and has prepared a masterplan to guide the development of the site.							
Estimate of developable potential							
Indicative developable area (ha)				16			
Basis of calculation of developable area				Undeveloped parcels of land within site, excluding site earmarked for school development			
Indicative site yield				978			
Basis of calculation of site yield				Masterplan prepared by BCEGI for 1000 dwellings less the 22 dwellings completed in 2022/23.			
Is site suitable for residential development				Yes, allocated for residential use as part of a mixed-use development			
Potential types of residential development				Town houses, apartments, market, affordable, private rent			
Is site available for residential development now				Yes – the Boho Village development is under construction. On 21.09.21 the Council's Executive gave approval to granting of an option agreement to BCEGI to facilitate the development of St Hildas			
Is site achievable for residential development within 5 years-including viability				Yes – 39 dwellings at Boho Village are under construction.			
Is site achievable for residential development within 6-15 years-including viability				Yes – an outline planning application for 500 dwellings at St Hildas and a full planning application for 76 dwellings have been submitted. Funding for the development of Middlehaven has been allocated from the Towns Fund and Brownfield Housing Fund. There is a reasonable prospect of housing being developed within 6-15 years. The site is within the newly established Middlesbrough Development Corporation boundary, which could attract additional funding to progress development earlier and faster.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years (already started)			
Potential annual delivery rate				39			
Actions needed to overcome constraints				Sequential approach to site layout.			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.29	0.91	1.55	0	0	0	0.39	0.83

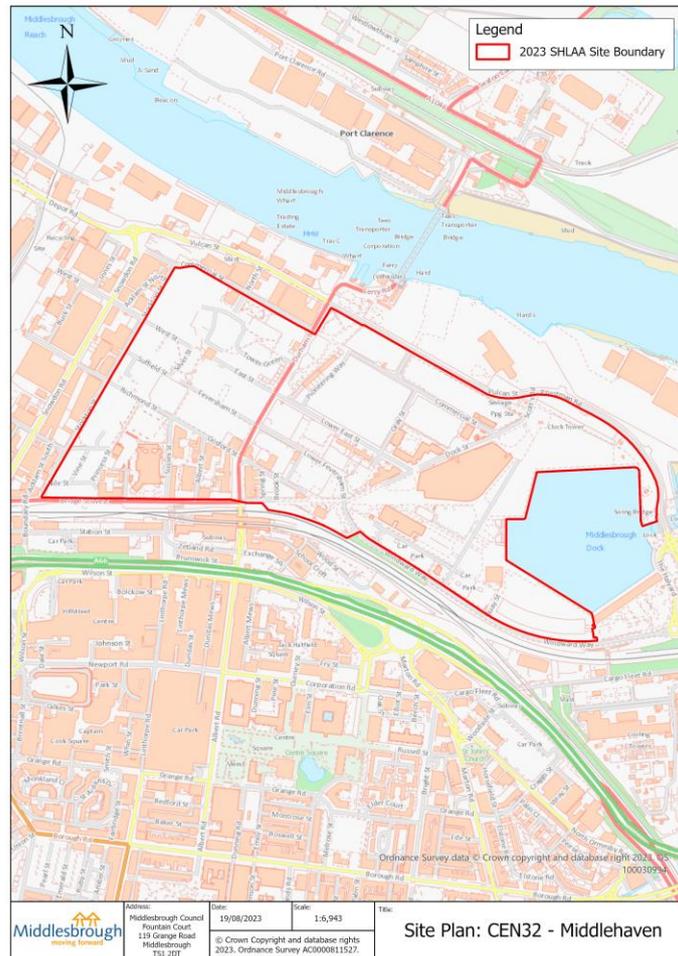


Table 22: CEN37 107 -109 Linthorpe Road

Ref No	CEN37	Site name	107 - 109 Linthorpe Road				
Site area (ha)	0.21	Site address					
Is site vacant?	Yes – vacant building	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449384	Northings	520141		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
The site is opposite a grade II* listed building, All Saints Church.							
Current land use and character							
Vacant former retail premises with vacant upper floors							
Surrounding land uses and character							
Retail							
Site access							
Linthorpe Road							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – site is within the Town Centre Retail Sector			
Does site have planning permission at 1.04.23							
Yes – planning permission 19/0315/COU approved 8.12.19 for 10 studio flats							
Development Progress							
Conversion work commenced but stalled at date of assessment							
Estimate of developable potential							
Indicative developable area (ha)				0.21			
Basis of calculation of developable area				Planning application			
Indicative site yield				10			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Private rented, student accommodation			
Is site available for residential development now				Yes –conversion work had commenced			
Is site achievable for residential development within 0-5 years -including viability				No – work on the site has stalled and there is insufficient evidence to demonstrate a realistic prospect that the development will be complete within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				Yes – given the conversion works have commenced, albeit stalled, there is a reasonable prospect that the development will be complete within 6-15 years.			
Is site deliverable/developable				Developable			
Potential timescale for development to commence				6-10 years			
Potential annual delivery rate				10			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.8	0.58	1.03	0	0.29	0.12	0.4	0.1

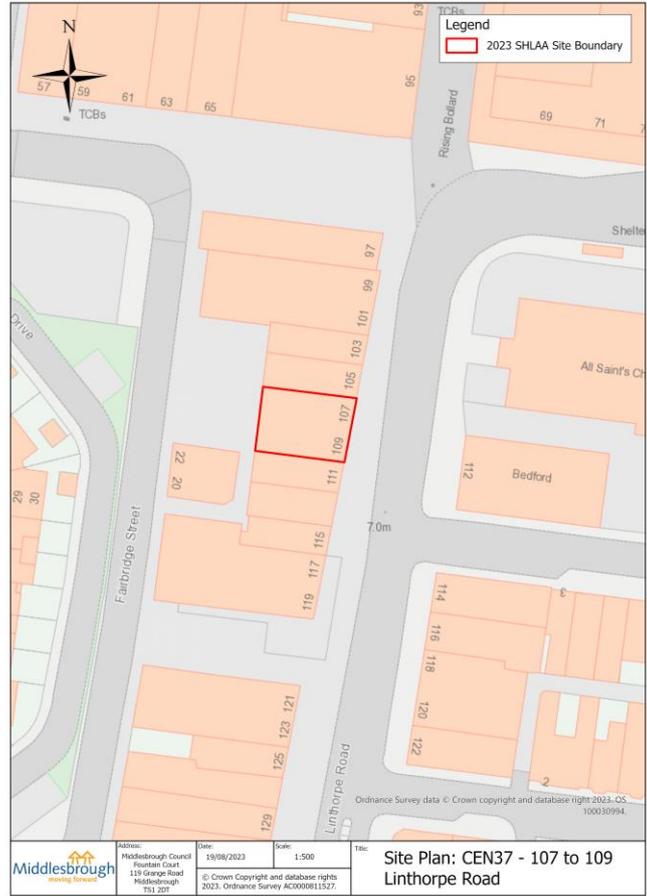


Table 23: CEN46 48-52 Albert Road

Ref No	CEN46	Site name	48-52 Albert Road		
Site area (ha)	0.05	Site address			
Is site vacant?	No	Ward	Central		
Brownfield / Greenfield	Brownfield	Eastings	449603	Northings	520436
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The building is located close to the Historic Quarter Conservation Area and in proximity to Listed Buildings (including 34-40 Albert Road and 29-31 Corporation Road) and adjoins a Locally Listed Building (Former Nat West Bank).					
Current land use and character					
3 retail units on ground floor (two vacant, one occupied) within a two-storey building					
Surrounding land uses and character					
Retail, leisure, residential					
Site access					
Access from Albert Mews					
Physical or environmental constraints to development					
Sensitive, high-quality development required so as not to have detrimental impact on heritage assets					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre Opportunity Site: Gurney Street Triangle (mixed use)		
Does site have planning permission at 1.04.23					
Yes, planning permission 20/0331/FUL approved 29.09.20 for 40 studios					
Development Progress					
Not started.					
Estimate of developable potential					
Indicative developable area (ha)			0.05		
Basis of calculation of developable area			Planning application		
Indicative site yield			40		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Student, private rented		
Is site available for residential development now			Yes – site advertised for sale		
Is site achievable for residential development within 0-5 years - including viability			No - the planning permission is due to expire in September 2023. The site is being advertised for sale at the date of the assessment. Given the short time frame to expiry of the permission and that a developer is not yet in place there is not a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years - including viability			No - the site is being advertised for sale at the date of the assessment. Until such time as a developer purchases the property there is not a reasonable prospect of development.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		
Actions needed to overcome constraints			A noise assessment is a requirement of the planning permission.		
Straight line distance from centre of site (in km) to:					

Ref No	CEN46	Site name	48-52 Albert Road				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.76	0.42	1.0	0	0.18	0.1	0.27	0.19



Table 24: CEN49 124-130 Linthorpe Road

Ref No	CEN49	Site name	124-130 Linthorpe Road				
Site area (ha)	0.04	Site address					
Is site vacant?	Yes	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449399	Northings	520065		
Ownership							
Private sector – one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
The application site and the other buildings on this block of Linthorpe Road are all local list buildings. The site is near to a grade II listed building at 141 Linthorpe Road.							
Current land use and character							
Vacant restaurant at ground and 1 st floor, vacant karaoke bar on second floor – conversion work underway							
Surrounding land uses and character							
Retail, restaurants, residential							
Site access							
Baker Street							
Physical or environmental constraints to development							
Road noise – assessment required as condition on the planning approval							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – Town Centre Retail Sector			
Does site have planning permission at 1.04.23							
Yes: 21/0282/FUL granted 13.07.21 for 11 one bed apartments and 1 studio							
Development Progress							
Discharge of conditions. Conversion work is underway							
Estimate of developable potential							
Indicative developable area (ha)				0.04			
Basis of calculation of developable area				Planning application			
Indicative site yield				12			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Students			
Is site available for residential development now				Yes – conversion work underway			
Is site achievable for residential development within 0-5 years - including viability				Yes - the site has detailed planning permission and, the conversion work is on-going. There is a realistic prospect of completion within 5 years.			
Is site achievable for residential development within 6-15 years - including viability				The site is expected to be completed within the first 5 years (as set out above).			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years			
Potential annual delivery rate				12			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.66	0.61	0.79	0	0.57	0.01	0.68	0.23



Table 25: CEN50 Harrison House

Ref No	CEN50	Site name	Harrison House				
Site area (ha)	0.06	Site address	113 Borough Road				
Is site vacant?	Yes	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	449760	Northings	519940		
Ownership							
Private sector – one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
There are local list buildings (former Southbrooke Girls School and Gazette Offices) in the vicinity of the site.							
Current land use and character							
Building site – development has commenced but stalled							
Surrounding land uses and character							
Residential, ecclesiastical, retail, professional services, educational							
Site access							
Laurel Street							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				No			
Does site have planning permission at 31.12.21							
Yes, planning permission 20/0034/FUL granted 10.11.20 for 95 studios							
Development Progress							
Outer shell has been constructed – work on site has stalled							
Estimate of developable potential							
Indicative developable area (ha)				0.06			
Basis of calculation of developable area				Planning application			
Indicative site yield				95			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Students			
Is site available for residential development				Yes			
Is site achievable for residential development within 0-5 years -including viability				No – given that work on site has stalled for a significant period of time, there is insufficient evidence to demonstrate a realistic prospect of completion within 5 years			
Is site achievable for residential development within 6-15 years -including viability				Yes – given the stage that work had progressed to prior to stalling there is a reasonable prospect that the development will be completed within 6-10 years.			
Is site deliverable/developable				Developable			
Potential timescale for development to commence				0-5 years to commence (already started), 6-10 years for completion			
Potential annual delivery rate				95 (apartments all expected to be completed at the same time)			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP

Ref No	CEN50	Site name	Harrison House				
0.27	0.37	0.52	0	0.66	0.17	0.8	0.36



Table 26: CEN51 242 Marton Road

Ref No	CEN51	Site name	242 Marton Road				
Site area (ha)	0.12	Site address					
Is site vacant?	No	Ward	Central				
Brownfield / Greenfield	Brownfield	Eastings	450308	Northings	519395		
Ownership							
Private sector – one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Detached property, partially used as office, part vacant, set within generous plot							
Surrounding land uses and character							
Residential, office, car showroom							
Site access							
Vehicle access from Douglas Street							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				No - whiteland			
Does site have planning permission at 1.04.23							
Yes, planning permission, 21/1064/FUL, granted on 16.08.22 for 17 self-contained assisted living apartments.							
Development Progress							
A planning application, 23/0094/VAR was submitted on 13.02.23 to vary the layout and design of the above permission.							
Estimate of developable potential							
Indicative developable area (ha)				0.12			
Basis of calculation of developable area				Planning application			
Indicative site yield				17			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Specialist care/assisted living			
Is site available for residential development now				Yes			
Is site achievable for residential development within 5 years -including viability				Yes – site has detailed planning permission. In accordance with the NPPF the site is considered deliverable.			
Is site achievable for residential development within 6-15 years -including viability				The site is considered deliverable within 5 years (see above)			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years			
Potential annual delivery rate				17			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.2	0.88	0.11	0.52	0.65	0.05	1.57	0.55



Appendix F: Coulby Newham, Kader, Ladgate, Linthorpe, and Longlands & Beechwood Wards

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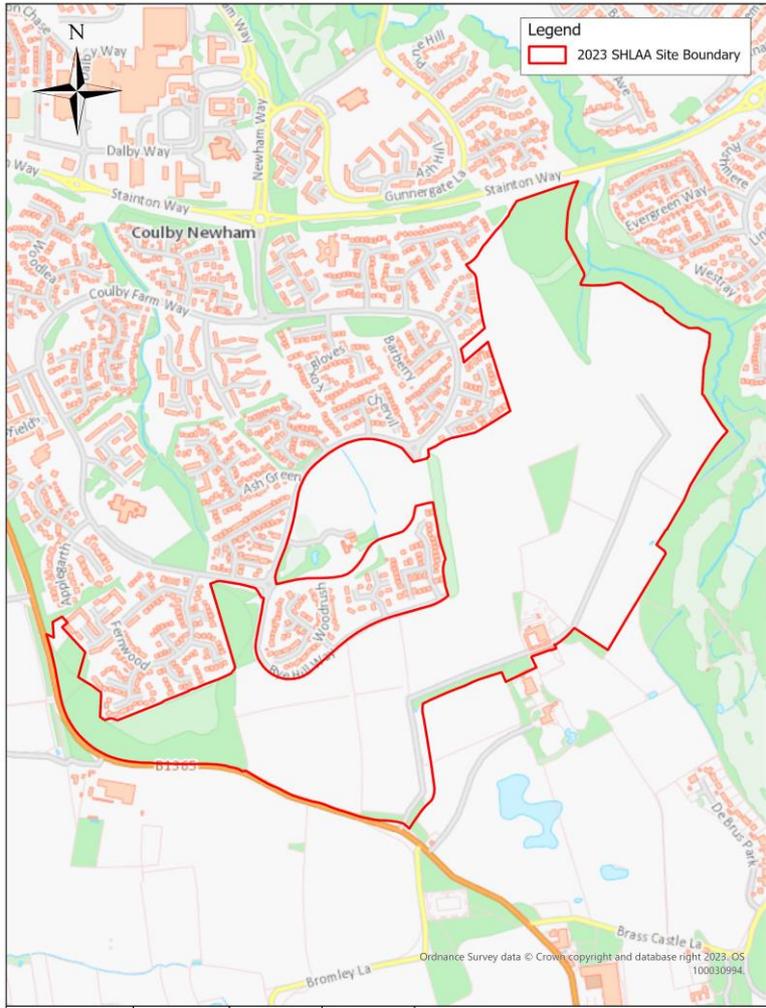
Coulby Newham Ward

Table 1: COU1 Newham Hall Farm

Ref No	COU1	Site name	Newham Hall Farm			
Site area (ha)	71.3	Site address	Bonnygrove Way			
Is site vacant?	No (in farm use on short tenancy)	Ward	Coulby Newham			
Brownfield / Greenfield	Greenfield	Eastings	451737	Northings	513855	
Ownership						
Local authority one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites : national or local designations which may impact on development potential						
Local list buildings are located within the farmstead area- these offer opportunities for residential conversion. Archaeological interest - site of 19th Century Mount Pleasant Farm, 18th Century Lingfield Farm and 19th Century Newham Hall Farm.						
Current land use and character						
Gently rolling arable land with copses of trees, a park, allotments, and farm buildings.						
Surrounding land uses and character						
Residential, golf course and open countryside.						
Site access						
Bonnygrove Way and B1365						
Physical or environmental constraints to development						
There are 3 listed structures, Newham Hall, Newham Hall Lodge and Newham Hall Gate outside of the site. Development will need to demonstrate that it would not harm the heritage assets or would result in less than substantial harm and result in public benefit. Small-scale overhead electricity lines cross the site in an East-West direction and are likely to require relocation. Retention of woodland copses.						
Does the site have housing potential					Yes	
Is site allocated for development in adopted Local Plan					Yes – allocated for residential use	
Does site have planning permission at 1.04.23						
No						
Development Progress						
On 12.07.22 the Executive approved a report for disposal of the site. A masterplan, design code, outline planning application and disposal and marketing strategy is to be progressed.						
Estimate of developable potential						
Indicative developable area (ha)					38.5	
Basis of calculation of developable area					Excludes park, allotments, wooded areas and area for a potential school	
Indicative site yield					1,100	
Basis of calculation of site yield					Publication Local Plan (subsequently withdrawn) and 30 dwellings per ha applied to indicative developable area	
Is site suitable for residential development					Yes - allocated site	
Potential types of residential development					Market, executive, older persons, self-build, affordable	
Is site available for residential development now					Yes – Executive approval for disposal of site on 12.07.22. An Executive report is programmed for Autumn 2023, to set out the proposed route of bringing the site forward. An outline planning	

Ref No	COU1	Site name	Newham Hall Farm				
			application will then be submitted prior to marketing the site.				
Is site achievable for residential development within 0-5 years -including viability			No – the proposed route of bringing the site forward needs to be established. Until this is done there is insufficient evidence to demonstrate a realistic prospect of housing completions within 5 years.				
Is site achievable for residential development within 6-15 years			Yes –The site is in a location attractive to the market where development is viable. There is a reasonable prospect of development within 6-15 years.				
Is site deliverable/developable			Developable				
Potential timescale for development to commence			6-10 years				
Potential annual delivery rate			60 dwellings based on two developers on site				
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.55	1.32	1.67	1.11	0.83	0.11	2.75	1.02





	Address: Middlesbrough Council Fountain Court 119 Grange Road Middlesbrough TS1 2DT	Date:	Scale:	Title: Site Plan: COU1 - Newham Hall Farm
		19/08/2023	1:8,000	
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Table 2: KAD1 Coulby Manor Cottage

Ref No	KAD1	Site name	Coulby Manor Cottage		
Site area (ha)	1.2	Site address	Ladgate Lane		
Is site vacant?	Yes	Ward	Kader		
Brownfield / Greenfield	Greenfield	Eastings	449716	Northings	515549
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Green Wedge- principle of loss of this area of Green Wedge has been established through planning permission					
Current land use and character					
Vacant site, cleared. Road access has been constructed.					
Surrounding land uses and character					
Bounded by matures trees and A174 and Ladgate Lane					
Site access					
Ladgate Lane					
Physical or environmental constraints to development					
Noise from Ladgate Lane and A174 - considered as part of planning application					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No – Green Wedge		
Does site have planning permission at 1.04.23					
Yes, planning permission M/FP/1009/12/P approved 11.12.12 for 7 single storey dwellings and 20/0085/VAR approved 3.04.20 for change of house types to 2 storey dwellings.					
Development Progress					
Road access has been installed. No start on construction of dwellings.					
Estimate of developable potential					
Indicative developable area (ha)			1		
Basis of calculation of developable area			Planning application		
Indicative site yield			7		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes		
Potential types of residential development			Self-build		
Is site available for residential development			Yes - being marketed for self-build		
Is site achievable for residential development within 0-5 years including viability			No – since originally been granted planning permission in 2012 no start on the actual houses has occurred. Given the time that has elapsed there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years including viability			No – since originally been granted planning permission in 2012 no start on the actual houses has occurred. Given the time that has elapsed there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		

Ref No	KAD1	Site name	Coulby Manor Cottage				
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.7	1.11	0.77	1.2	1.22	0.2	2.58	1.49

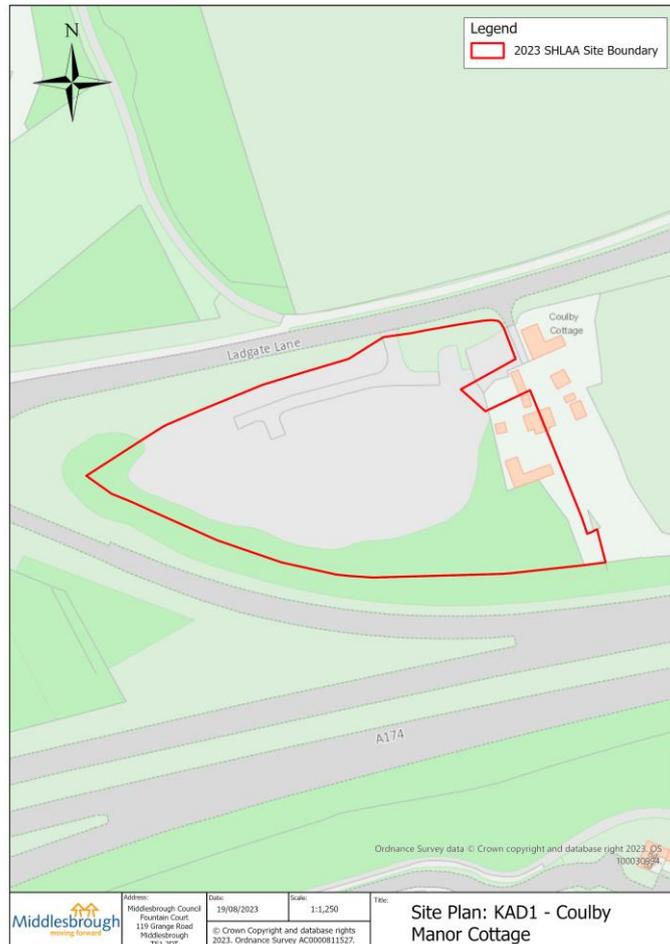


Table 3: KAD2 Land East of Hemlington Lane

Ref No	KAD2	Site name	Land East of Hemlington Lane		
Site area (ha)	1.2	Site address	Hemlington Lane		
Is site vacant?	Yes	Ward	Kader		
Brownfield / Greenfield	Greenfield	Eastings	449571	Northings	515456
Ownership					
Local authority – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Site is designated as Green Wedge. Housing development is contrary to this designation.					
Current land use and character					
Semi-mature woodland and open grassland					
Surrounding land uses and character					
Residential, open space, road network					
Site access					
Hemlington Lane					
Physical or environmental constraints to development					
Potential for noise issues due to close proximity to Ladgate Lane and A174. A drainage easement runs through the western edge of the site. Off-site replacement tree planting required. Highway mitigation works and nutrient neutrality mitigation required.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No – designated as Green Wedge. Housing development is contrary to this designation.	
Does site have planning permission at 1.04.23					
No. The site was granted outline planning permission M/OUT/0918/15/P on 14.09.15 for an unspecified number of dwellings but has lapsed. Planning application 19/0355/FUL was refused on 22.10.21 and the subsequent appeal dismissed on 3.03.23. The Inspector did, however, find that the proposed development was acceptable with regard to trees, biodiversity and ecology and would not result in a detrimental impact on the integrity of the wider green wedge network.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)				0.88	
Basis of calculation of developable area				Planning application layout	
Indicative site yield				18	
Basis of calculation of site yield				Planning application layout	
Is site suitable for residential development				Housing development is contrary to Green Wedge Policy E2. Notwithstanding this, the principle of residential development has been established by the previous outline planning permission. In addition, the Inspector found that development would not result in a detrimental impact on integrity of wider green wedge network. As such, the site is considered suitable for residential development.	
Potential types of residential development				Market, affordable	
Is site available for residential development now				Yes 19/12/18 the Council's Executive Sub-Committee for property approved a report to proceed with the disposal of the Council's freehold interest in the site. Land had been sold subject to contract (prior to refusal of planning permission).	

Ref No	KAD2	Site name	Land East of Hemlington Lane				
Is site achievable for residential development within 5 years-including viability		No – the site is not subject of a current planning application. There is currently insufficient evidence to demonstrate a realistic prospect of development within 5 years.					
Is site achievable for residential development within 6-15 years-including viability		Yes – the Planning Inspector’s decision to dismiss the appeal was due to the need to achieve nutrient neutrality and mitigate highway impact. There is a reasonable probability that a future planning application will be submitted that resolves these matters and could achieve development within 6-10 years.					
Is site deliverable/developable		Developable					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		10 dwellings					
Actions needed to overcome constraints		Resolve nutrient neutrality and highway mitigation issues.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.78	1.2	0.78	1.29	1.22	0.18	2.76	1.62





	Address: Middlesbrough Council Fountain Court 119 George Road Middlesbrough TS1 2DT	Date:	Scale:	Title: Site Plan: KAD2 - Land east of Hemlington Lane
		19/06/2023	1:1,250	
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Table 4: KAD3 Former St David's School

Ref No	KAD3	Site name	Former St David's School		
Site area (ha)	6.22	Site address	St David's Way		
Is site vacant?	Yes	Ward	Kader		
Brownfield / Greenfield	Both	Eastings	448543	Northings	516419
Ownership					
2 owners: local authority and private sector					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant site, part hard standing, part grassed, a small number of mature trees					
Surrounding land uses and character					
Residential, open space, avenue of trees to the eastern periphery					
Site access					
St David's Way					
Physical or environmental constraints to development					
Directly adjacent to the Avenue of Trees and Acklam Hall Conservation Area. Development proposals will need to demonstrate that they would not harm the heritage asset or would result in less than substantial harm and result in public benefits. The Local Plan Policy requires re-provision of playing fields, which was considered as part of planning application.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – allocated for residential use		
Does site have planning permission at 1.04.23					
No – planning application 20/0004/FUL was approved by Planning Committee on 5.02.21 subject to a Section 106 agreement. The s106 agreement has not yet been signed.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			4.27		
Basis of calculation of developable area			Application form		
Indicative site yield			139		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes		
Potential types of residential development			Market, affordable		
Is site available for residential development now			Yes. Part of site is owned by the Diocese of Middlesbrough, who has a preferred development partner who has submitted the planning application.		
Is site achievable for residential development within 0-5 years -including viability			Yes – given that the planning application has been approved subject to a s106 agreement and the site is in a location attractive to the market there is a realistic prospect of housing development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			Yes – given that the planning application has been approved subject to a s106 agreement and the site is in a location attractive to the market there is a reasonable prospect of housing development continuing within 6-10 years.		
Is site deliverable/developable			Deliverable		
Potential timescale for development to commence			0-5 years		
Potential annual delivery rate			35		

Ref No	KAD3	Site name	Former St David's School				
Actions needed to overcome constraints			Agreement of s106				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.42	0.43	0.81	2.83	2.44	0.16	3	0.79



Ladgate Ward

Table 5: LAD1 Ladgate Woods/Orchid Gardens

Ref No	LAD1	Site name	Ladgate Woods/Orchid Gardens				
Site area (ha)	24.31	Site address	Ladgate Lane				
Is site vacant?	Yes	Ward	Ladgate				
Brownfield / Greenfield	Both	Eastings	450367	Northings	515736		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Building site - under construction							
Surrounding land uses and character							
Residential, golf course and agricultural							
Site access							
Access from Ladgate Lane							
Physical or environmental constraints to development							
Noise from A174 – considered as part of planning application							
Does the site have housing potential					Yes		
Is site allocated for development in adopted Local Plan					Yes – allocated for residential use		
Does site have planning permission at 1.04.23							
Yes planning permission M/RES/0808/15/P granted 14.09.15 for 375 dwellings. Revised planning application 18/0558/FUL submitted 21.08.18 was approved on the 16.10.20, which takes site capacity to 466 dwellings.							
Development Progress							
235 dwellings completed, 68 under construction, 163 plots not started at date of assessment.							
Estimate of developable potential							
Indicative developable area (ha)					24.3		
Basis of calculation of developable area					Planning application		
Indicative site yield					231 dwellings		
Basis of calculation of site yield					Dwellings under construction and not started		
Is site suitable for residential development					Yes		
Potential types of residential development					Market, affordable		
Is site available for residential development now					Yes		
Is site achievable for residential development within 0-5 years -including viability					Yes – construction is underway by a volume housebuilder. There is a realistic prospect of development continuing within the next 5 years.		
Is site achievable for residential development within 6-15 years -including viability					Yes – construction is underway by a volume housebuilder. There is a reasonable prospect of development being completed within 6-10 years.		
Is site deliverable/developable					Deliverable		
Potential timescale for development to commence					0-5 years (already started)		
Potential annual delivery rate					33 (based on average annual delivery rate in previous 5 years)		
Actions needed to overcome constraints					N/A		
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP

Ref No	LAD1	Site name	Ladgate Woods/Orchid Gardens				
0.77	0.96	0.7	1.19	1.4	0.19	1.93	1.21

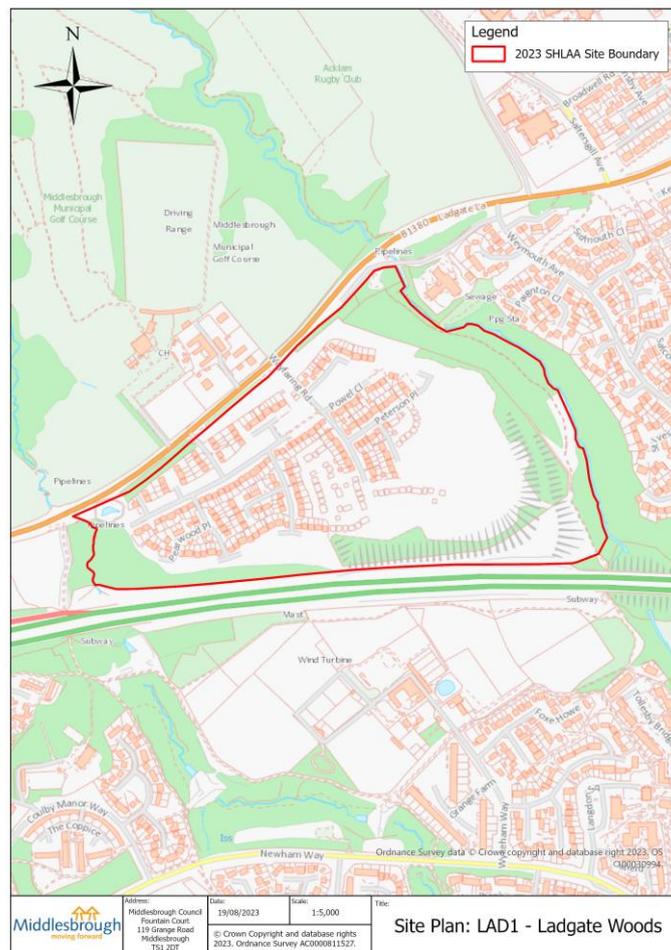


Table 6: LAD2 Land at Ladgate Lane

Ref No	LAD2	Site name	Land at Ladgate Lane		
Site area (ha)	0.45	Site address	Ladgate Lane		
Is site vacant?	Yes	Ward	Ladgate		
Brownfield / Greenfield	Greenfield	Eastings	450086	Northings	515819
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Site is designated as Green Wedge, housing development is contrary to the Green Wedge designation.					
Current land use and character					
Hedgerow enclosed paddock/grassland with trees around the edge, though mostly offsite					
Surrounding land uses and character					
Residential, golf course					
Site access					
Existing private access to Middlesbrough Golf Club					
Physical or environmental constraints to development					
Noise from A174 – considered as part of planning application as were arboricultural and ecological matters					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No		
Does site have planning permission at 1.04.23					
Yes, planning permission 18/0110/FUL was approved on 18.08.20 for erection of 6 dwellings and associated work. Outline planning permission, M/OUT/1050/11/P for 6 dwellings had previously been approved on 3.01.12 and the timescale extended by M/FP/1309/14/P on 23.02.15 but expired unimplemented.					
Development Progress					
None					
Estimate of developable potential					
Indicative developable area (ha)			0.45		
Basis of calculation of developable area			Planning application		
Indicative site yield			6 dwellings		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes - site has planning permission		
Potential types of residential development			Market		
Is site available for residential development now			Yes		
Is site achievable for residential development within 0-5 years including viability			No – the planning permission is due to expire in August 2023 and to date there is nothing to indicate it will be implemented. Given two previous residential permissions in 2012 and 2015 expired unimplemented there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – the planning permission is due to expire in August 2023 and to date there is nothing to indicate it will be implemented. Given two previous residential permissions in 2012 and 2015 expired unimplemented there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		

Ref No	LAD2	Site name	Land at Ladgate Lane				
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.79	1.3	0.88	1.38	1.82	0.15	2.12	1.41



Linthorpe Ward

Table 7: LIN2 1 Burlam Road

Ref No	LIN2	Site name	1 Burlam Road			
Site area (ha)	0.35	Site address				
Is site vacant?	Yes	Ward	Linthorpe			
Brownfield / Greenfield	Brownfield	Eastings	448680	Northings	518589	
Ownership						
Private sector one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites : national or local designations which may impact on development potential						
Secondary open space – the secondary open space relates to the adjoining school and does not accurately reflect the site character of 1 Burlam Road.						
Current land use and character						
Apartments over commercial premises with outbuildings converted to residential. Grassed and tarmac areas within site.						
Surrounding land uses and character						
Educational, residential, retail						
Site access						
Burlam Road						
Physical or environmental constraints to development						
N/A						
Does the site have housing potential			Yes			
Is site allocated for development in adopted Local Plan			No – secondary open space			
Does site have planning permission at 1.04.23						
Yes, planning permission M/FP/0654/15/P granted 14.09.15 for 6 terraced properties and for conversion of existing buildings to 4 bungalows and 6 apartments.						
Development Progress						
The conversion work to 10 dwellings has been completed. The 6 new build dwellings have not started.						
Estimate of developable potential						
Indicative developable area (ha)			0.35			
Basis of calculation of developable area			100% of site			
Indicative site yield			6			
Basis of calculation of site yield			Planning application			
Is site suitable for residential development			Yes - has planning permission			
Potential types of residential development			Market, private rented			
Is site available for residential development now			Yes – owned by local developer			
Is site achievable for residential development within 0-5 years -including viability			No - given the length of time since planning permission and that development has not started on the new build element of the site it is considered that there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.			
Is site achievable for residential development within 6-15 years -including viability			No - given the length of time since planning permission and that development has not started on the new build element of the site it is considered that there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.			
Is site deliverable/developable			Not developable			

Ref No	LIN2	Site name	1 Burlam Road				
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		An upturn in the local housing market may be required if the reason the new build element of the development has not come forward is due to viability issues.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.15	1.1	0.35	0.95	1.42	0.38	2.3	0.54





Table 8: LIN4 Dorman's Club Field

Ref No	LIN4	Site name	Dorman's Club Field		
Site area (ha)	1.76	Site address	Oxford Road		
Is site vacant?	No	Ward	Linthorpe		
Brownfield / Greenfield	Greenfield	Eastings	448472	Northings	518083
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Site is within the Linthorpe Conservation Area - development proposals would need to demonstrate that they would not harm the heritage asset; or would result in less than substantial harm and result in public benefits. Primary open space - housing development is contrary to open space designation (Local Plan Policy E7). There is one playing pitch on site that would need to be retained and potentially upgraded (or replaced elsewhere).					
Current land use and character					
Playing pitch					
Surrounding land uses and character					
Residential and social club					
Site access					
Oxford Road					
Physical or environmental constraints to development					
Conservation area, primary open space and playing pitch (see category 2 sites above)					
Does the site have housing potential			No - housing development on Primary Open Space is contrary to adopted Local Plan Policy.		
Is site allocated for development in adopted Local Plan			No – allocated for open space use		
Does site have planning permission at 1.04.23					
No					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			The site is not considered developable as it is contrary to Local Plan Policy E7, which seeks to protect Primary Open Space from development and contrary to Sport England's Playing Fields Policy unless replacement pitches are provided.		
Indicative site yield			0		
Basis of calculation of site yield			The site is not considered developable as it is contrary to Local Plan Policy E7, which seeks to protect Primary Open Space from development and contrary to Sport England's Playing Fields Policy unless replacement pitches are provided.		
Is site suitable for residential development			No – the site is contrary to Local Plan Policy E7, which seeks to protect Primary Open Space from development.		
Potential types of residential development			N/A		
Is site available for residential development now			No. The site is being proposed for the layout of additional pitches as part of a planning application related to the Acklam Iron & Steelworks Club (site LON6)		
Is site achievable for residential development within 0-5 years -including viability			No. Residential development is contrary to Local Plan Policy E7 and Sports England Playing Fields		

Ref No	LIN4	Site name	Dorman's Club Field				
			Policy. There is not a realistic prospect of development within 5 years.				
Is site achievable for residential development within 6-15 years – including viability			No. Residential development is contrary to Local Plan Policy E7 and Sports England Playing Fields Policy. There is not a reasonable prospect of development within 6-15 years.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP



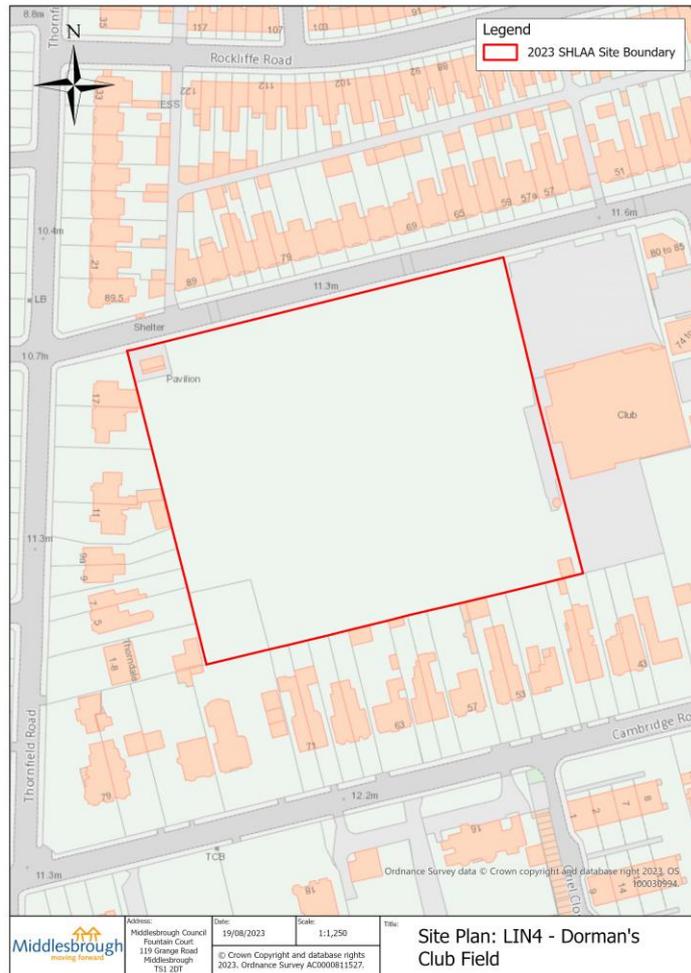


Table 9: LIN6 115 Burlam Road

Ref No	LIN6	Site name	115 Burlam Road				
Site area (ha)	0.09	Site address					
Is site vacant?	Yes	Ward	Linthorpe				
Brownfield / Greenfield	Brownfield	Eastings	448082	Northings	518486		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites: national or local designations which may impact on development potential							
Site is opposite the locally listed Linthorpe Cemetery							
Current land use and character							
Former social club building, with conversion works at an advanced stage							
Surrounding land uses and character							
Residential, care home, cemetery							
Site access							
Hollins Lane							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				No			
Does site have planning permission at 1.04.23							
Yes. Planning permission 20/0568/COU granted 6.01.21 for conversion to 11 apartments.							
Development Progress							
Conversion work is well underway – internal fit out taking place							
Estimate of developable potential							
Indicative developable area (ha)				0.09			
Basis of calculation of developable area				Planning application			
Indicative site yield				10 net additions (11 apartments permitted minus 1 existing apartment associated with former social club use)			
Basis of calculation of site yield				Planning permission			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Market, private rented			
Is site available for residential development now				Yes			
Is site achievable for residential development within 0-5 years -including viability				Yes – the conversion work is at an advanced stage. There is a realistic prospect of completion of development within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				As set out above the site is expected to be completed within 5 years.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years			
Potential annual delivery rate				10			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.58	1.78	0.45	1.44	1.64	0.09	2.69	0.44



Longlands & Beechwood Ward

Table 10: LON3 Land at rear of 50-60 Hutton Road

Ref No	LON3	Site name	Land at rear of 50-60 Hutton Road		
Site area (ha)	0.29	Site address			
Is site vacant?	Yes	Ward	Longlands & Beechwood		
Brownfield / Greenfield	Brownfield	Eastings	450793	Northings	519037
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant site, overgrown with areas of hardstanding					
Surrounding land uses and character					
Residential, railway, employment uses					
Site access					
Access from Hutton Road					
Physical or environmental constraints to development					
Outlook on to side wall of industrial sheds may limit appeal of site to future occupiers.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No - whiteland		
Does site have planning permission at 1.04.23					
No, the site has had five separate outline planning permissions, since 2002, all of which expired unimplemented. The most recent permission, 17/0585/OUT, for 28 apartments expired on 5.12.20.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.29		
Basis of calculation of developable area			100% of site – small site		
Indicative site yield			28		
Basis of calculation of site yield			Most recent planning permission		
Is site suitable for residential development			Yes – planning permission previously granted		
Potential types of residential development			Private rented, affordable, market		
Is site available for residential development now			Yes – the site is owned by a local developer.		
Is site achievable for residential development within 0-5 years-including viability			No – given that 5 previous planning permissions expired unimplemented it is questionable whether private sector development is viable. There is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years-including viability			No – given that 5 previous planning permissions expired unimplemented it is questionable whether private sector development is viable. There is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		
Actions needed to overcome constraints					

Ref No	LON3	Site name	Land at rear of 50-60 Hutton Road				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.56	1.48	0.5	0.72	1	0.52	1.44	0.85



Table 11: LON4 Grove Hill

Ref No	LON4	Site name	Grove Hill				
Site area (ha)	9.5	Site address	The Vale				
Is site vacant?	Yes	Ward	Longlands & Beechwood				
Brownfield / Greenfield	Brownfield	Eastings	449686	Northings	518071		
Ownership							
2 owners: vast majority of land is owned by a Registered Social Landlord (RSL), a small part of site in Council ownership							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
A small part of the north western corner of the site is within flood zone 2 – only covers approx. 0.07ha.							
Current land use and character							
Building site, fenced off with ground preparation works underway							
Surrounding land uses and character							
Residential, retail, open space							
Site access							
Marton Burn Rd, Ashfield Ave, Keith Rd, Pinewood Ave, Woodville Ave							
Physical or environmental constraints to development							
Flood risk at north western corner of site.							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – allocated for residential use			
Does site have planning permission at 1.04.23							
Yes, planning application 20/0546/FUL for 296 dwellings was approved on 26.04.21.							
Development Progress							
Ground preparation works underway							
Estimate of developable potential							
Indicative developable area (ha)				7.79			
Basis of calculation of developable area				Planning application			
Indicative site yield				296			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – allocated site with planning permission.			
Potential types of residential development				Affordable rent			
Is site available for residential development now				Yes – the site is owned by a RSL and work on site has commenced			
Is site achievable for residential development within 0-5 years -including viability				Yes – the site has planning permission and ground preparation works are underway. The site is being developed by an RSL with a good track record of delivery. There is a realistic prospect of the development being completed within 0-5 years.			
Is site achievable for residential development within 6-15 years -including viability				As above – the developer has indicated that they expect the development to be completed within 5 years.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years			
Potential annual delivery rate				76 (rate supplied by developer)			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	Designated employment	Bus stop	Train station	GP

Ref No	LON4	Site name	Grove Hill				
			District Centre	site / mixed use site			
0.5	1.41	0.29	1.24	1.83	0.14	1.56	0.84



Table 12: LON6 Acklam Iron & Steelworks Club

Ref No	LON6	Site name	Acklam Iron & Steelworks Club		
Site area (ha)	2.19	Site address	Park Road South		
Is site vacant?	Yes	Ward	Longlands & Beechwood		
Brownfield / Greenfield	Mostly greenfield	Eastings	449949	Northings	518793
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The north-western corner of the site is within Flood Risk Zone 2. Local Plan Policy H33 requires that this area is proposed for football pitches. The owner wishes to develop all of the site for housing, which is contrary to Policy H33. This will require the landowner/developer to provide replacement pitches in an appropriate location and demonstrate that development layout/design measures could satisfactorily address flooding issues.					
Current land use and character					
Overgrown playing pitches and vacant former social club.					
Surrounding land uses and character					
Residential and open space (Albert Park), new social club					
Site access					
Park Road South					
Physical or environmental constraints to development					
A culverted watercourse runs along the south-western edge of the site. A senior pitch and a junior pitch need to either be relocated or re-provided on site. If relocated, the landowner/developer would need to satisfactorily address the flood risk issues for the housing development.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – allocated for residential development		
Does site have planning permission at 1.04.23					
Yes, planning application 20/0159/OUT was approved for 55 dwellings on 30.07.20. A previous planning application, 16/5024/OUT for 96 dwellings and 28 apartments was refused on 12.06.18 and a subsequent appeal dismissed on 18.03.19. Planning application 21/0324/OUT for an additional 51 dwellings was refused on 6.12.21 and a subsequent appeal was dismissed on 6.06.22 on the grounds of lack of playing field re-provision and that the application had not adequately demonstrated that the appeal site would not pose a flood risk and be acceptable in highway terms. A further outline planning application, 22/0107/OUT, for 51 dwellings was submitted on 18.02.22 and had not been determined at the date of this assessment.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			1.1		
Basis of calculation of developable area			Excludes land for 1 senior and 1 junior pitch		
Indicative site yield			55		
Basis of calculation of site yield			Planning permission.		
Is site suitable for residential development			Yes - allocated site		
Potential types of residential development			Market, private rented		
Is site available for residential development now			Yes – owned by local developers		
Is site achievable for residential development within 0-5 years -including viability			No – given that the owner is seeking a higher level of development than the permitted scheme, there is insufficient evidence to demonstrate a realistic prospect of the permitted scheme being delivered within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – given that the owner is seeking a higher level of development than the permitted scheme		

Ref No	LON6	Site name	Acklam Iron & Steelworks Club				
			and the additional dwellings proposed in phase II have previously been subject to an appeal dismissal and is now the subject of a protracted planning application there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			If the whole of the site is to be developed it will require relocation of playing pitches at the landowners/developers' expense to a location and standard acceptable to the Council. The owner/applicant would also need to adequately demonstrate that flood risk and highways issues have been satisfactorily resolved.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.3	2.15	0.59	1.54	1.33	0.32	1.76	0.82





Table 13: LON8 Farndale Road

Ref No	LON8	Site name	Farndale Road		
Site area (ha)	0.42	Site address			
Is site vacant?	Yes	Ward	Longlands & Beechwood		
Brownfield / Greenfield	Brownfield	Eastings	450529	Northings	518493
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Flat grassed site, bounded by hedges and fencing with trees in western section of site and poplars along eastern boundary					
Surrounding land uses and character					
Residential, educational uses, play area					
Site access					
Farndale Road					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No – not allocated for a specific use i.e. 'whiteland'		
Does site have planning permission at 1.04.23					
No, planning permission M/FP/0837/13/P was granted on 10.02.14 for a 50 bedroom care home (28 equivalent dwellings) but has subsequently expired unimplemented					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.42		
Basis of calculation of developable area			Expired planning permission		
Indicative site yield			28 equivalent dwellings		
Basis of calculation of site yield			Expired planning permission		
Is site suitable for residential development			Yes – planning permission previously granted and within a residential location		
Potential types of residential development			The planning permission was for a care home, though site also has potential for market, affordable and private rented.		
Is site available for residential development now			The owner's current intentions for the site are not known		
Is site achievable for residential development within 5 years -including viability			No – lack of progress since planning permission was granted in 2014 and lack of further applications suggests development may not currently be viable. There is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – lack of progress since planning permission was granted in 2014 and lack of further applications suggests development may not currently be viable. Given the time that has passed there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.		

Ref No	LON8	Site name	Farndale Road				
Is site deliverable/developable			Not developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.59	1.5	0.25	1	1.52	0.18	1.12	0.77



Appendix G: Marton East, Marton West, Newport, North Ormesby, Nunthorpe, Park Wards

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Marton East Ward

Table 1: MAE1 Bracken Grange

Ref No	MAE1	Site name	Bracken Grange		
Site area (ha)	11.86	Site address	Alan Peacock Way		
Is site vacant?	Yes	Ward	Marton East		
Brownfield / Greenfield	Both	Eastings	451047	Northings	517402
Ownership					
Private sector – partnership of 3 housing providers					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Part of the site is Green Wedge, Primary Open Space, and Secondary Open Space – these designations were considered in the determination of the planning application.					
Current land use and character					
Building site under construction					
Surrounding land uses and character					
Middlesbrough Sports Centre, velodrome, residential, car park, green wedge and primary open space, hospital car park					
Site access					
Alan Peacock Way					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – part of the site allocated for residential use	
Does site have planning permission at 1.04.23					
Yes – planning permission 19/0516/RES granted 6.12.19 for 350 dwellings					
Development Progress					
266 dwellings have been completed, 38 are under construction and 46 are yet to start.					
Estimate of developable potential					
Indicative developable area (ha)				10.95	
Basis of calculation of developable area				Planning application layout	
Indicative site yield				84	
Basis of calculation of site yield				Planning application	
Is site suitable for residential development				Yes	
Potential types of residential development				Market (the affordable and private rented dwellings have been completed)	
Is site available for residential development now				Yes	
Is site achievable for residential development within 0-5 years -including viability				Yes – the housing development is well established, with dwellings under construction and progressing well. There is a realistic prospect of the development being completed within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				As set out above, it is expected that the development will be completed prior to 6 years.	
Is site deliverable/developable				Deliverable	
Potential timescale for development to commence				0-5 years (already started).	
Potential annual delivery rate				39 dwellings – based on average build rate achieved for the open market dwellings over previous two years.	
Actions needed to overcome constraints				N/A	
Straight line distance from centre of site (in km) to:					

Ref No	MAE1	Site name	Bracken Grange				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.91	1.27	0.63	1.33	2.83	0.38	0.47	0.78



Table 2: MAE4 Rowan Park

Ref No	MAE4	Site name	Rowan Park			
Site area (ha)	2.9	Site address				
Is site vacant?	Yes	Ward	Marton East			
Brownfield / Greenfield	Mostly greenfield	Eastings	451646	Northings	517160	
Ownership						
Private sector one owner						
Category 1 sites: national designations which preclude development						
Flood Risk Zone 3B 'Functional Floodplain' along northern part of the site – this is the route of the beck and will not be developed for housing						
Category 2 sites : national or local designations which may impact on development potential						
Flood Risk Zones 2 and 3A run along north of site (beck corridor) and east of site and are outside the part of the site proposed for built development. The western most part of the site is Green Wedge. A flood risk assessment has been undertaken as part of the planning application and the principle of development on the green wedge has been established through the planning application.						
Current land use and character						
Building site – dwellings under construction						
Surrounding land uses and character						
Residential, sports facilities, open space and railway line						
Site access						
Vehicle access to site from Alan Peacock Way						
Physical or environmental constraints to development						
N/A						
Does the site have housing potential					Yes	
Is site allocated for development in adopted Local Plan					Yes – most of the site is allocated for housing	
Does site have planning permission at 1.04.23						
Yes, outline planning permission 18/0477/OUT granted 26.7.19 for 72 dwellings and reserved matters application 20/0755/RES approved on 11.2.21.						
Development Progress						
31 dwellings under construction, 41 dwellings not started at date of assessment						
Estimate of developable potential						
Indicative developable area (ha)					2.3	
Basis of calculation of developable area					Planning application	
Indicative site yield					72	
Basis of calculation of site yield					Planning application	
Is site suitable for residential development					Yes - planning permission granted	
Potential types of residential development					Market, affordable	
Is site available for residential development now					Yes	
Is site achievable for residential development within 0-5 years -including viability					Yes – dwellings are under construction by a volume housebuilder. The site is in a location attractive to the market. There is a realistic prospect that development will be completed within 5 years.	
Is site achievable for residential development within 6-15 years -including viability					As set out above it is expected that development will be completed prior to 6 years.	
Is site deliverable/developable					Deliverable	
Potential timescale for development to commence					0 – 5 years	
Potential annual delivery rate					31 (number of dwellings under construction at date of assessment)	
Actions needed to overcome constraints					N/A	
Straight line distance from centre of site (in km) to:						

Ref No	MAE4	Site name	Rowan Park				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.54	1.1	0.79	1.4	3.07	MAE4	0.4	1.23

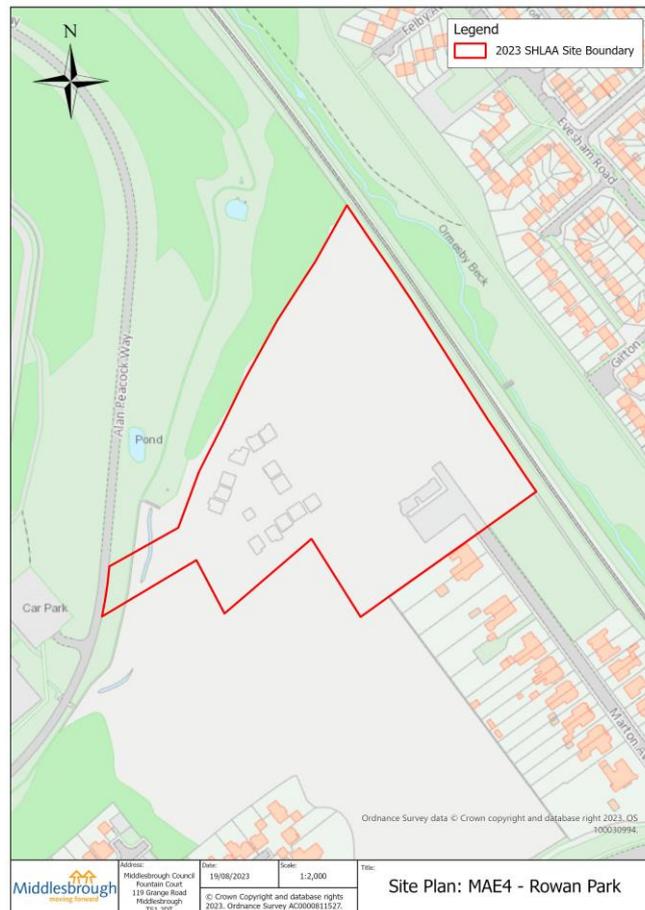
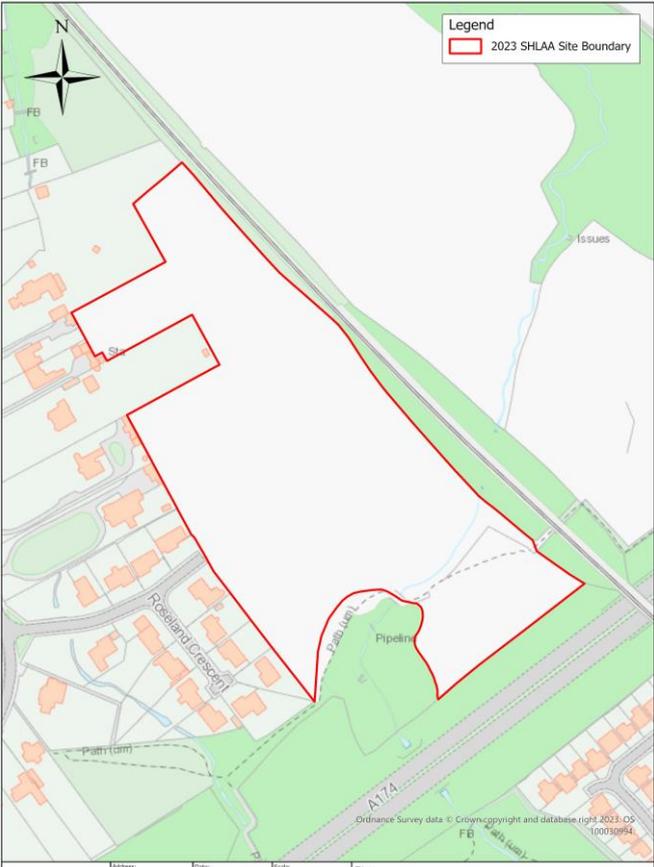


Table 3: MAE5 Land to East of Roseland Drive and The Grove

Ref No	MAE5	Site name	Land to East of Roseland Drive and The Grove		
Site area (ha)	4.37	Site address	Roseland Drive		
Is site vacant?	Yes	Ward	Marton East		
Brownfield / Greenfield	Greenfield	Eastings	452308	Northings	516323
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
A very narrow strip of land either side of Ormesby Beck, towards the south of the site falls within Flood Zone 3B (functional floodplain), which covers 0.05ha. This part of the site is not developable.					
Category 2 sites : national or local designations which may impact on development potential					
The site is designated as Green Wedge in the Local Plan. Housing development is contrary to this designation. The site contains a significant tract of land in Flood Zone 2 that runs diagonally across the site in a south east to north west direction and land in Flood Zone 3 in the south east of the site. A sequential test would be required if any housing development were to be proposed in zones 2 and 3a. An exception test would be required if any housing development were to be proposed within zone 3a. It is highly likely that land within Flood Zone 3a would need to be retained as a blue / green corridor in order to pass the exception test. The site is adjacent to Marton Village and The Grove Conservation Area (CA). Any development proposals would need to demonstrate that they would sustain or enhance the significance of the CA as per paragraph 190 of the NPPF.					
Current land use and character					
Rough grass land bounded by trees, with beck flowing through site. A public right of way crosses the southern section of the site.					
Surrounding land uses and character					
Residential, railway to eastern periphery of the site and beck to the south.					
Site access					
Roseland Drive					
Physical or environmental constraints to development					
Impact on the setting of the Conservation Area and open countryside /landscape. Flood risk. Potential for noise and air quality issues from railway line. An NWL water main runs through the site.					
Does the site have housing potential			No – site is designated as Green Wedge. Housing development is contrary to this designation.		
Is site allocated for development in adopted Local Plan			No – site is designated as Green Wedge.		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Persimmon Homes is working with the owner to promote the site for residential development through the SHLAA 'call for sites' and the emerging Local Plan review.					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			Site is designated as Green Wedge. Housing development is contrary to this designation.		
Indicative site yield			0		
Basis of calculation of site yield			Site is designated as Green Wedge. Housing development is contrary to this designation.		
Is site suitable for residential development			When considered against adopted Local Plan Policies, the site is not suitable as it is in a Green Wedge and development would be contrary to Policy E2.		
Potential types of residential development			N/A		
Is site available for residential development now			No – the owner is willing to release the land for housing but at the date of the assessment the		

Ref No	MAE5	Site name	Land to East of Roseland Drive and The Grove				
			site is subject to an unresolved 'ransom strip'. The owner has advised that the matter is expected to be resolved later this year				
Is site achievable for residential development within 0-5 years -including viability			No – there is not a realistic prospect of development within 5 years as the site is designated as Green Wedge.				
Is site achievable for residential development within 6-15 years -including viability			No – there is not a reasonable prospect of development within 15 years as the site is designated as Green Wedge.				
Is site deliverable/developable			Not Developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Green Wedge designation should be amended. Flood risk sequential test required and potentially exception test required. Assessment of impact any development proposals would have on heritage assets and landscape.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.95	1.89	1.04	2.07	2.92	0.39	0.66	1.98





	Address: Middlesbrough Council Housing Team 119 Garage Road Middlesbrough TS4 2BT	Date: 19/08/2023	Scale: 1:2,000	Title: Site Plan: MAE5 - Land east of Roseland Drive / The Grove
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Table 4: MAE6 43 The Grove

Ref No	MAE6	Site name	43 The Grove		
Site area (ha)	0.6	Site address			
Is site vacant?	No	Ward	Marton East		
Brownfield / Greenfield	Greenfield	Eastings	452178	Northings	516119
Ownership					
Private sector – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
<p>The dwellinghouse and garden are within the Marton & The Grove Conservation Area. The enclosed land to east is outside of the conservation area. The site forms part of the landscape setting of the Conservation Area. The eastern edge of the site is within Flood zone 2 on a strip of land immediately adjacent to the beck. A public right of way runs through the site along its eastern boundary.</p> <p>There are Tree Preservation Orders covering 4 specific trees along the frontage boundary and an Area Tree Preservation Order covering all the garden area but not the enclosed land to the east.</p>					
Current land use and character					
Dwellinghouse and garden with mature trees; adjacent land that has been enclosed by close boarded fencing interspersed with younger trees. The land has been recently cleared of surface vegetation. A public right of way runs through eastern part of site. Site slopes down towards the beck.					
Surrounding land uses and character					
Residential, woodland					
Site access					
No details have been submitted on how vehicle access to the land to the rear/east of the dwellinghouse could be achieved as this land does not a road frontage.					
Physical or environmental constraints to development					
<p>Vehicle access to the land to the rear would appear to require demolition of the garage and/or the dwellinghouse. The garden area contains a number of mature trees, protected by preservation orders – the layout of any propose development and access to it would need to ensure there was not a detrimental impact upon the trees. Impact on Conservation Area (CA) and its setting – 5 dwellings would be out of character with existing development that makes a positive contribution, which primarily sees large houses on large, generally long, plots with narrow, street-facing frontages. If the proposal is to retain the existing dwellinghouse, the backland development would be out of character with existing primarily linear development which makes a positive contribution to the CA and could have a detrimental impact upon neighbouring properties’ amenity. If the proposal is to demolish the existing dwelling to gain access to the land behind, the dwellinghouse makes a positive contribution to the significance of the CA and its demolition would be resisted. As such, it is considered that the proposal for 5 dwellings on the site would neither sustain nor enhance the significance of the CA and would be contrary to paragraph 190 of the NPPF. A sequential approach to flood risk would be required in site layout.</p>					
Does the site have housing potential			No – development would neither sustain nor enhance the significance of the CA.		
Is site allocated for development in adopted Local Plan			No		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The site has been submitted through the ‘call for sites’ for consideration as a potential housing site.					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			The site is not considered developable due to impact on the CA		
Indicative site yield			0		
Basis of calculation of site yield			The site is not considered developable due to impact on the CA.		
Is site suitable for residential development			No – due to impact on CA		

Ref No	MAE6	Site name	43 The Grove				
Potential types of residential development		N/A					
Is site available for residential development now		Yes – owner has indicated that site is available					
Is site achievable for residential development within 0-5 years -including viability		No – it is considered that due to the detrimental impact on the CA there is not a realistic prospect of development.					
Is site achievable for residential development within 6-15 years -including viability		No – it is considered that due to the detrimental impact on the CA there is not a reasonable prospect of development.					
Is site deliverable/developable		Not developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.74	2.17	0.83	1.87	2.68	0.68	0.68	1.86





Marton West Ward

Table 5: MAW2 Ford Close Riding Centre

Ref No	MAW2	Site name	Ford Close Riding Centre		
Site area (ha)	5.44	Site address	Brass Castle Lane		
Is site vacant?	No	Ward	Marton West		
Brownfield / Greenfield	Both	Eastings	453128	Northings	513911
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Woodland plantation to south of the site is covered by a Tree Preservation Order					
Current land use and character					
Equestrian fields bounded by hedges, riding school and dwelling. Woodland and matures trees to the south of the site. There is a tree belt running across the northern most part of the site.					
Surrounding land uses and character					
Existing residential, new residential site under construction, golf club					
Site access					
Access from Brass Castle Lane					
Physical or environmental constraints to development					
Retention and integration of mature trees to the southern edge, which are protected by a TPO and will need to be retained. Land slopes in a south east direction.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – allocated for residential use	
Does site have planning permission at 1.04.23					
No, planning application 20/0199/FUL for 69 dwellings was refused on 8.12.20 and a subsequent appeal dismissed 20.10.21. A planning application 22/0524/MAJ for 45 dwellings was submitted on 26.07.22, which has not been determined at the assessment date.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			3.03		
Basis of calculation of developable area			Approximate planning application layout		
Indicative site yield			45		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes- allocated site		
Potential types of residential development			Executive		
Is site available for residential development now			Yes – a developer has submitted the planning application		
Is site achievable for residential development within 0-5 years-including viability			Yes, a full planning application has been submitted for fewer dwellings than the site is allocated for. The site is in a location attractive to the market. There is a realistic prospect of development starting and completing within 5 years.		
Is site achievable for residential development within 6-15 years-including viability			As above it is considered that the development could be completed before the 6 year period commences.		
Is site deliverable/developable			Deliverable		
Potential timescale for development to commence			0-5 years		
Potential annual delivery rate			30		

Ref No	MAW2	Site name	Ford Close Riding Centre				
Actions needed to overcome constraints					N/A		
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.91	1.98	1.29	1.82	2.4	0.18	1.44	1.53

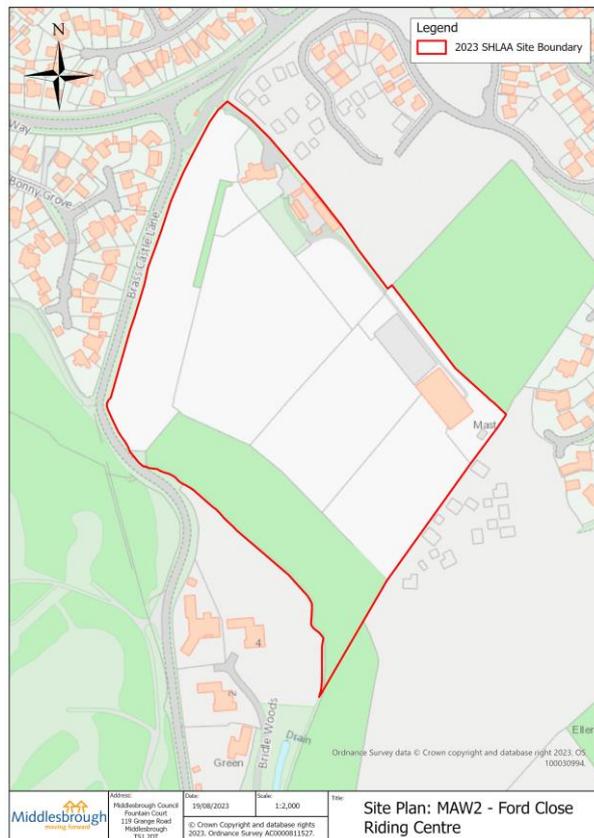


Table 6: MAW4 Land at Middlesbrough Golf Club

Ref No	MAW4	Site name	Land at Middlesbrough Golf Club		
Site area (ha)	0.47	Site address	Brass Castle Lane		
Is site vacant?	Yes	Ward	Marton West		
Brownfield / Greenfield	Greenfield	Eastings	452776	Northings	513603
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 site: national or local designations which may impact on development potential					
The site is Beyond the Limit to Development – residential development is contrary to Policy E20. The site is designated as Primary Open Space. Policy E7 safeguards open space from development.					
Current land use and character					
Rough grassland bounded by hedge and trees - forms part of Middlesbrough Golf Club					
Surrounding land uses and character					
Golf club and agricultural land					
Site access					
Brass Castle Lane					
Physical or environmental constraints to development					
Beyond Limit To Development, Primary Open Space, impact of housing on countryside/landscape setting.					
Does the site have housing potential			No – site is beyond Limit to Development and is Primary Open Space. Housing development is contrary to this designation. Planning Inspector concluded that site is in an unsustainable location in the countryside and would be detrimental to visual amenity		
Is site allocated for development in adopted Local Plan			No – designated as Primary Open Space and beyond Limit to Development		
Does site have planning permission at 1.04.23					
No – planning application M/OUT/0017/16/P for 6 dwellings refused on 7.03.16 and dismissed by Planning Inspector at appeal on 11.10.16.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			Site not considered developable as contrary to Policy E7 and E20.		
Indicative site yield			0		
Basis of calculation of site yield			Site not considered developable as contrary to Policy E7 and E20.		
Is site suitable for residential development			When considered against the adopted Local Plan Policies, the site is not suitable as it is Beyond the Limit to Development and is Primary Open Space and would be contrary to Policy E7 and E20. In addition, the Planning Inspector concluded that site is in an unsustainable location in the countryside and would be detrimental to visual amenity		
Potential types of residential development			N/A		
Is site available for residential development now			Yes – the owner has previously proposed housing development on the land.		

Ref No	MAW4	Site name	Land at Middlesbrough Golf Club				
Is site achievable for residential development within 0-5 years -including viability		No - there is not a realistic prospect that housing development will occur within 5 years as the site is beyond the limit to development and primary open space.					
Is site achievable for residential development within 6-15 years -including viability		No - there is not a reasonable prospect that housing development will occur within 15 years as the site is beyond the limit to development and primary open space.					
Is site deliverable/developable		Not developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Consideration through Local Plan review whether any amendments are required to the Limits to Development and Primary Open Space designations.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.31	2.35	1.7	1.93	2.28	0.57	1.8	1.9





Newport Ward

Table 7: NEW1 303-307 Linthorpe Road

Ref No	NEW1	Site name	303-307 Linthorpe Road		
Site area (ha)	0.03	Site address			
Is site vacant?	Yes	Ward	Newport		
Brownfield / Greenfield	Brownfield	Eastings	449236	Northings	519436
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Archaeological interest - site of 19th Century Brick Earth Pit. Opposite the grade II listed Forbes Building.					
Current land use and character					
Storage space to upper floor and to side of commercial premises					
Surrounding land uses and character					
Residential, retail					
Site access					
Access from Gresham Road					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – Town Centre Southern Sector		
Does site have planning permission at 1.04.23					
Yes - planning permission, M/FP/0140/13/P, granted 20.05.13 for 8 apartments as part of mixed-use scheme					
Development Progress					
Residential element of development not started. Permission kept alive by implementation of non-residential element.					
Estimate of developable potential					
Indicative developable area (ha)			0.03		
Basis of calculation of developable area			Planning application		
Indicative site yield			8		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Apartments – private rented, students		
Is site available for residential development now			No – owner’s intentions not known as restaurant that was part of the mixed-use scheme has closed and ground floor now in retail use		
Is site achievable for residential development within 0-5 years - including viability			No – given that residential element of application has not been implemented since 2013, there is not a realistic prospect that development will occur within 5 years		
Is site achievable for residential development within 6-15 years - including viability			No – given that residential element of application has not been implemented since 2013 and the current owner’s intentions are not known there is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		

Ref No	NEW1	Site name	303-307 Linthorpe Road				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.28	1.08	0.49	0	1.26	0.04	1.31	0.17



Table 8: NEW2 Union Village

Ref No	NEW2	Site name	Union Village			
Site area (ha)	4.73	Site address	Union Street			
Is site vacant?	No	Ward	Newport			
Brownfield / Greenfield	Brownfield	Eastings	449121	Northings	519964	
Ownership						
Local authority owned – leased to Registered Social Landlord (RSL) on 999 year lease						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites : national or local designations which may impact on development potential						
The site is adjacent to local list buildings, The Crown and Psyche						
Current land use and character						
Western part of site is a housing site, currently under construction. Eastern part of site has been cleared ready for development, with some of the land in temporary car park use.						
Surrounding land uses and character						
Residential, retail, religious and community uses						
Site access						
Access from Union Street and Princes Road						
Physical or environmental constraints to development						
N/A						
Does the site have housing potential					Yes	
Is site allocated for development in adopted Local Plan					Yes – allocated for residential use	
Does site have planning permission at 1.04.23						
Yes, planning permission 20/0289/FUL granted 5.10.20 for 145 dwellings on western section of site (phase I).						
Development Progress						
Phase I is under construction – 108 dwellings under construction, 37 dwellings not started						
Estimate of developable potential						
Indicative developable area (ha)					4.02	
Basis of calculation of developable area					85% multiplier	
Indicative site yield					211	
Basis of calculation of site yield					Western part of the is site based on planning permission for 145 dwellings. Eastern part of site based on a proposal from the RSL developing phase I for an additional 66 dwellings. Middlesbrough Development Corporation (MDC) has subsequently commenced a procurement exercise seeking an experienced developer for the mixed use development of the eastern part of the site. The number of dwellings proposed by MDC has not been made public at the date of the assessment – though schematic drawings showing apartments would suggest a high density development. Once MDC has published details of proposed yield these will be included in the next available update to the SHLAA.	
Is site suitable for residential development					Yes – western part of site has planning permission, remainder of site allocated for residential use	
Potential types of residential development					Affordable rent	
Is site available for residential development now					Yes - western part of site is under construction. On eastern part of the site MDC has commenced	

Ref No	NEW2	Site name	Union Village				
		a procurement exercise seeking a development partner.					
Is site achievable for residential development within 0-5 years -including viability		Yes – site is under construction, being developed by an RSL and development is supported by funding from the Brownfield Housing Fund. Phase 1 for 145 dwellings has a realistic prospect of completion within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		Yes – phase II is to be delivered by MDC and is supported by an £8 million levelling up grant. At the date of the assessment no details of the number of dwellings proposed by MDC in phase II were publicly available and there is insufficient evidence to demonstrate a realistic prospect of development within 5 years as required by the NPPF but there is a reasonable prospect of development within 6-10 years.					
Is site deliverable/developable		Deliverable – phase I					
Potential timescale for development to commence		0-5 years (already started) phase I, 6-10 years phase II					
Potential annual delivery rate		50					
Actions needed to overcome constraints		N/A					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.35	1.02	0.49	0.07	0.74	0.05	0.93	0.43





Table 9: NEW3 Land at rear of Crescent Road

Ref No	NEW3	Site name	Land at rear of Crescent Road		
Site area (ha)	0.15	Site address			
Is site vacant?	Yes	Ward	Newport		
Brownfield / Greenfield	Brownfield	Eastings	441091	Northings	519234
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The site is within the Albert Park and Linthorpe Road Conservation Area and is in close proximity to the Grade II listed building, former Park Methodist Church. There are a number of other listed buildings in the vicinity on either side of Linthorpe Road. Development proposals will need to demonstrate that they would not harm the heritage assets, or would result in less than substantial harm and deliver public benefits.					
Current land use and character					
Part tarmac, part overgrown rough grassland					
Surrounding land uses and character					
Park with children's play area, residential and commercial uses.					
Site access					
Access from Crescent Road					
Physical or environmental constraints to development					
Impact on heritage assets. Site access – vehicle access is via alleyway only.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No		
Does site have planning permission at 1.04.23					
Yes, M/FP/0347/16/P granted 16/05/2016 for 72 studios					
Development Progress					
Groundworks were undertaken, which has kept the permission alive but no construction work has been undertaken. A new planning application, 20/0374/FUL for 75 studios was refused on 26.07.22 due to impact on neighbouring properties' amenity, lack of adequate parking/servicing arrangements, and adverse impact on the character and appearance of the Conservation Area.					
Estimate of developable potential					
Indicative developable area (ha)			0.15		
Basis of calculation of developable area			Planning permission		
Indicative site yield			72		
Basis of calculation of site yield			Planning permission		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Private rented, students		
Is site available for residential development now			Yes		
Is site achievable for residential development within 0-5 years -including viability			No. Given that a revised planning application was submitted it would appear unlikely that the original permitted scheme from 2016 will be constructed. The planning application (in the design and access statement) for the revised scheme stated that the prospective purchasers of the site consider the previous scheme to be unviable. As planning permission for a revised scheme was refused there is not a realistic prospect of development being completed within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No. Given that a revised planning application was submitted and the applicant considers the previously approved scheme unviable it would		

Ref No	NEW3	Site name	Land at rear of Crescent Road					
		appear unlikely that the original permitted scheme from 2016 will be constructed. As planning permission for a revised scheme was refused there is not a reasonable prospect of development within 6-15 years.						
Is site deliverable/developable		Not developable						
Potential timescale for development to commence		N/A						
Potential annual delivery rate		N/A						
Actions needed to overcome constraints								
Straight line distance from centre of site (in km) to:								
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP	
0.18	1.33	0.42	0.18	1.23	0.1	1.55	0.15	





Table 10: NEW4 The Junction

Ref No	NEW4	Site name	The Junction			
Site area (ha)	0.11	Site address	2-6 Union Street			
Is site vacant?	No	Ward	Newport			
Brownfield / Greenfield	Brownfield	Eastings	449150	Northings	520050	
Ownership						
Private sector – one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites : national or local designations which may impact on development potential						
N/A						
Current land use and character						
2 storey former public house with mobile phone repair shop at ground floor level						
Surrounding land uses and character						
Residential, retail						
Site access						
Union Street						
Physical or environmental constraints to development						
Road traffic noise in locality						
Does the site have housing potential					Yes	
Is site allocated for development in adopted Local Plan					Yes – located within Gresham/Jewels Area	
Does site have planning permission at 1.04.23						
Yes. Planning permission 19/0299/FUL granted 6.10.21 for mixed use five storey development including 59 studios						
Development Progress						
Not started. A revised planning application, 22/0085/FUL, for a 10 storey building with 183 studios was refused on 17.02.23. At the date of assessment this application is subject of an undetermined appeal.						
Estimate of developable potential						
Indicative developable area (ha)					0.11	
Basis of calculation of developable area					Planning permission	
Indicative site yield					59	
Basis of calculation of site yield					Planning permission	
Is site suitable for residential development					Yes – planning permission granted	
Potential types of residential development					Students, private rented	
Is site available for residential development now					Yes	
Is site achievable for residential development within 0-5 years -including viability					No - Given that a revised planning application was submitted it would appear unlikely that the original permitted scheme from 2021 will be constructed. As the revised planning application has been refused there is not a realistic prospect of development being completed within 5 years.	
Is site achievable for residential development within 6-15 years -including viability					No. Given that a revised planning application was submitted it would appear unlikely that the original permitted scheme from 2021 will be constructed. As the revised planning application has been refused there is not a reasonable prospect of development being completed within 15 years.	
Is site deliverable/developable					Not developable	
Potential timescale for development to commence					N/A	
Potential annual delivery rate					N/A	

Ref No	NEW4	Site name	The Junction				
Actions needed to overcome constraints				Noise assessment required as a condition of the planning permission			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.45	0.83	0.63	0.03	0.72	0.09	0.8	0.4



North Ormesby Ward

Table 11: NOR1 44 Westbourne Grove

Ref No	NOR1	Site name	44 Westbourne Grove		
Site area (ha)	0.04	Site address			
Is site vacant?	Yes	Ward	North Ormesby		
Brownfield / Greenfield	Brownfield	Eastings	450934	Northings	519679
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Stalled site, fenced off by harris fencing. Reed bed is colonising the area where foundation trenches were dug.					
Surrounding land uses and character					
Residential and vacant land					
Site access					
Westbourne Grove					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No - whiteland	
Does site have planning permission at 1.04.23					
Yes, planning permission M/FP/0412/15/P granted on appeal 22/09/2016 for 9 dwellings.					
Development Progress					
The previous building on the site has been demolished. Excavations for foundations have been dug but work on site has subsequently stalled.					
Estimate of developable potential					
Indicative developable area (ha)				0.04	
Basis of calculation of developable area				Planning application	
Indicative site yield				9	
Basis of calculation of site yield				Planning application	
Is site suitable for residential development				Yes – has planning permission	
Potential types of residential development				Apartments, private rented	
Is site available for residential development now				Yes	
Is site achievable for residential development within 0-5 years -including viability				No – given the site has stalled since the excavation works were undertaken there is insufficient evidence to demonstrate a realistic prospect of development being completed within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				No – the site has stalled and no work has been undertaken for a significant amount of time, as evidenced by the reed bed growing where the foundation trenches had been dug. Given the lack of progress it is questionable whether private sector development is viable in this location without a significant uplift in the housing market.	
Is site deliverable/developable				Not developable	

Ref No	NOR1	Site name	44 Westbourne Grove				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Site may require public sector intervention if viability is the reason why development has stalled.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.34	1.13	0.1	0.47	0.43	0.1	1.72	0.2





Table 12: NOR3 Former Crystal Galleries site

Ref No	NOR3	Site name	Former Crystal Galleries site				
Site area (ha)	0.11	Site address	38-42 Westbourne Grove				
Is site vacant?	Yes	Ward	North Ormesby				
Brownfield / Greenfield	Brownfield	Eastings	450914	Northings	519681		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Cleared vacant site currently used for car parking							
Surrounding land uses and character							
Residential, vacant land							
Site access							
Westbourne Grove							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				No - whiteland			
Does site have planning permission at 1.04.23							
No – planning permission M/FP/2498/07/P was granted on 22.02.08 for 20 apartments, the time limit for commencement was extended by M/FP/0126/11/P on 15.03.11 but expired unimplemented.							
Development Progress							
N/A							
Estimate of developable potential							
Indicative developable area (ha)				0.11			
Basis of calculation of developable area				Expired planning application			
Indicative site yield				20			
Basis of calculation of site yield				Expired planning application			
Is site suitable for residential development				Yes – planning permission previously granted			
Potential types of residential development				Private rented			
Is site available for residential development				Yes			
Is site achievable for residential development within 0-5 years -including viability				No –site has stood vacant since 2008 planning permission. There is insufficient evidence to demonstrate a realistic prospect of development within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				No –site has stood vacant since 2008 planning permission. There is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.			
Is site deliverable/developable				Not developable			
Potential timescale for development to commence				N/A			
Potential annual delivery rate				N/A			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.33	1.11	0.11	0.45	0.42	0.09	1.71	0.22



Nunthorpe Ward

Table 13: NUN1 Grey Towers Village

Ref No	NUN1	Site name	Grey Towers Village		
Site area (ha)	41.4	Site address	Ellerbeek Avenue		
Is site vacant?	Yes – building site	Ward	Majority of site in Nunthorpe. Northern part of site in Marton West.		
Brownfield / Greenfield	Greenfield	Eastings	453104	Northings	514040
Ownership					
Private sector – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Site contains a number of pockets of woodland, which are covered by Tree Preservation Orders. A right of way crosses the site. Site is immediately to the north of the Nunthorpe and Poole Conservation Area, which contains a number of listed buildings. These designations were considered through the planning application.					
Current land use and character					
Building site – under construction					
Surrounding land uses and character					
Residential, open space, woodland, agricultural land					
Site access					
Access from Ellerbeek Avenue and Cotcliffe Way.					
Physical or environmental constraints to development					
Planning permission has been granted having regard to the constraints in category 2 above.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – allocated for residential use	
Does site have planning permission at 1.04.23					
Yes, planning permission 18/0060/FUL granted 27.06.18 and 19/0458/FUL granted 26.05.20 for a total of 452 dwellings					
Development Progress					
286 dwellings completed, 47 under construction, 119 not started.					
Estimate of developable potential					
Indicative developable area (ha)				26.91	
Basis of calculation of developable area				65% multiplier	
Indicative site yield				166	
Basis of calculation of site yield				Permitted dwellings under construction and not started.	
Is site suitable for residential development				Yes	
Potential types of residential development				Executive, market	
Is site available for residential development now				Yes – development is under construction	
Is site achievable for residential development within 0-5 years -including viability				Yes – over 60% of the housing development is complete. There is a realistic prospect that the housing development will be completed within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				As above, it is expected that the development will be completed within 5 years.	
Is site deliverable/developable				Deliverable	
Potential timescale for development to commence				0 – 5 years (already under construction)	
Potential annual delivery rate				33 dwellings (average build rate over last 5 years for current housebuilder on site)	
Actions needed to overcome constraints				N/A	

Ref No	NUN1	Site name	Grey Towers Village				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.91	1.86	1.36	2.27	2.79	0.46	1.34	1.43



Table 14: NUN2 Nunthorpe Grange

Ref No	NUN2	Site name	Nunthorpe Grange		
Site area (ha)	26.5	Site address	North of A1043 and south of Guisborough Road		
Is site vacant?	No	Ward	Nunthorpe		
Brownfield / Greenfield	Greenfield	Eastings	453937	Northings	514463
Ownership					
Local authority and 2 private owners – privately owned land is in control of 2 housebuilders					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Approx. 1.59 ha is in flood zone 3A and an additional 0.75 ha are in flood zone 2, within the north-eastern part of the site. The Housing Local Plan identifies this area for wildlife habitat. A sequential approach to site layout will be required. A thin strip of woodland running to the south of The Woodlands and Lady Harrison's Field is covered by an area Tree Preservation Order.					
Current land use and character					
The site comprises farmland with mature trees and hedgerows and playing fields and a single dwelling. A right of way crosses the site. A seasonal pond/wetland area is located in the north-east of the site.					
Surrounding land uses and character					
Residential, agricultural, open space, doctors' surgery					
Site access					
Access from A1043. The site also has frontage with Stokesley Road and Guisborough Road. Housing Local Plan Policy H29 requires that there is no vehicular access onto Guisborough Road.					
Physical or environmental constraints to development					
Noise and air quality from A1043 and railway; flood risk towards north of site and line of mature trees will impact on development layout. A water main crosses the site. Views towards Roseberry Topping and St Marys Church to be taken into account in site layout.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – allocated for residential use	
Does site have planning permission at 1.04.23					
No. A planning application 20/0658/FUL for 69 dwellings on the eastern part of the site was deferred for six months when it was considered by Planning Committee in December 2023 in order to allow the developer to progress negotiations to ensure that access via Nunthorpe Gardens for a pedestrian footpath and cycle route is secured.					
Development Progress					
Nunthorpe Grange Design Code adopted as informal planning guidance 2018. Planning application 18/0757/FUL approved for a roundabout off the A1043. Planning application 21/1145/FUL for an internal access road was approved on 25.03.22. A volume housebuilder has published pre-application proposals for 56 dwellings at the 'Polo Field'. Approx 0.49 ha of land in the western part of the site has been identified by the Council's Executive as the preferred site for a community centre and community garden.					
Estimate of developable potential					
Indicative developable area (ha)				17 ha	
Basis of calculation of developable area				Nunthorpe Grange Design Code identifies a capacity of 350 dwellings at 20 dwellings per ha (i.e. 17.5 ha of developable land). Since the Design Code was adopted approximately 0.49 ha has been identified for a community centre reducing the potential developable area to 17 ha	
Indicative site yield				250	
Basis of calculation of site yield				The maximum capacity identified in the Housing Local Plan Policy H29. N.B. This capacity is significantly below the 20 dwellings per ha indicated in the Nunthorpe Grange Design Code. Using 20 dwellings per ha	

Ref No	NUN2	Site name	Nunthorpe Grange				
			and taking account of the land requirement for the community centre, the capacity could increase to approximately 340 dwellings.				
Is site suitable for residential development			Yes – allocated site				
Potential types of residential development			Executive, market, affordable				
Is site available for residential development now			Yes –the privately owned land at the east of the site and at the north-west of the site are available now. The Council owned land has not been released to the market at the date of this assessment.				
Is site achievable for residential development within 0-5 years -including viability			Yes – the site is in an area attractive to the housing market where development is viable. Firm progress towards development has been made through the submission of a full planning application for the eastern part of the site. There is a realistic prospect of development within 5 years.				
Is site achievable for residential development within 6-15 years -including viability			Yes – the site is in an area attractive to the housing market where development is viable. A planning application for part of the site has been submitted. Internal road layout to access the various parts of the site has been approved. There is a reasonable prospect of development within 6-10 years.				
Is site deliverable/developable			Deliverable				
Potential timescale for development to commence			0-5 years				
Potential annual delivery rate			35 dwellings initially, rising to 60 dwellings once two developers are on site				
Actions needed to overcome constraints			Flood risk assessments and noise assessments required at planning application stage.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.97	1.01	0.63	2.89	3.6	0.28	0.62	0.65



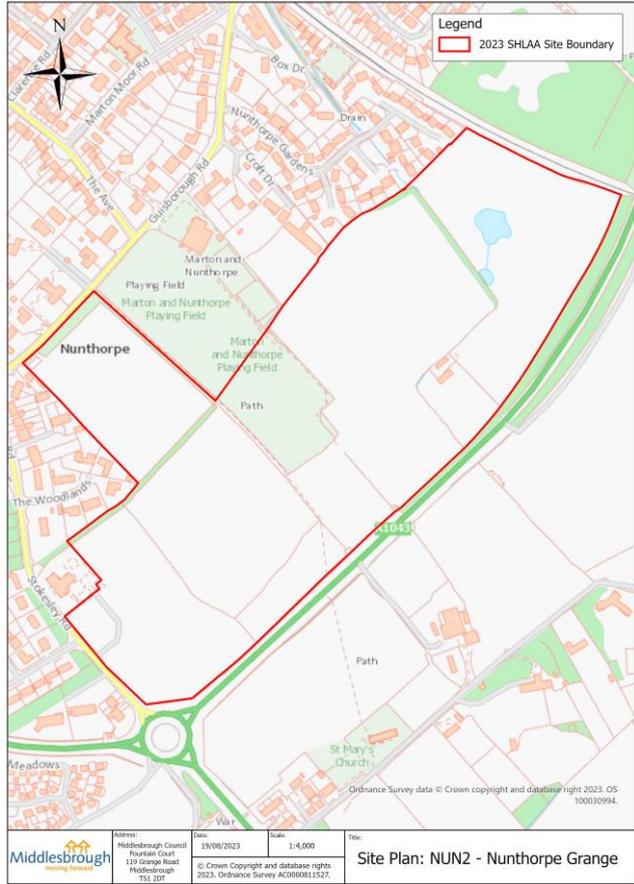


Table 15: NUN4 Nunthorpe Hall Farm

Ref No	NUN4	Site name	Nunthorpe Hall Farm		
Site area (ha)	0.86	Site address	Eastside		
Is site vacant?	Yes	Ward	Nunthorpe		
Brownfield / Greenfield	Both	Eastings	454083	Northings	513256
Ownership					
Local authority one owner – sold subject to contract to developer					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
All of site is beyond limit to development - housing development is contrary to Local Plan Policies E20 and E22.					
The 19 th Century farmstead is a local list building. The site is within Nunthorpe and Poole Conservation Area. The site is adjacent to the Grade II listed buildings, Nunthorpe Hall, Garden Terrace Wall, Chapel of St Mary, 4-10 (even numbers only) Westside and 1 Nunthorpe Village. Development has the potential to impact on heritage assets.					
Public rights of way run through the site					
Current land use and character					
Locally listed farmstead and associated outbuildings, predominantly traditional brick built (with windows boarded up for security). Two of the buildings are modern farm buildings.					
Surrounding land uses and character					
Listed buildings to the south and west, residential to the north and agricultural/farmland to the east. Former walled garden.					
Site access					
Eastside					
Physical or environmental constraints to development					
The site is Beyond the Limit to Development. Mature trees adjacent road on western boundary Impact on open countryside/landscape setting. Impact on heritage assets.					
Does the site have housing potential					Yes
Is site allocated for development in adopted Local Plan					No – site is beyond the limit to development.
Does site have planning permission at 1.04.23					
Yes – planning application 22/0693/MAJ approved 21.03.23 for 12 dwellings (5 new build and 7 conversions).					
Development Progress					
A listed building application is to be submitted to seek consent to create 6 gardens and a lean-to bin store within the walled garden.					
Estimate of developable potential					
Indicative developable area (ha)					0.69
Basis of calculation of developable area					Approximate development area on approved planning application layout.
Indicative site yield					12
Basis of calculation of site yield					Planning application
Is site suitable for residential development					Yes – planning permission has been granted
Potential types of residential development					Market
Is site available for residential development now					Yes – site sold subject to contract to a developer
Is site achievable for residential development within 0-5 years -including viability					Yes – the site has a recent planning permission and the sale to a local developer with a track record in heritage development schemes is at an advanced stage. There is a realistic prospect of development being completed within 5 years.
Is site achievable for residential development within 6-15 years -including viability					As set out above it is expected that development will be completed within 5 years.
Is site deliverable/developable					Deliverable

Ref No	NUN4	Site name	Nunthorpe Hall Farm				
Potential timescale for development to commence		0-5 years					
Potential annual delivery rate		12					
Actions needed to overcome constraints		N/A					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.74	2.19	2.18	3.36	3.63	0.03	1.86	1.91



Table 16: NUN5 Brethren Meeting Hall

Ref No	NUN5	Site name	Brethren Meeting Hall			
Site area (ha)	0.62	Site address	Gypsy Lane			
Is site vacant?	No	Ward	Nunthorpe; Marton East			
Brownfield / Greenfield	Brownfield	Eastings	453087	Northings	515609	
Ownership						
Private sector one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites: national or local designations which may impact on development potential						
N/A						
Current land use and character						
Religious meeting hall and car park, trees along frontage of site						
Surrounding land uses and character						
Residential, electricity sub-station, beck valley, railway line						
Site access						
Gypsy Lane						
Physical or environmental constraints to development						
Layout will need to have regard to location of trees along site frontage, which contribute to the visual amenity of the area. Proximity to railway – train noise and vibration assessments required.						
Does the site have housing potential					Yes	
Is site allocated for development in adopted Local Plan					Yes – allocated for residential use	
Does site have planning permission at 1.04.23						
No - outline planning permission 18/0778/OUT granted 9.08.19 for 7 dwellings expired on 12.08.22. An outline planning application 22/0441/OUT for 7 dwellings has been submitted on 22.06.22 and has not been determined at the date of this assessment.						
Development Progress						
N/A						
Estimate of developable potential						
Indicative developable area (ha)					0.45	
Basis of calculation of developable area					Approximate indicative layout on planning application.	
Indicative site yield					7	
Basis of calculation of site yield					Planning application	
Is site suitable for residential development					Yes – allocated for residential use	
Potential types of residential development					Market	
Is site available for residential development now					No – development of site requires relocation of religious meeting hall to a new site. The new location has been established but has not yet progressed to a planning application.	
Is site achievable for residential development within 0-5 years-including viability					No – given that the site does not currently have planning permission and will only become available once the religious meeting hall has been relocated there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.	
Is site achievable for residential development within 6-15 years-including viability					Yes – given that a replacement site for the meeting hall has been established, an outline application for housing development has been submitted and the site is in an area attractive to the housing market there is a reasonable prospect of development within 6-10 years.	

Ref No	NUN5	Site name	Brethren Meeting Hall				
Is site deliverable/developable			Developable				
Potential timescale for development to commence			6-10 years				
Potential annual delivery rate			7				
Actions needed to overcome constraints			Relocation of religious meeting hall				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.39	1.21	0.41	2.26	3.17	0.27	0.06	0.94



Table 17: NUN6 Land south west of Grey Towers Farm

Ref No	NUN6	Site name	Land south west of Grey Towers Farm		
Site area (ha)	0.67	Site address			
Is site vacant?	Yes	Ward	Nunthorpe		
Brownfield / Greenfield	Greenfield	Eastings	453614	Northings	513799
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The site is within Nunthorpe and Poole Conservation Area. The site is within the Historic Environment Record as part of the 19 th Century Farmstead (Grey Towers Farm). A sewer and a footpath runs north-south through the site. Part of the site is beyond the limit to development.					
Current land use and character					
Overgrown grassland/scrubland, remains of demolition of former farm buildings are visible and excavated land mounded up in east of site.					
Surrounding land uses and character					
Residential					
Site access					
Sessay Grange					
Physical or environmental constraints to development					
Notwithstanding that the site has residential development on all sides, part of the site is designated as beyond the limit to development. Design and layout will need to preserve or enhance the Conservation Area. Route of footpath and sewer will impact on site layout.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Partially – part of the site is within the wider Grey Towers Village housing allocation. The remainder is beyond the limit to development.		
Does site have planning permission at 1.04.23					
No – a planning application, 22/0270/MAJ, was submitted on 19.04.22 for 10 dwellings. The application has subsequently been revised to reduce the proposed development to 8 dwellings. At the date of the assessment that application had not been determined.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.47		
Basis of calculation of developable area			Approximate indicative layout on planning application.		
Indicative site yield			8		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – notwithstanding that part of the site is designated as beyond the limit to development, it is surrounded by housing on all sides. As such, residential development of the site would not have a detrimental impact on the open countryside.		
Potential types of residential development			Market		
Is site available for residential development now			Yes – planning application to develop site is being pursued		
Is site achievable for residential development within 0-5 years-including viability			Yes – given a full planning application has been submitted and is in a location attractive to the market and adjacent to an existing		

Ref No	NUN6	Site name	Land south west of Grey Towers Farm				
			housebuilding site it is considered that there is a realistic prospect of development within 5 years.				
Is site achievable for residential development within 6-15 years-including viability			As set out above it is considered that there is a realistic prospect of development before 6 years.				
Is site deliverable/developable			Deliverable				
Potential timescale for development to commence			0-5 years				
Potential annual delivery rate			8				
Actions needed to overcome constraints			Determination of planning application				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.03	1.75	1.53	2.72	3.9	0.26	1.27	0.43





Park Ward

Table 18: PAR1 91-97 St Barnabas Road

Ref No	PAR1	Site name	91-97 St Barnabas Road				
Site area (ha)	0.06	Site address					
Is site vacant?	No – building site	Ward	Park				
Brownfield / Greenfield	Brownfield	Eastings	448710	Northings	518836		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Building site – foundations laid							
Surrounding land uses and character							
Residential							
Site access							
Access from St Barnabas Road / Addison Road							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				No – whiteland			
Does site have planning permission at 1.04.23							
Yes, planning permission 21/0118/FUL granted 9.06.21 for 6 bungalows.							
Development Progress							
The foundations have been laid.							
Estimate of developable potential							
Indicative developable area (ha)				0.06			
Basis of calculation of developable area				Planning application			
Indicative site yield				6			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – has planning permission			
Potential types of residential development				Market, private rented			
Is site available for residential development now				Yes – owned by a local developer			
Is site achievable for residential development within 0-5 years -including viability				No – construction work has commenced. There is a realistic prospect that development will be completed within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				As set out above it is expected that the development will be completed prior to this time period.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years (already started)			
Potential annual delivery rate				6			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.33	1.06	0.39	0.73	1.25	0.37	2.06	0.42



Table 19: PAR2 Land at rear of Rochester, Eastbourne and Mulgrave Road

Ref No	PAR2	Site name	Land at rear of Rochester, Eastbourne and Mulgrave Road		
Site area (ha)	0.15	Site address			
Is site vacant?	Yes	Ward	Park		
Brownfield / Greenfield	Brownfield	Eastings	449403	Northings	518348
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Vacant site facing onto rear of surrounding properties and back alleyway/garages - subject to fly tipping					
Surrounding land uses and character					
Residential					
Site access					
Site lacks direct road frontage - has alleyway type access from Rochester and Eastbourne Road					
Physical or environmental constraints to development					
Poor visual amenity, but no physical constraints to development. Immediately to north of Linthorpe Conservation Area.					
Does the site have housing potential			Yes – planning permission previously granted.		
Is site allocated for development in adopted Local Plan			No – white land		
Does site have planning permission at 1.04.23					
No. Planning permission M/FP/1559/07 was granted 1.10.07 for 9 dwellings and time limit was extended by permission M/FP/1073/10 on 4.10.10 but expired. Outline permission M/OUT/0025/15/P for 9 dwellings granted 15.06.15 also expired. Planning permission 17/0223/FUL granted 17.08.17 for 6 bungalows has also expired.					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.08		
Basis of calculation of developable area			Planning application		
Indicative site yield			6		
Basis of calculation of site yield			Most recent planning permission		
Is site suitable for residential development			Yes – planning permission has previously been granted		
Potential types of residential development			Private rented		
Is site available for residential development now			Yes		
Is site achievable for residential development within 0-5 years -including viability			No – given that various permissions since 2007 (15 years ago) have not been developed it would appear that viability is an issue, which combined with the lack of street frontage and outlook of the site means that there is insufficient evidence to demonstrate a realistic prospect of the site being developed within 0-5 years		
Is site achievable for residential development within 6 - 15 years -including viability			No – given that various planning permissions have not been developed there is not a reasonable prospect of development over the next 15 years.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		

Ref No	PAR2	Site name	Land at rear of Rochester, Eastbourne and Mulgrave Road				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			A significant uplift in the housing market may be required if the reason the site has not come forward is due to viability issues.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.13	1.83	0.24	1	1.99	0.1	2.01	0.57

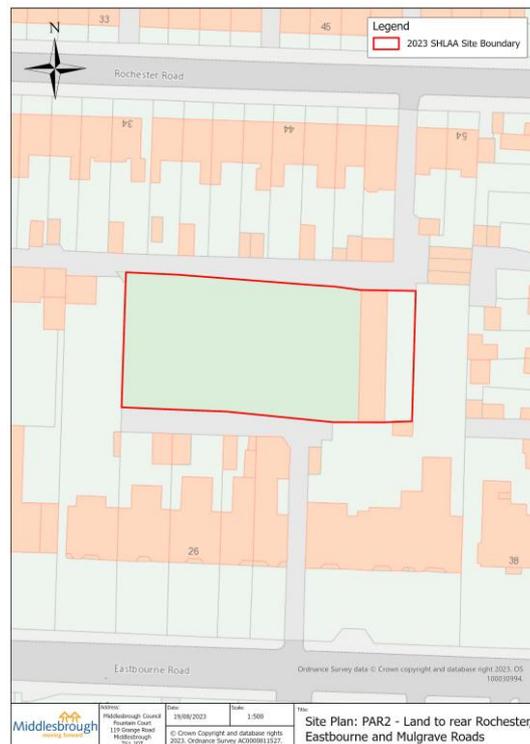


Table 20: PAR3 Dorman House

Ref No	PAR3	Site name	Dorman House				
Site area (ha)	0.08	Site address	368-374 Linthorpe Road				
Is site vacant?	No – building site	Ward	Park				
Brownfield / Greenfield	Brownfield	Eastings	449151	Northings	518970		
Ownership							
Private sector one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
Within Albert Park & Linthorpe Road Conservation Area. Close to grade II listed Church of Sacred Heart.							
Current land use and character							
Building site – development approaching completion							
Surrounding land uses and character							
Retail, medical, residential, ecclesiastical							
Site access							
Access from Linthorpe Road							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential					Yes		
Is site allocated for development in adopted Local Plan					Yes – site is within allocated local centre		
Does site have planning permission at 1.04.23							
Yes – planning permission 19/0347/FUL granted 23.09.19 (for 46 studios and 2 self-contained students flats of 2 bedrooms each = 47 equivalent dwellings)							
Development Progress							
The development is externally finished, internal fit out to complete							
Estimate of developable potential							
Indicative developable area (ha)				0.08			
Basis of calculation of developable area				Planning application			
Indicative site yield				47 equivalent dwellings			
Basis of calculation of site yield				Planning application			
Is site suitable for residential development				Yes – planning permission granted			
Potential types of residential development				Students, private rented			
Is site available for residential development now				Yes – development approaching completion			
Is site achievable for residential development within 0-5 years -including viability				Yes – development is approaching completion. There is a realistic prospect development will be complete within 5 years.			
Is site achievable for residential development within 6-15 years -including viability				As set out above the site is expected to be completed within the first 5 years			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0-5 years (already commenced)			
Potential annual delivery rate				47			
Actions needed to overcome constraints				N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.39	1.44	0	0.39	1.46	0.05	1.79	0.02

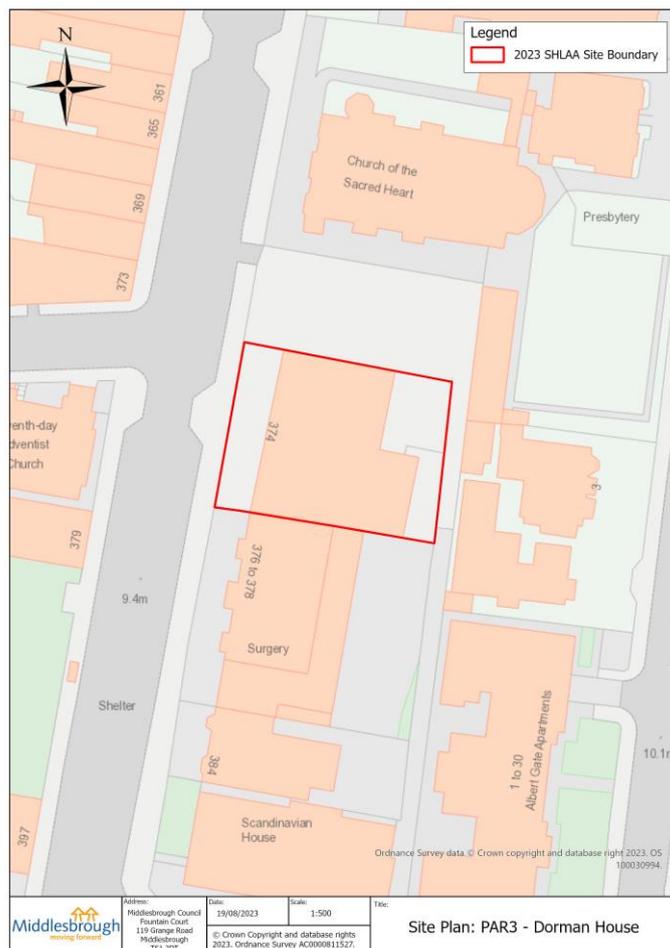


Table 21: PAR4 Former Sacred Heart Parochial Hall site

Ref No	PAR4	Site name	Former Sacred Heart Parochial Hall site		
Site area (ha)	0.13	Site address	383-395 Linthorpe Road		
Is site vacant?	Yes	Ward	Park		
Brownfield / Greenfield	Brownfield	Eastings	449091	Northings	518931
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The site is within Albert Park and Linthorpe Road Conservation Area. In the wider vicinity are the grade II listed buildings, Church of Sacred Heart and Church of St Barnabas. The United Reform Church is a locally listed building. Development proposals will need to demonstrate that they would not harm the heritage asset; or would result in less than substantial harm and deliver public benefits.					
Current land use and character					
Vacant cleared plot of land, overgrown with tall grass					
Surrounding land uses and character					
Residential, café, health care					
Site access					
Chesham Street					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – within Linthorpe Village Local Centre	
Does site have planning permission at 1.04.23					
No					
Development Progress					
A planning application, 21/0638/FUL, was submitted on 2.09.21. The proposed development is for 12 student studio flats above ground floor retail. At the date of the assessment the application has not been determined.					
Estimate of developable potential					
Indicative developable area (ha)				0.13	
Basis of calculation of developable area				Planning application	
Indicative site yield				12	
Basis of calculation of site yield				Planning application	
Is site suitable for residential development				Yes – residential development has been permitted on a similar infill site on opposite side of Linthorpe Road.	
Potential types of residential development				Students, older people, private rented, affordable	
Is site available for residential development now				Yes – site is being marketed	
Is site achievable for residential development within 0-5 years -including viability				No – the site is being marketed. As the sale has not yet gone through and the site does not yet have planning permission and has previously stood vacant for a number of years it is considered that there is currently insufficient evidence to demonstrate a realistic prospect of residential development within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				Yes – given that a planning application has been submitted there is a reasonable prospect of residential development within 6-10 years.	
Is site deliverable/developable				Developable	
Potential timescale for development to commence				6-10 years	

Ref No	PAR4	Site name	Former Sacred Heart Parochial Hall site				
Potential annual delivery rate			12				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.35	1.41	0	0.45	1.45	0.02	1.84	0.04

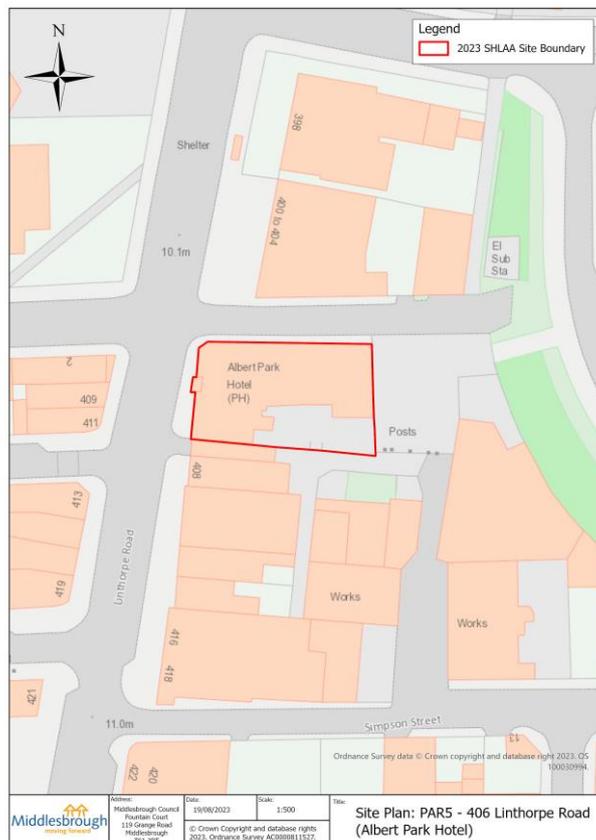




Table 22: PAR5 Albert Park Hotel

Ref No	PAR5	Site name	Albert Park Hotel			
Site area (ha)	0.05	Site address	406 Linthorpe Road			
Is site vacant?	Yes – vacant building	Ward	Park			
Brownfield / Greenfield	Brownfield	Eastings	449131	Northings	518827	
Ownership						
Private sector one owner						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites : national or local designations which may impact on development potential						
Local listed building; archaeological interest - site of 19th Century farmstead; within Albert Park and Linthorpe Conservation Area. Opposite grade II listed St Banabas Church. Development proposals will need to demonstrate that they would not harm the heritage assets or would result in less than substantial harm and deliver public benefits.						
Current land use and character						
Vacant former public house. Conversion works started but have subsequently stalled.						
Surrounding land uses and character						
Retail, residential, religious building						
Site access						
Access from Linthorpe Road						
Physical or environmental constraints to development						
N/A						
Does the site have housing potential			Yes			
Is site allocated for development in adopted Local Plan			Yes - allocated local centre			
Does site have planning permission at 1.04.23						
Yes, 18/0447/FUL granted 25/01/2019 for 22 studios and a two bedroom student self-contained flat = 22 equivalent dwellings. Planning permission, 21/0431/FUL, granted 22.06.21 for replacement windows.						
Development Progress						
An extension to the rear has been constructed but internal conversion works have stalled.						
Estimate of developable potential						
Indicative developable area (ha)			0.05			
Basis of calculation of developable area			Planning application			
Indicative site yield			22			
Basis of calculation of site yield			Planning application			
Is site suitable for residential development			Yes – planning permission granted			
Potential types of residential development			Students, private rented			
Is site available for residential development now			Yes – development of site has commenced			
Is site achievable for residential development within 0-5 years -including viability			No – given that the internal works has stalled there is not a realistic prospect that development will be delivered within 5 years.			
Is site achievable for residential development within 6-15 years -including viability			Yes – given that significant investment in the external works has been undertaken it is considered that there is a reasonable prospect that development will be completed within 6-10 years.			
Is site deliverable/developable			Developable			
Potential timescale for development to commence			6-10 years			
Potential annual delivery rate			22			
Actions needed to overcome constraints			N/A			
Straight line distance from centre of site (in km) to:						

Ref No	PAR5	Site name	Albert Park Hotel				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.36	1.45	0	0.53	1.53	0.04	1.94	0.03



Appendix H: Park End & Beckfield, Stainton & Thornton, and Trimdon Ward

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Park End & Beckfield Ward

Table 1: 56 Cargo Fleet Lane

Ref No	PEB1	Site name	56 Cargo Fleet Lane		
Site area (ha)	0.11	Site address			
Is site vacant?	Yes	Ward	Park End & Beckfield		
Brownfield / Greenfield	Brownfield	Eastings	452924	Northings	517866
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
North-western most corner of site is within Flood Zone 2 – only covers approx. 7 m ² .					
Current land use and character					
Site fenced off and majority of site has been resurfaced in tarmac.					
Surrounding land uses and character					
Residential and local centre.					
Site access					
Site has frontage onto Cargo Fleet Lane and Bournemouth Avenue					
Physical or environmental constraints to development					
Sequential approach to location of development within the site to avoid built development in Flood Zone 2.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No – white land	
Does site have planning permission at 1.04.23					
Yes, planning permission M/FP/1614/04/P granted 14.12.04 for 13 apartments. Ground works commenced to keep permission alive.					
Development Progress					
Development technically commenced and then immediately halted. The site had lain vacant for numerous years but has recently been re-surfaced in tarmac.					
Estimate of developable potential					
Indicative developable area (ha)				0.11	
Basis of calculation of developable area				100% of site - as per planning application	
Indicative site yield				13	
Basis of calculation of site yield				Planning application	
Is site suitable for residential development				Yes - has planning permission	
Potential types of residential development				Apartments, affordable, private rented, older persons	
Is site available for residential development now				No – owner’s intentions for the site are not known given site has not progressed since 2004	
Is site achievable for residential development within 0-5 years -including viability				No - despite permission in 2004 there has been no construction work on the development which suggests site may not be viable for the permitted scheme. The recent re-surfacing of the site would suggest an alternative use is being considered. There is not a realistic prospect of development within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				No - despite permission in 2004 there has been no construction work on the development which suggests site may not be viable for the permitted scheme. The recent re-surfacing of the site would suggest an alternative use is	

Ref No	PEB1	Site name	56 Cargo Fleet Lane				
		being considered. There is not a reasonable prospect of development within 15 years.					
Is site deliverable/developable		Not developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		An upturn in the market for apartments, if the reason the site has not been developed is due to viability issues.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.22	0.76	0.03	1.36	2.07	0.1	1.41	1.33



Table 2: PEB2 Land adjacent Vaughan Shopping Centre

Ref No	PEB2	Site name	Land adjacent Vaughan Shopping Centre		
Site area (ha)	0.13	Site address	Midville Walk		
Is site vacant?	Yes	Ward	Park End & Beckfield		
Brownfield / Greenfield	Greenfield	Eastings	453219	Northings	517988
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
N/A					
Current land use and character					
Grassed site with footpath running diagonally across it, with light columns and a cctv mast within the site					
Surrounding land uses and character					
Residential, local shopping centre					
Site access					
Vehicle access from Fosdyke Green					
Physical or environmental constraints to development					
Extinguishment through S247 of the Town & Country Planning Act of the footpath across the site will be required. Cost of relocation of light columns and cctv would need to be met by developer. Noise from shopping centre including air conditioning units adjacent to site.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No – white land	
Does site have planning permission at 1.04.23					
Yes. Planning permission 21/0383/FUL granted 7.10.21 for 6 bungalows. Site has previously had planning permission for 6 houses (planning permissions M/FP/1677/08/P; M/FP/0730/11/P and 16/5021/FUL) which expired unimplemented.					
Development Progress					
Not started					
Estimate of developable potential					
Indicative developable area (ha)			0.13		
Basis of calculation of developable area			Planning application		
Indicative site yield			6		
Basis of calculation of site yield			Planning application		
Is site suitable for residential development			Yes – planning permission granted		
Potential types of residential development			Private rented, market, elderly		
Is site available for residential development now			Yes – owned by local developer		
Is site achievable for residential development within 0-5 years -including viability			No – given the site has had four previous residential planning permissions dating back to 2008, which have not been implemented there is insufficient evidence to demonstrate a realistic prospect of the current permission being implemented within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			No – given the site has had four previous residential planning permissions dating back to 2008, which have not been implemented there is insufficient evidence to demonstrate a reasonable prospect of development.		
Is site deliverable/developable			Not developable		
Potential timescale for development to commence			N/A		
Potential annual delivery rate			N/A		

Ref No	PEB2	Site name	Land adjacent Vaughan Shopping Centre				
Actions needed to overcome constraints			Noise assessment, extinguish footpath, relocate light columns. Potential uplift in housing market, if reason previous permissions were not implemented was due to viability issues.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.25	1.32	0.04	1.65	2.1	0.11	1.76	1.23



Table 3: PEB3 Site of former Park End Pub and TRansfiguration Pastoral Centre

Ref No	PEB3	Site name	Site of former Park End Pub and Transfiguration Pastoral Centre		
Site area (ha)	0.33	Site address	Penistone Road		
Is site vacant?	Yes	Ward	Park End and Beckfield		
Brownfield / Greenfield	Both	Eastings	452306	Northings	517371
Ownership					
Two owners (including Middlesbrough Development Company)					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
N/A					
Current land use and character					
Fenced off site, previous buildings cleared, part of site grassed over, part hard surfaced					
Surrounding land uses and character					
Residential, retail					
Site access					
Penistone Road					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No	
Does site have planning permission at 1.04.23					
No					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			0.33		
Basis of calculation of developable area			Small site – 100% multiplier		
Indicative site yield			11		
Basis of calculation of site yield			35 dwellings per ha		
Is site suitable for residential development			Yes		
Potential types of residential development			Affordable, private rented		
Is site available for residential development now			Partially – privately owned land is owned by a developer and is available. Middlesbrough Development Company owned land is not currently available, as the company is to cease trading in 2023 and arrangements for disposal of land assets need to be established.		
Is site achievable for residential development within 0-5 years -including viability			No – given that a planning application is not being progressed for development of the site there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			Yes – given that Middlesbrough Development Company is to cease trading in 2023 it is expected that the land will be sold for development. There is a reasonable prospect that development will take place within 15 years		
Is site deliverable/developable			Developable		

Ref No	PEB3	Site name	Site of former Park End Pub and Transfiguration Pastoral Centre				
Potential timescale for development to commence		10-15 years					
Potential annual delivery rate		11					
Actions needed to overcome constraints		Disposal of Middlesbrough Development Company's land holding					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.27	0.87	0.03	1.33	2.25	0.19	0.64	1.77





Table 4: PEB4 Site of former Wee Willie Pub site

Ref No	PEB4	Site name	Site of former Wee Willie Pub site		
Site area (ha)	0.14	Site address	Evesham Road		
Is site vacant?	Yes	Ward	Park End and Beckfield		
Brownfield / Greenfield	Brownfield	Eastings	451736	Northings	517345
Ownership					
Middlesbrough Council					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
N/A					
Current land use and character					
Boarded off site – previous building demolished. There are trees within the site.					
Surrounding land uses and character					
Residential, retail, open space, green wedge					
Site access					
Evesham Road					
Physical or environmental constraints to development					
Site backs onto an area of green wedge – development design and layout should consider impact on setting of green wedge					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No	
Does site have planning permission at 1.04.23					
No. A planning application, 22/0601/FUL, for 8 dwellings was submitted on 3.10.22 by Middlesbrough Development Company and had not been determined at the date of the assessment.					
Development Progress					
The site previously had planning permission M/OUT/0952/10/P for an 18 bed care home approved on 18.10.10 and M/FP/0468/16/P for an 8 bed care home approved on 3.06.16, both permissions expired unimplemented.					
Estimate of developable potential					
Indicative developable area (ha)				0.14	
Basis of calculation of developable area				100% of site – small infill site	
Indicative site yield				5	
Basis of calculation of site yield				35 dwellings per ha	
Is site suitable for residential development				Yes	
Potential types of residential development				Affordable	
Is site available for residential development now				Yes – Middlesbrough Development Company have submitted a planning application for development of the site.	
Is site achievable for residential development within 0-5 years -including viability				No – given that Middlesbrough Development Company is to cease trading in 2023 there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				No– given that Middlesbrough Development Company is to cease trading in 2023 and that previous permissions on the site expired unimplemented viability may be an issue and, as such, there is not a reasonable prospect of development until another developer is found.	
Is site deliverable/developable				Not developable	
Potential timescale for development to commence				N/A	
Potential annual delivery rate				N/A	

Ref No	PEB4	Site name	Site of former Wee Willie Pub site				
Actions needed to overcome constraints			Disposal of Middlesbrough Development Company's land holding				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.36	0.74	0.55	1.18	2.28	0.27	0.55	1.21



Stainton and Thornton ward

Table 5: STA2 Land at Upper Farm

Ref No	STA2	Site name	Land at Upper Farm			
Site area (ha)	41.85	Site address	Maltby Road			
Is site vacant?	No	Ward	Stainton & Thornton			
Brownfield / Greenfield	Greenfield	Eastings	447239	Northings	514010	
Ownership						
Private sector one owner						
Category 1 sites: national designations which preclude development						
0.4 ha of the site is in Flood Zone 3b, immediately adjacent to Maltby Beck. This part of the site would not be developable.						
Category 2 sites : national or local designations which may impact on development potential						
All of the site is beyond the limit to development - housing development is contrary to this designation. Approx. 0.7ha of the site is in Flood Zone 2 and 0.01ha in Flood Zone 3a. The area at risk of river flooding is a narrow corridor of land immediately adjacent to Stainton Beck and Maltby Beck. This part of the site would form part of a beck valley buffer zone, green/blue corridor and would not be developable. The Historic Environment Record includes reference to the 18 th century farmstead at Upper Farm, most of which is out with but immediately adjacent to the site and to a medieval ridge and furrow field system in the north eastern corner of the site. Part of the eastern boundary of the site is adjacent to Stainton and Thornton Conservation Area. There is a Local Wildlife Site (LWS) on the opposite side of Maltby Road towards the southern boundary of the site. A public right of way runs along the eastern part of the site.						
Current land use and character						
The majority of the site is laid to arable, with grazing land to the north and south along the beck corridors. Land is gently rolling, though slope increases down to Maltby Beck. There are a small number of hedgerow trees around the boundaries of the site and a line of trees along the beck corridor. The farmstead straddles the site boundary, with the more recent storage sheds within the site. Overhead utility lines cross the site. A telecommunications mast sits to the north west of the farmstead.						
Surrounding land uses and character						
Agricultural, beck valley, farmstead						
Site access						
The site has frontages with both Maltby Road and Low Lane.						
Physical or environmental constraints to development						
Development of the site could impact on the landscape setting of the Stainton and Thornton Conservation Area. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Proximity to A19, Low Lane and Maltby Road could result in noise / air quality issues for parts of the site. Utility poles / lines and mast may need to be relocated. A buffer of open space alongside the beck would be required. Local wildlife sites near to the site – development proposals would need to demonstrate they would not have a negative impact upon the ecological value of the sites.						
Does the site have housing potential			No			
Is site allocated for development in adopted Local Plan			No – site is Beyond the Limit to Development. Housing development is contrary to this designation.			
Does site have planning permission at 1.04.23						
No						
Development Progress						

Ref No	STA2	Site name	Land at Upper Farm				
Miller Homes is working with the owner to promote the overall site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Vision Document has been prepared to support the promotion of the site which indicates a potential yield of circa 600 dwellings.							
Estimate of developable potential							
Indicative developable area (ha)			0				
Basis of calculation of developable area			Site is beyond the limit to development.				
Indicative site yield			0				
Basis of calculation of site yield			Site is beyond the limit to development.				
Is site suitable for residential development			When considered against adopted Local Plan Policies, the site is not suitable as it is Beyond the Limit to Development and would be contrary to Policies E20, E22, and H1.				
Potential types of residential development			N/A				
Is site available for residential development now			Yes				
Is site achievable for residential development within 0-5 years -including viability			No – there is not a realistic prospect of development within 5 years as the site is beyond the limit to development.				
Is site achievable for residential development within 6-15 years -including viability			No – there is not a reasonable prospect of development within 15 years as the site is beyond the limit to development.				
Is site deliverable/developable			Not Developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets, the open landscape and nearby LWS.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.37	2.25	2.26	3.41	2.02	0.68	4.89	2.46



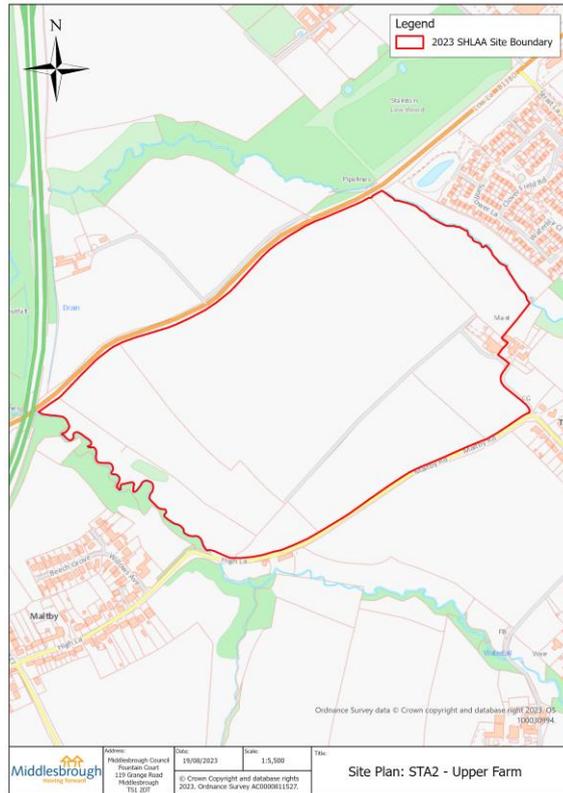


Table 6: STA3 Stainton Vale Farm, Sporting Lodge and Plum Tree Farm

Ref No	STA3	Site name	Stainton Vale Farm, Sporting Lodge and Plum Tree Farm			
Site area (ha)	65.1	Site address	Low Lane			
Is site vacant?	No	Ward	Stainton & Thornton			
Brownfield / Greenfield	Mostly greenfield	Eastings	447094	Northings	514651	
Ownership						
Private sector multiple ownership						
Category 1 sites: national designations which preclude development						
N/A						
Category 2 sites: national or local designations which may impact on development potential						
All of site is Green Wedge - housing development is contrary to this designation. The Stainton Vale Farmstead includes grade II listed structures, Stainton Vale Farmhouse, a pair of Dovecotes and outhouse. Historic Environment Record includes 18th Century Stainton Vale Cottage, 18 th and 19 th Century stables and 19 th Century Granary. The western boundary of the site is adjacent to a Local wildlife site (LWS) located north of Stainton Beck. Land adjacent to Stainton Beck is within Flood Zone 2 –this part of the site should be retained as undeveloped beck corridor. Public rights of way run through the site.						
Current land use and character						
Agricultural land, stables, residential use of 2 farmsteads, hotel and gym, large metal shed in employment use, telephone exchange, prominent hedgerows along field boundaries. Trees around boundaries and along access road. A large pond to the east of the Stainton Vale Farm farmstead adjacent to access road that leads to Stainsby Hall Farm. Scrub and woodland adjacent beck, utility poles run through site as does an NWL pipeline.						
Surrounding land uses and character						
Agricultural land, beck valley, woodland, local wildlife site, farmstead, major roads (A19/A174), residential, care home.						
Site access						
Low Lane.						
Physical or environmental constraints to development						
Development of the site could impact on the setting of the listed buildings and heritage assets. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Proximity to A19/A174 and Low Lane could result in noise / air quality issues for parts of the site. Northumbrian Water trunk main and raw water main run through part of the site, as do wooden utility poles/lines – layout of any development would need to take into account relevant easements and service strips that are required in relation to existing utilities or relocate to elsewhere within the periphery of the site. The tree belt adjacent to the beck would not be suitable for development. Development proposals would need to demonstrate they would not have a negative impact upon the ecological value of the LWS.						
Does the site have housing potential				No		
Is site allocated for development in adopted Local Plan				No, site is designated as Green Wedge. Housing development is contrary to this designation.		
Does site have planning permission at 1.04.23						
No						
Development Progress						
Volume housebuilders are working with the owners to promote the overall site and/or their part of the site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Vision Document (2023) has been prepared on behalf of Bellway Homes, who hold the majority land interest, based on up to 850 dwellings, of which they consider approx. 550 homes could be delivered on their land holding. A Vision Document (2021) has also been prepared on behalf of Here For You Hospitality						

Ref No	STA3	Site name	Stainton Vale Farm, Sporting Lodge and Plum Tree Farm				
<p>whose land holding covers the Sporting Lodge and the adjacent field to the north. This Vision Document (which does not include the land at Plum Tree Farm) indicates a potential yield of approx. 700 dwellings at Stainton Vale Farm, along with a new local centre focused on the Sporting Lodge part of the site. Miller Homes have prepared an indicative layout of 50 dwellings for the field in the eastern most corner of the site.</p>							
Estimate of developable potential							
Indicative developable area (ha)				0			
Basis of calculation of developable area				Site is designated as Green Wedge			
Indicative site yield				0			
Basis of calculation of site yield				Site is designated as Green Wedge			
Is site suitable for residential development				When considered against adopted Local Plan Policies, the site is not suitable as it within a Green Wedge would be contrary to Policies E2 and E22.			
Potential types of residential development				N/A			
Is site available for residential development now				Yes			
Is site achievable for residential development within 0-5 years -including viability				No – there is not a realistic prospect of development within 5 years as the site is designated as Green Wedge.			
Is site achievable for residential development within 6-15 years -including viability				No – there is not a reasonable prospect of development within 6-15 years as the site is designated as Green Wedge.			
Is site deliverable/developable				Not Developable			
Potential timescale for development to commence				N/A			
Potential annual delivery rate				N/A			
Actions needed to overcome constraints				Consideration through Local Plan review whether the Green Wedge designation should be amended. Assessment of impact any development proposals would have on heritage assets, the landscape and LWS.			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.21	2.18	1.60	1.82	2.23	0.63	4.22	1.75

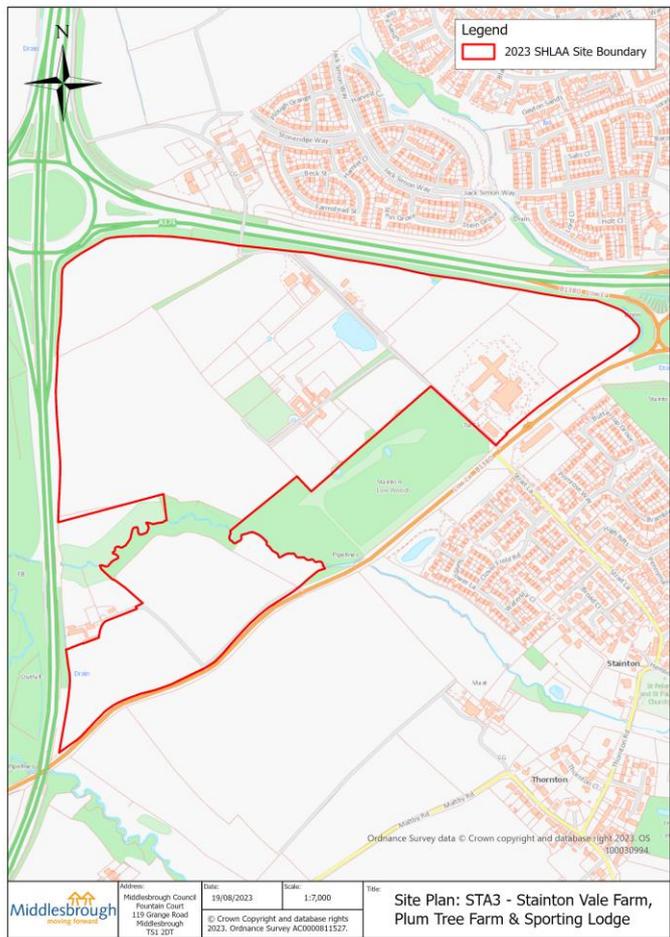


Table 7: STA4 Land East of Thornton and West of Stainton Beck

Ref No	STA4	Site name	Land East of Thornton and West of Stainton Beck		
Site area (ha)	32.49	Site address	Seamer Road		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	448147	Northings	513739
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
Land at 'The Pony Fields' in the north western part of the site is identified in Policy ST2 as Local Green Space in the Stainton & Thornton Neighbourhood Plan– this part of the site would not be developable.					
Category 2 sites : national or local designations which may impact on development potential					
Site is Beyond the Limit to Development – housing development is contrary to this designation. A strip of land along the route of Stainton Beck is within Flood Zone 2 and should be retained as undeveloped beck corridor. Brick walls at the north-western part of the site are recorded in the Historic Environment Record (HER) as an 18 th Century walled garden associated with Thornton Hall. The HER also records the 18 th Century fishpond within Thornton Plantation, outside but immediately adjacent to the site as being associated with Thornton Hall. There may be archaeological implications from the former site of Thornton Hall, which is understood to be on this site. HER records a medieval field system in south western part of the site. The Stainton & Thornton Conservation Area covers north western part of site. Policy ST4 of the Stainton & Thornton Neighbourhood Plan requires that proposed development should seek to protect or enhance existing views into and out of the Conservation and identifies Seamer Road to Thornton Wood as a key view. Wooden electric poles/lines run across the site, which would need to be relocated.					
Current land use and character					
Arable land and pasture, gently rolling, bounded by hedges, small number of trees to north of site.					
Surrounding land uses and character					
Woodland, local nature reserve, residential, farmland					
Site access					
Seamer Road					
Physical or environmental constraints to development					
Area designated as Local Green Space is not developable. Impact on the setting of the heritage assets including the landscape setting of the Stainton and Thornton Conservation Area. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish.					
Does the site have housing potential			No – site is beyond the limit to development. Housing development is contrary to this designation.		
Is site allocated for development in adopted Local Plan			No - site is beyond limit to development.		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The owner has submitted the site for consideration for residential development through a previous SHLAA 'call for sites' submission, with an indicative yield of up to 500 dwellings.					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			Site is beyond limit to development		
Indicative site yield			0		
Basis of calculation of site yield			Site is beyond limit to development		

Ref No	STA4	Site name	Land East of Thornton and West of Stainton Beck				
Is site suitable for residential development			When considered against adopted Local Plan Policies, the site is not suitable as it is Beyond the Limit to Development and would be contrary to Policies E20, E22 and H1. The Pony Field part of the site is not suitable as it is Local Green Space.				
Potential types of residential development			N/A				
Is site available for residential development now			Yes – leased on annual agricultural tenancy				
Is site achievable for residential development within 0-5 years -including viability			No – there is not a realistic prospect of development within 5 years as the site is beyond the limit to development.				
Is site achievable for residential development within 6-15 years -including viability			No – there is not a reasonable prospect of development within 15 years as the site is beyond the limit to development.				
Is site deliverable/developable			Not Developable				
Potential timescale for development to commence			N/A				
Potential annual delivery rate			N/A				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets, landscape character, and key views.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.85	2.3	1.54	2.44	0.93	0.38	4.92	2.75





Table 8: STA6 Hemlington North

Ref No	STA6	Site name	Hemlington North				
Site area (ha)	0.67	Site address	Hemlington Village Road				
Is site vacant?	Yes	Ward	Stainton & Thornton				
Brownfield / Greenfield	Greenfield	Eastings	450089	Northings	514327		
Ownership							
Local authority – one owner							
Category 1 sites: national designations which preclude development							
N/A							
Category 2 sites : national or local designations which may impact on development potential							
N/A							
Current land use and character							
Grassland bordered by trees facing onto Stainton Way							
Surrounding land uses and character							
Residential, Public House							
Site access							
Access from Hemlington Village Road							
Physical or environmental constraints to development							
N/A							
Does the site have housing potential				Yes			
Is site allocated for development in adopted Local Plan				Yes – allocated for mixed use			
Does site have planning permission at 1.04.23							
Yes – has outline permission as part of the wider Hemlington Grange site (M/FP/0082/16/P approved 11.04.16).							
Development Progress							
N/A							
Estimate of developable potential							
Indicative developable area (ha)				0.6			
Basis of calculation of developable area				90% multiplier			
Indicative site yield				30			
Basis of calculation of site yield				Identified capacity in Executive Report of 12.07.22 that gave approval to market the site.			
Is site suitable for residential development				Yes			
Potential types of residential development				Affordable			
Is site available for residential development now				Yes – the site is being marketed for affordable housing.			
Is site achievable for residential development within 0-5 years -including viability				Yes – following marketing it is expected that a preferred developer will be appointed in the summer. There is a realistic prospect of housing being delivered within 5 years.			
Is site achievable for residential development within 6-15 year -including viability				As set out above it is considered that housing will be delivered prior to 6 years.			
Is site deliverable/developable				Deliverable			
Potential timescale for development to commence				0 - 5 years			
Potential annual delivery rate				30			
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.46	0.38	0.64	0.45	0	0.87	3.34	0.95



Table 9: STA7 Hemlington Grange

Ref No	STA7	Site name	Hemlington Grange		
Site area (ha)	46.04	Site address	Stainton Way		
Is site vacant?	No – building site	Ward	Stainton & Thornton		
Brownfield / Greenfield	Mainly Greenfield	Eastings	449876	Northings	514007
Ownership					
Private sector – two house builders					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Historic Environment Record identifies that this was the site of 19 th century Belle Vue Farmstead and of a medieval field system.					
Current land use and character					
House building site – initial phases complete. Grassland, sloping up towards the south. Mature trees in southern most part of the site.					
Surrounding land uses and character					
Residential, employment, police headquarters, equestrian, agriculture					
Site access					
Access from Hemlington Grange Way					
Physical or environmental constraints to development					
Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – allocated for residential / mixed use	
Does site have planning permission at 1.04.23					
Yes. Outline planning permission M/FP/0082/16/P granted 11/04/2016 for up to 1,230 dwellings. Detailed planning permissions subsequently granted for 856 dwellings: M/FP/0082/16/P for 124 dwellings, 18/0174/RES for 145 dwellings, 19/0530/RES for 238 dwellings, 16/5435/RES for 148 dwellings and 19/0597/RES for 201 dwellings.					
Development Progress					
Of the 856 dwellings with full planning permission, at the date of assessment 578 dwellings had been completed, 93 were under construction and 185 had not started.					
Estimate of developable potential					
Indicative developable area (ha)				34.4	
Basis of calculation of developable area				Hemlington Grange Masterplan	
Indicative site yield				608	
Basis of calculation of site yield				278 dwellings with full planning permission either under constructed or not started plus 330 dwellings with outline planning consent (excludes 44 dwellings identified in Hemlington Grange masterplan at site STA6).	
Is site suitable for residential development				Yes - has planning permission	
Potential types of residential development				Market	
Is site available for residential development now				Yes – owned by two housebuilders who are building out the site	
Is site achievable for residential development within 0-5 years -including viability				Yes – initial phases have been developed at rapid build rates and housebuilding is ongoing. There is a realistic prospect of development continuing within the next 5 years.	
Is site achievable for residential development within 6-15 years -including viability				Yes – initial phases have been developed at rapid build rates and housebuilding is ongoing.	

Ref No	STA7	Site name	Hemlington Grange				
			There is a reasonable prospect of development continuing within 6-15 years.				
Is site deliverable/developable			Deliverable				
Potential timescale for development to commence			0-5 years (already started)				
Potential annual delivery rate			109 while 2 developers on site (based on previous average annual delivery rate over previous 5 years) reducing to 32 once only 1 builder on site (based on that developer's average build rate on the site over previous 5 years)				
Actions needed to overcome constraints			N/A				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.61	0.88	1.11	0.92	0	0.31	3.66	1.42



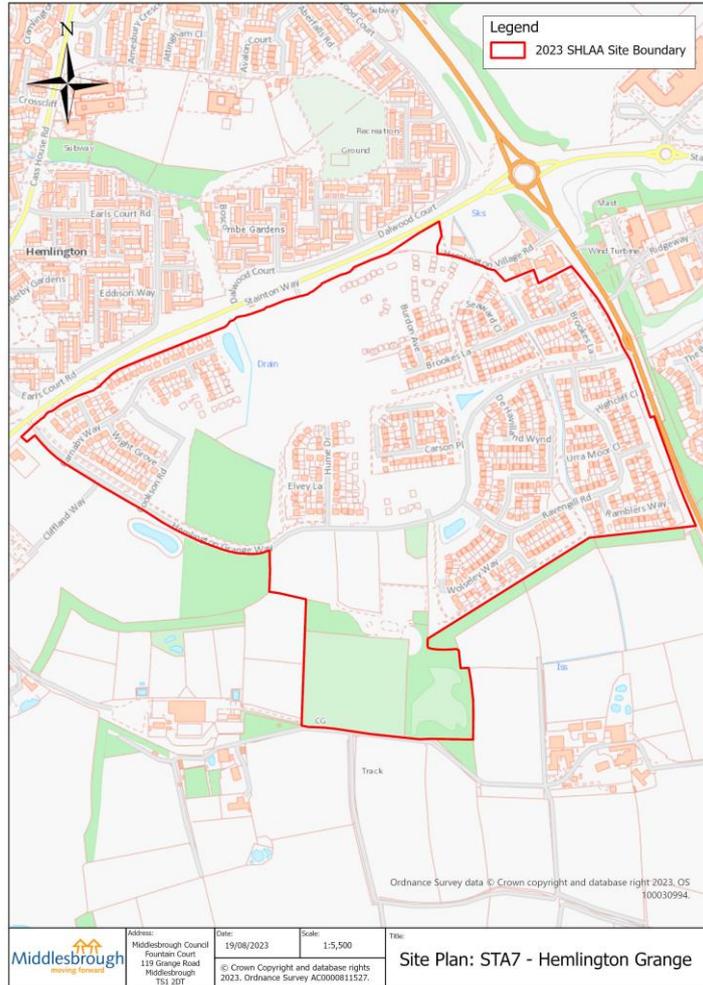


Table 10: STA8 Hemlington Grange South

Ref No	STA8	Site name	Hemlington Grange South		
Site area (ha)	7.08	Site address	Stokesley Road		
Is site vacant?	Yes	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	450261	Northings	513706
Ownership					
Local authority one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Historic Environment Record indicates that scattered pottery from the Romano-British period has been found on the site.					
Current land use and character					
Fields divided by hedgerows with prominent tree belt along northern boundary.					
Surrounding land uses and character					
Farmland, open space and residential					
Site access					
Access through the wider Hemlington Grange housing site to the north					
Physical or environmental constraints to development					
Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Tree belt along northern boundary - to be retained other than to allow access through from wider Hemlington Grange site.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – allocated for mixed use		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Development Guidance for the site was adopted 18.10.20. The lease for the agricultural use of the land has been surrendered.					
Estimate of developable potential					
Indicative developable area (ha)			4.6		
Basis of calculation of developable area			65% multiplier – takes account of woodland belt along northern boundary		
Indicative site yield			130		
Basis of calculation of site yield			Development guidance provides an indicative yield of 130-150 dwellings		
Is site suitable for residential development			Yes – an allocated site		
Potential types of residential development			Market, executive, affordable		
Is site available for residential development now			Yes – Executive Report of 12.07.22 gave approval to market the site. Outline planning application is due to be submitted in summer 2023 with marketing to follow.		
Is site achievable for residential development within 0-5 years -including viability			Yes – the site is in a location attractive to the market, adjacent to an existing housing site where high build rates have been achieved. There is a realistic prospect of development within 5 years.		
Is site achievable for residential development within 6-15 years -including viability			Yes – the site is in a location attractive to the market where development is viable. There is a reasonable prospect of development being completed within 6-10 years.		

Ref No	STA8	Site name	Hemlington Grange South				
Is site deliverable/developable		Deliverable					
Potential timescale for development to commence		0-5 years					
Potential annual delivery rate		35					
Actions needed to overcome constraints		Market the site					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.51	0.85	1.22	0.75	0	0.42	3.45	1.2



Table 11: STA9 Strait Lane (south of Montpellier Manor)

Ref No	STA9	Site name	Strait Lane (south of Montpellier Manor)		
Site area (ha)	0.66	Site address			
Is site vacant?	Yes	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	447763	Northings	514528
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Recorded in Historic Environment Record as medieval field system of Rose Cottage Farm					
Current land use and character					
Grassed field					
Surrounding land uses and character					
Residential, older persons residential home					
Site access					
Strait Lane					
Physical or environmental constraints to development					
N/A					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – allocated for residential use	
Does site have planning permission at 1.04.23					
Yes, planning permission M/FP/0141/16/P granted 23/05/2016 for this site and adjacent site (subsequently developed). For this site the permission was an outline for 1 no supported living accommodation					
Development Progress					
A revised planning application 16/5284/OUT was refused and subsequently dismissed at appeal					
Estimate of developable potential					
Indicative developable area (ha)				0.6	
Basis of calculation of developable area				90% multiplier	
Indicative site yield				0	
Basis of calculation of site yield				Not considered developable for the scale of development the owner wishes to bring forward	
Is site suitable for residential development				Yes	
Potential types of residential development				The owner has sought permission for older persons accommodation, but site also has potential for market, affordable or self-build	
Is site available for residential development now				Yes	
Is site achievable for residential development within 0-5 years -including viability				No - planning application 16/5284/OUT refused 6/03/18 and dismissed at appeal. In the absence of a revised scheme there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.	
Is site achievable for residential development within 6-15 years -including viability				No – since planning permission was refused, revised/alternative development proposals have not been forthcoming. There is insufficient evidence to demonstrate a reasonable prospect of development within 15 years.	
Is site deliverable/developable				Not developable	
Potential timescale for development to commence				N/A	
Potential annual delivery rate				N/A	

Ref No	STA9	Site name	Strait Lane (south of Montpellier Manor)				
Actions needed to overcome constraints				Owner to reconsider scale of development/alternative development options			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.72	2.24	1.5	2.72	1.58	0.08	4.62	1.71



Table 12: STA10 Grange Farm

Ref No	STA10	Site name	Grange Farm		
Site area (ha)	26.98 full site/11.65 northern part of site	Site address	Stainton Way		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	448787	Northings	513683
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
All of the site is beyond the limit to development - housing development is contrary to this designation. The western boundary of the site is partially within Flood Zone 2, this only covers 0.07ha of the site along the beck valley - a buffer to the beck valley would be required. A Grade II* listed building, Stainton Grange Farm, is located outside of the site to the east. 18 th Century and 19 th Century farmstead recorded in the Historic Environment Records as is a ridge and furrow field system to the north of the farm buildings. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF.					
Current land use and character					
Arable farmland and farmstead, field boundaries defined by hedgerows. Some mature trees adjoin access road entrance and boundaries of site. Public right of way runs along eastern boundary.					
Surrounding land uses and character					
Farmland and residential, including Grade II* listed building, Stainton Grange Farm					
Site access					
Stainton Way					
Physical or environmental constraints to development					
Impact on the setting of the Stainton Grange II* listed building. Impact on landscape setting of the Stainton and Thornton Conservation Area. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Wooden electricity poles/ lines run through part of site - would need relocating.					
Does the site have housing potential			No – site is beyond the limit to development. Housing development is contrary to this designation.		
Is site allocated for development in adopted Local Plan			No – site is beyond the limit to development		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Taylor Wimpey is working with the owner to promote the site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Development Statement has been prepared based on two development options of 430 dwellings on the full site or 170 dwellings on the northern section of the site.					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			Site is beyond the limit to development		
Indicative site yield			0		

Ref No	STA10	Site name	Grange Farm				
Basis of calculation of site yield		Site is beyond the limit to development					
Is site suitable for residential development		When considered against adopted Local Plan Policies, the site is not suitable as it is Beyond the Limit to Development and would be contrary to Policies E20, E22 and H1.					
Potential types of residential development		N/A					
Is site available for residential development now		Yes – housebuilder (Taylor Wimpey) has an option on the land and has put forward two potential sites: (i) the whole site as assessed in the SHLAA or (ii) a smaller site covering the northern half of the site for which site area and yield is set out in brackets above.					
Is site achievable for residential development within 0-5 years -including viability		No – there is not a realistic prospect of development within 5 years as the site is beyond the limit to development.					
Is site achievable for residential development within 6-15 years -including viability		No – there is not a reasonable prospect of development within 15 years as the site is beyond the limit to development.					
Is site deliverable/developable		Not Developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets and landscape.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.95	1.93	1.32	1.97	0.51	0.66	4.61	2.51



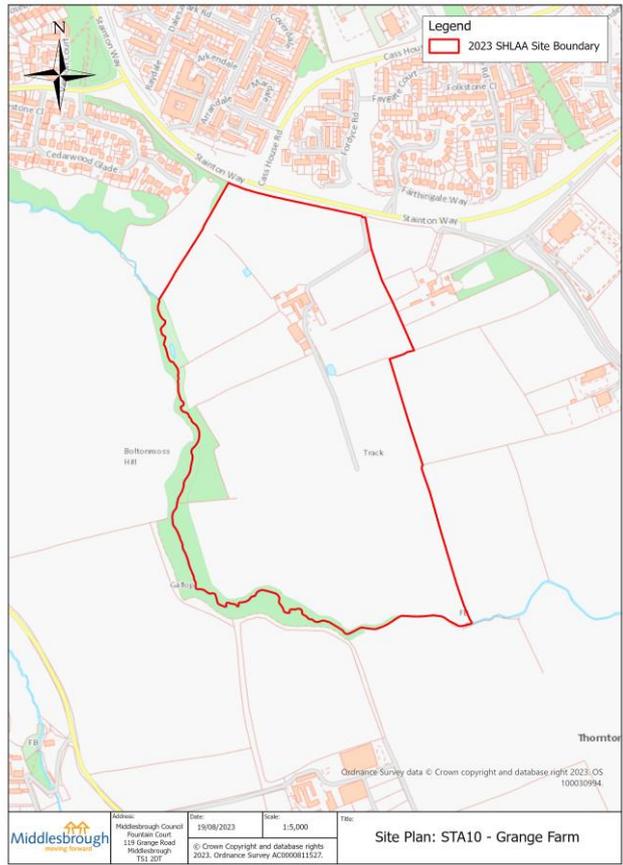


Table 13: STA11 Field east of Maltby Road and west of Thornton

Ref No	STA11	Site name	Field east of Maltby Road and west of Thornton		
Site area (ha)	11.4	Site address	Maltby Road		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	447625	Northings	513646
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
All of the site is beyond the Limit to Development - housing development is contrary to this designation. North eastern boundary is immediately adjacent to Stainton & Thornton Conservation Area. Historic Environment Record for the site includes 'Throstle Nest Enclosure' – a series of curvilinear features, potentially an enclosure ditch. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. South western boundary of site is immediately adjacent to a Local Wildlife Site (LWS) – any development proposals would need to demonstrate that there would not be a detrimental impact on the LWS.					
Current land use and character					
Agricultural land with hedgerow boundaries. Field slopes down towards south.					
Surrounding land uses and character					
Residential, farmland, beck valley					
Site access					
Maltby Road					
Physical or environmental constraints to development					
Impact on the landscape setting of the Stainton and Thornton Conservation Area. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. The slope at the southern-most part of the site may impact on residential site yield/layout.					
Does the site have housing potential			No – site is beyond the limit to development. Housing development is contrary to this designation.		
Is site allocated for development in adopted Local Plan			No – site is beyond the limit to development		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The owner has submitted the site for consideration for residential development through a previous SHLAA 'call for sites' submission, with an indicative yield of approximately 250 dwellings.					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			Site is beyond the limit to development		
Indicative site yield			0		
Basis of calculation of site yield			Site is beyond the limit to development		
Is site suitable for residential development			When considered against adopted Local Plan Policies, the site is not suitable as it is Beyond the Limit to Development and would be contrary to Policies E20, E22 and H1.		
Potential types of residential development			N/A		

Ref No	STA11	Site name	Field east of Maltby Road and west of Thornton				
Is site available for residential development now		Yes					
Is site achievable for residential development within 0-5 years -including viability		No – there is not a realistic prospect of development within 5 years as the site is beyond the limit to development.					
Is site achievable for residential development within 6-15 years -including viability		No – there is not a reasonable prospect of development within 15 years as the site is beyond the limit to development.					
Is site deliverable/developable		Not Developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets, open landscape character and LWS.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.95	1.93	1.32	1.97	0.51	0.66	4.61	2.51



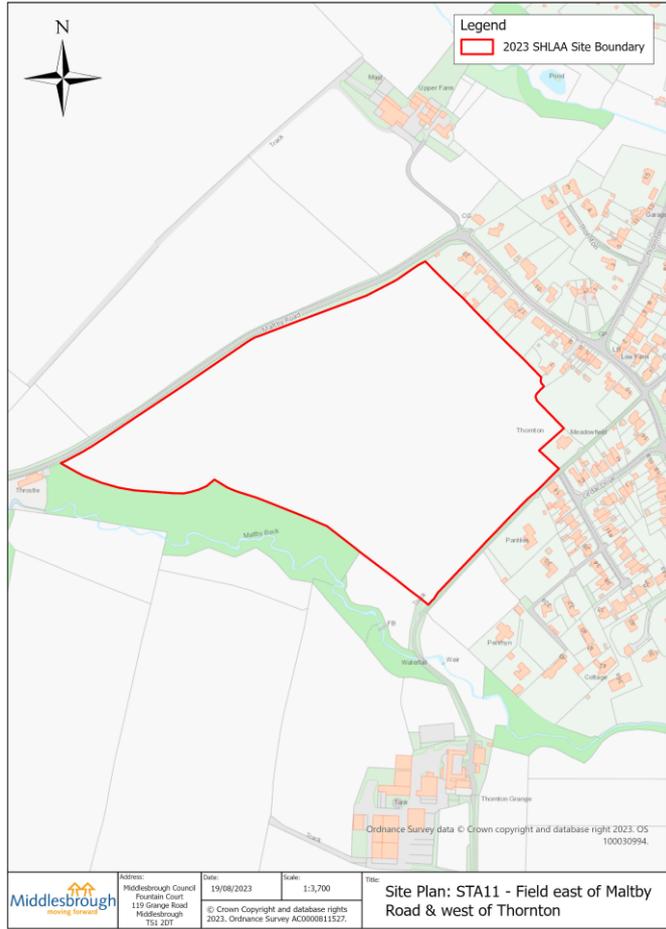


Table 14: STA15 Hemlington Grange West

Ref No	STA15	Site name	Hemlington Grange West		
Site area (ha)	8.14	Site address	Hemlington Grange Way		
Is site vacant?	Yes	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	449494	Northings	513757
Ownership					
Local authority – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Site is approx. 230 m from listed building Stainton Grange (Grade II), though separated visually by a line of trees. In accordance with NPPF paragraph 196 any development proposals would need to demonstrate that there would be less than substantial harm to the heritage assets and would result in public benefits.					
Current land use and character					
Rough grassland, plantation woodland (approx. 1.4ha), large balancing pond (approx. 0.28 ha). Land rises in southerly direction.					
Surrounding land uses and character					
Residential, Police headquarters, agricultural, riding school, tree belt					
Site access					
Hemlington Grange Way					
Physical or environmental constraints to development					
A buffer strip may be required along northern boundary due to proximity of Stainton Way and along Hemlington Grange Way for urban design purposes / creating a sense of place. Balancing pond area not developable. Ecological assessment of woodland area likely to be required and parts may need to be retained/incorporated into the site layout. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			Yes – site is within the Hemlington Grange Mixed use allocation. This part of the site is identified in Policy H24 for employment use		
Does site have planning permission at 1.04.23					
No					
Development Progress					
N/A					
Estimate of developable potential					
Indicative developable area (ha)			5.7		
Basis of calculation of developable area			70% multiplier		
Indicative site yield			170		
Basis of calculation of site yield			30 dwellings per ha		
Is site suitable for residential development			Yes – immediately adjacent to new residential neighbourhoods being created at Hemlington Grange		
Potential types of residential development			Market, affordable, older persons, self-build		
Is site available for residential development now			No – The site has not been released to the market. It is expected that an outline planning application will be submitted in late 2023/early 2024 prior to marketing of the site.		

Ref No	STA15	Site name	Hemlington Grange West				
Is site achievable for residential development within 0-5 years -including viability		No – as the site is not available now there is insufficient evidence to demonstrate a realistic prospect of development within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		Yes – the site is in a location attractive to the market, where new housing on adjoining Hemlington Grange site has sold well. There is a reasonable prospect of development within 6-10 years.					
Is site deliverable/developable		Developable					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		35					
Actions needed to overcome constraints							
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.77	1.18	1.00	1.22	0	0.41	3.95	1.73



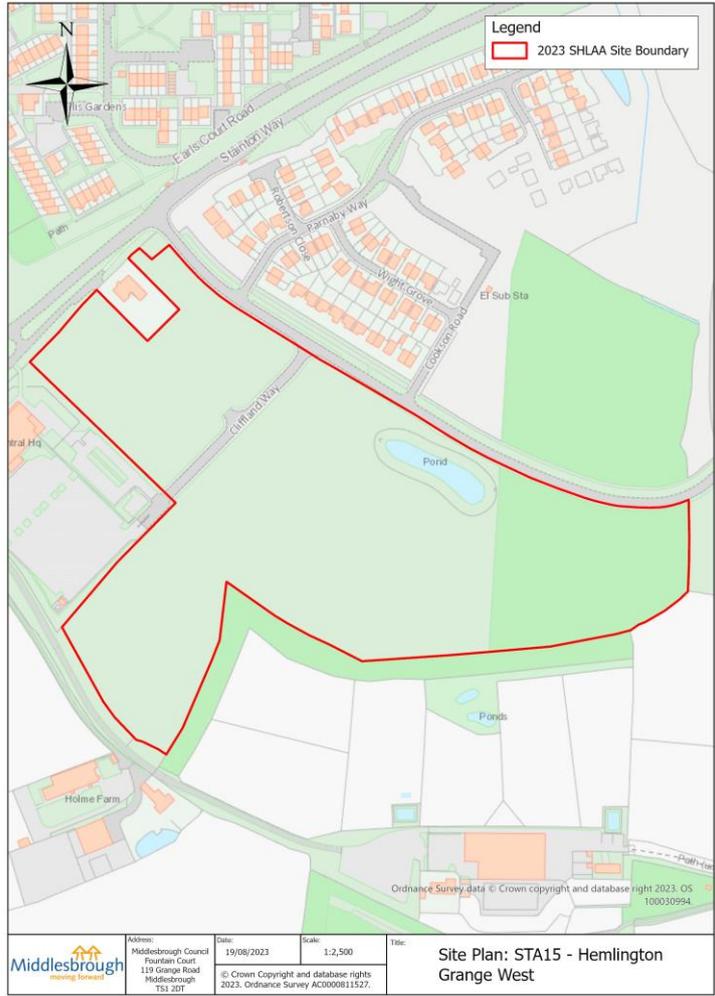


Table 15: STA16 Holme Farm

Ref No	STA16	Site name	Holme Farm		
Site area (ha)	19.8	Site address	South of Stainton Way		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	449107	Northings	513612
Ownership					
Private sector – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
All of the site is beyond the limit to development - housing development is contrary to this designation. Stainton Beck runs immediately to the south of the site – a buffer between the beck valley and housing would be required. A Grade II* listed building, Stainton Grange Farm, is located outside of the site to the north. The Historic Environment Records list the 18 th Century Farmstead, Stainton Grange Farm, outside of the site to the north and the 18 th and 19 th Century farmsteads, Glebe/Holme Farm outside of the site to the east. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF.					
Current land use and character					
Gently sloping arable land, field boundaries defined by hedgerows, interspersed by occasional trees. A narrow tree belt runs along the beck corridor at the southern boundary of the site. Rights of way run along the eastern and western boundaries of the site.					
Surrounding land uses and character					
Farmland and residential, including Grade II* listed building, Stainton Grange Farm, Police headquarters					
Site access					
An access lane runs to the east of the site connecting the site to Stainton Way. This would require improvements/mitigation for a development of the scale proposed. There is also potential to create vehicle access through to the Hemlington Grange West site to the east. Access through Hemlington Grange would require access across third party land.					
Physical or environmental constraints to development					
Impact on the setting of the Stainton Grange II* listed building. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Wooden utility poles/lines run through part of site - would need relocating.					
Does the site have housing potential			No – site is beyond the limit to development. Housing development is contrary to this designation.		
Is site allocated for development in adopted Local Plan			No – site is beyond the limit to development		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Bellway Homes is working with the owner to promote the site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Spatial Vision Document has been prepared which proposes a development of 500 dwellings.					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			Site is beyond the limit to development		
Indicative site yield			0		
Basis of calculation of site yield			Site is beyond the limit to development		
Is site suitable for residential development			When considered against adopted Local Plan Policies, the site is not suitable as it is Beyond the Limit to Development and would be contrary to Policies E20, E22 and H1.		
Potential types of residential development			N/A		

Ref No	STA16	Site name	Holme Farm				
Is site available for residential development now		Yes					
Is site achievable for residential development within 0-5 years-including viability		No – there is not a realistic prospect of development within 5 years as the site is beyond the limit to development.					
Is site achievable for residential development within 6-15 years-including viability		No – there is not a reasonable prospect of development within 15 years as the site is beyond the limit to development.					
Is site deliverable/developable		Not Developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets and landscape.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.15	1.61	1.32	2.03	0.45	0.51	4.54	2.19



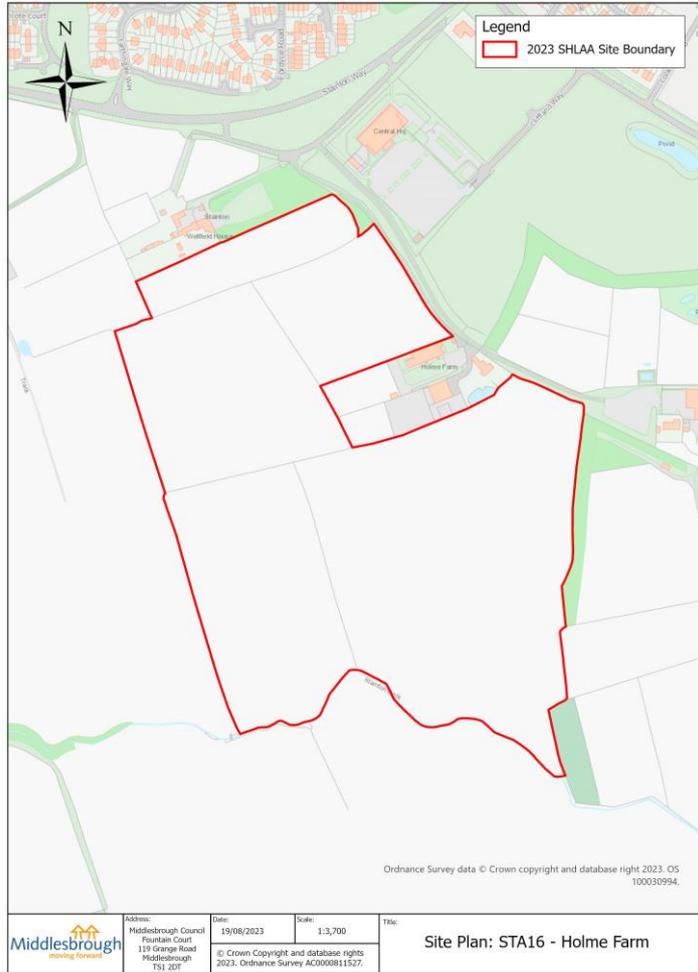


Table 16: STA17 Glebe Farm - west of Thornton Road

Ref No	STA17	Site name	Glebe Field - West of Thornton Road		
Site area (ha)	0.7	Site address	Thornton Road		
Is site vacant?	No	Ward	Stainton and Thornton		
Brownfield / Greenfield	Greenfield	Eastings	447945	Northings	514006
Ownership					
Private sector – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
<p>The majority of the site is within the Stainton and Thornton Conservation Area – the south west corner of site lies outside the conservation area. The site is part of the landscape setting of the conservation area and contributes to retaining the green, development gap between Stainton and Thornton and is identified in the conservation area character appraisal as providing <i>significant views and vistas to and from Thornton Road and these views should be protected</i>. The site lies within the setting of the surviving grade II listed buildings: Walls, Gates and Gate Piers which originally enclosed kitchen gardens of Thornton Hall (demolished circa 1800). The site is also within the vicinity of other listed buildings at St Perter and St Paul’s Church and Stainton House and Historic Environment Records for Thornton Road Bridge, and Thornton Hall walled garden. The vast majority of the site is beyond the limits to development – only a thin sliver of land along the northern and eastern boundaries are within the limits to development. Housing development is contrary to this designation. Approx 0.26 ha are in flood zone 2 within the lower field. A sequential test would be required if any housing were to be proposed in Flood Zone 2. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. It is considered that housing development on the site would neither sustain nor enhance the significance of the Conservation Area and as such would be contrary to paragraph 190 of the NPPF.</p>					
Current land use and character					
Fields in equestrian use with stable structures and riding area. Mature trees around edge of site. Fields slope down to Stainton Beck.					
Surrounding land uses and character					
Beck valley, farmland, residential					
Site access					
Thornton Road					
Physical or environmental constraints to development					
Flood risk within lower field. Impact on heritage assets, countryside/landscape and trees in the site.					
Does the site have housing potential			No – site is beyond the limit to development. Housing development is contrary to this designation. The site contributes to retaining the green development gap between Stainton and Thornton.		
Is site allocated for development in adopted Local Plan			No – site is beyond limit to development.		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The site is being promoted by the owner for residential development through the SHLAA ‘call for sites’ and the emerging Local Plan review. The call for sites submission provided an indicative capacity of 14 -17 dwellings or 8 executive dwellings					
Estimate of developable potential					
Indicative developable area (ha)			0		
Basis of calculation of developable area			The site is beyond the limit to development. Housing development is contrary to this designation.		
Indicative site yield			0		

Ref No	STA17	Site name	Glebe Field - West of Thornton Road				
Basis of calculation of site yield		The site is beyond the limit to development. Housing development is contrary to this designation.					
Is site suitable for residential development		No. The site is not suitable as it is beyond the limit to development which is contrary to Policies E20, E22 and H1 and development would not sustain or enhance the significance of the Conservation Area.					
Potential types of residential development		N/A					
Is site available for residential development now		Yes					
Is site achievable for residential development within 0-5 years -including viability		No – there is not a realistic prospect of development within 5 years as the site is designated as beyond the limit to development.					
Is site achievable for residential development within 6-15 years -including viability		No – there is not a reasonable prospect of development within 15 years as the site is designated as beyond the limit to development.					
Is site deliverable/developable		Not developable					
Potential timescale for development to commence		N/A					
Potential annual delivery rate		N/A					
Actions needed to overcome constraints		Consideration through Local Plan review whether the limit to development designation should be amended, having regard to impact on significance of Conservation Area. Flood risk sequential test required.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.66	2.55	1.5	2.92	1.41	0.15	4.88	3.12





Trimdon Ward

Table 17: TRI3 Stainsby

Ref No	TRI3	Site name	Stainsby		
Site area (ha)	87.4	Site address	Jack Simon Way		
Is site vacant?	No (farmed)	Ward	Trimdon		
Brownfield / Greenfield	Greenfield	Eastings	447110	Northings	516057
Ownership					
Private sector – multiple ownership: house builders have options on the land					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
Approx. 0.2 ha of the site is within flood zones 2 and 3a at the northern boundary of the site adjacent to Blue Bell Beck. Historic Environment Record (HER) for 18 th Century Farmstead and 19 th Century barns in relation to farmhouse (Stainsby Hill Farm) to the north of the site and to the site of a former farm building within the southern part of the site that has been developed for housing. Adjacent to the site the HER records the 18 th Century farmstead (Stainsby Hall Farm). There is a Local Wildlife Site (LWS) immediately to the north of the site, adjacent to Blue Bell Beck corridor.					
Current land use and character					
Housing developed within southern part of site, farmstead, agricultural land bounded by hedgerows, trees along outer boundary.					
Surrounding land uses and character					
Residential, open space/green wedge, farmland, beck valley, green links, A19/A174 roads and local wildlife site					
Site access					
Access to southern part of site from B1380 via Jack Simon Way. Adopted Housing Local Plan Policy H21 also requires access from the north from A1130.					
Physical or environmental constraints to development					
The northern boundary of the site is land-locked. The northern access, as required by Housing Local Plan Policy H21, would need to be routed through Council owned land north of the SHLAA site. Noise and air quality from A174 / A19 - appropriate assessments and noise bund/ mitigation measures considered as part of the planning application for the part of the site that has permission. Similar assessments will be required for parts of the site without permission that are in proximity to the transport corridor. Protection of LWS and beck corridors. A sewer pipe easement runs along eastern part of the site.					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				Yes – allocated for residential use	
Does site have planning permission at 1.04.23					
No - the 299 dwellings that were granted planning permission 17/0045/FUL on 25.8.17 within the south eastern part of the site have been completed.					
Development Progress					
The 299 dwellings with planning permission (Stainsby South phase 2) have all been completed and surfacing of roads and pavements was ongoing at the date of the assessment. A hybrid planning application 22/0195/MAJ seeking full permission for 432 dwellings and outline consent for a further 168 dwellings along with a country park and central hub including visitor centre were submitted by Miller Homes and Avant Homes on 17.03.22 on the southern part of the site. The application had not been determined at the date of the assessment. On 7.6.22 the Council adopted the Stainsby Country Park and Masterplan Design Code. Story Homes carried out pre-application consultation on proposals for approx. 800 dwellings on the northern part of the site. The housebuilder submitted representations through the call for sites in which they now indicate the capacity of their site to be approximately 700 dwellings.					
Estimate of developable potential					
Indicative developable area (ha)				Approx 48 ha	

Ref No	TRI3	Site name	Stainsby				
Basis of calculation of developable area		Planning application layout for southern part of site and estimate for northern part based on similar density per ha.					
Indicative site yield		1300					
Basis of calculation of site yield		Planning application on southern part of site (600 dwellings) and call for sites submission on northern part of the site (700 dwellings).					
Is site suitable for residential development		Yes - allocated for residential use					
Potential types of residential development		Market, affordable					
Is site available for residential development now		Yes – housebuilders have options on the land					
Is site achievable for residential development within 0-5 years -including viability		Yes – A planning application has been submitted for the southern part of the site, including a full application for 432 dwellings and outline for 168 dwellings. Pre-application consultation has taken place on remainder of the site and a planning application is expected to be submitted in 2023. The site is in an area attractive to the housing market, where previous phases of the development have sold well. There is a realistic prospect of housing development within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		Yes – A planning application has been submitted for the southern part of the site, including a full application for 432 dwellings and outline for 168 dwellings. Pre-application consultation has taken place on remainder of the site and a planning application is expected to be submitted in 2023. The site is in an area attractive to the housing market, where previous phases of the development have sold well. There is a reasonable prospect of housing development within 6-15 years. The scale of development will be dependent on whether an access road as required by Local Plan Policy H21 can be provided from the north of the site, through Council owned land.					
Is site deliverable/developable		Deliverable					
Potential timescale for development to commence		0-5 years					
Potential annual delivery rate		60 (based on annual average delivery rate of 2 housebuilders on phase 2 over previous five years). This figure is projected to increase to 90 once the northern section comes forward.					
Actions needed to overcome constraints		Consideration of whether the Council will allow vehicle access from the north of the site, which is a requirement of Housing Local Plan Policy H21.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.84	0.9	0.72	3.97	3.3	0.72	3.02	0.74

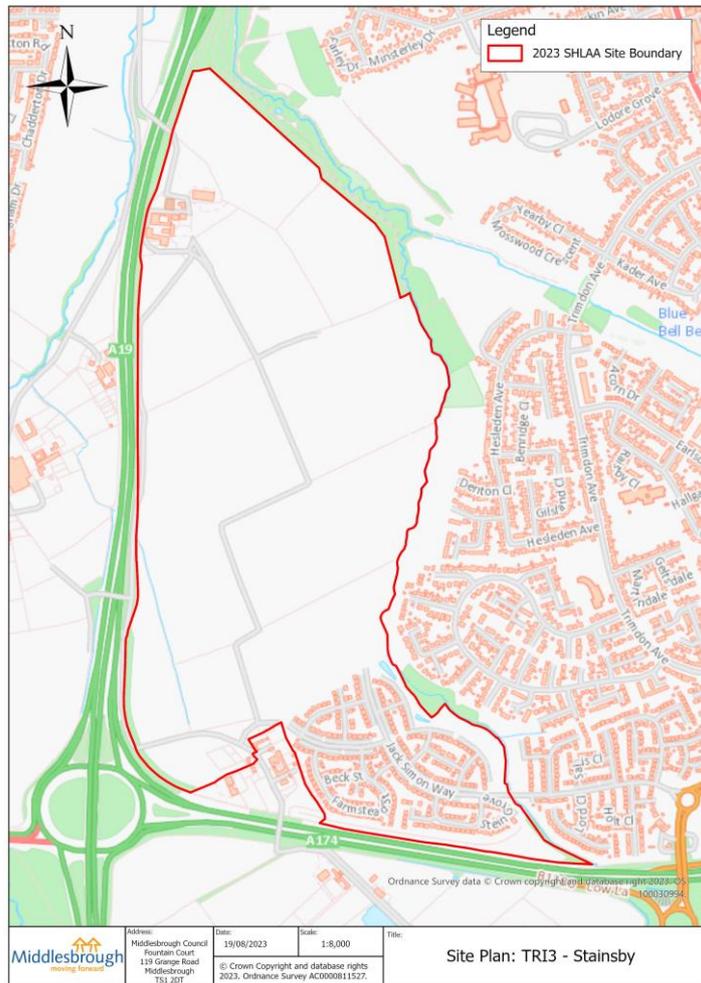


Table 18: TRI5 Land to south west of Stainsby Hall Farm farmstead

Ref No	TRI5	Site name	Land to south-west of Stainsby Hall Farm farmstead		
Site area (ha)	0.81	Site address			
Is site vacant?	No	Ward	Trimdon		
Brownfield / Greenfield	Greenfield	Eastings	447068	Northings	515154
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The site is designated as Green Wedge - housing development is contrary to Local Plan Policies E2 and E22. Site has ridge and furrow land forms – which might have potential for archaeological interest					
Current land use and character					
Fields used for horse grazing with stabling in northern section of site. Field boundaries mainly demarked by post and rail fencing with hedgerows along southern boundary and field in north-west corner of site. Field in north-west corner also contains trees. There is a row of mature trees immediately to the south of the site.					
Surrounding land uses and character					
Residential, green wedge, agricultural/grazing, A174 & A19 transport corridor, helipad					
Site access					
The site currently has vehicular access from an unnamed road off Low Lane that crosses the bridge over the A174. This access may need to be upgraded if it were to serve additional dwellings. Alternatively, it may be possible to create a new access to the site that links into the road layout of the wider Stainsby Hall Farm housing development currently under construction.					
Physical or environmental constraints to development					
Noise from A19/A174 is likely to require mitigation measures A public right of way runs along the southern boundary					
Does the site have housing potential				Yes	
Is site allocated for development in adopted Local Plan				No, site is designated as Green Wedge. Housing development is contrary to this designation.	
Does site have planning permission at 1.04.23					
No					
Development Progress					
The site has been submitted through a previous 'call for sites' to be considered for housing development					
Estimate of developable potential					
Indicative developable area (ha)				0.45	
Basis of calculation of developable area				75% multiplier applied to 0.6 ha (excludes land in southern section of site where it is likely that a noise buffer would need to be provided to mitigate the impact of the A174)	
Indicative site yield				10	
Basis of calculation of site yield				Agent's 'call for sites' submission	
Is site suitable for residential development				Yes. The site is within Green Wedge and, as such, housing development is contrary to Local Plan Policies E2 and E22. However, as a result of previous housing allocations and development the Green Wedge in the vicinity of the site is a relatively small area that is enclosed by housing, housing allocations and the A174. It is physically separate from the wider Green Wedge to the south and it is considered that it does not effectively perform the role of a Green Wedge.	
Potential types of residential development				Market houses and bungalows	

Ref No	TR15	Site name	Land to south-west of Stainsby Hall Farm farmstead				
Is site available for residential development now		Yes – agent for landowner has confirmed it is available immediately					
Is site achievable for residential development within 0-5 years -including viability		Given that the site is designated as a Green Wedge and a planning application has not been submitted there is not a realistic prospect that housing will be delivered within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		Yes. Given that recent nearby housing development has sold well there is a reasonable prospect of development within 6-10 years.					
Is site deliverable/developable		Developable					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		5 – assuming small builder or self-build					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Green Wedge designation should be amended.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.93	1.75	1.25	3.68	2.59	0.59	4.97	1.36





Table 19: TRI6 Land to south of Stainsby Hall Farm farmstead

Ref No	TRI6	Site name	Land to south of Stainsby Hall Farm farmstead		
Site area (ha)	0.72	Site address			
Is site vacant?	No	Ward	Trimdon		
Brownfield / Greenfield	Greenfield	Eastings	447170	Northings	515144
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
The site is designated as Green Wedge - housing development is contrary to Local Plan Policies E2 and E22. A thin sliver of the north-eastern boundary of the site is included within the Historic Environment Record as part of the 18 th Century farmstead, Stainsby Hall Farm. Ridge and furrow land forms – which might have potential for archaeological interest					
Current land use and character					
Grassland with ridge and furrow land forms. Field boundary demarked by post and rail fencing with hedgerows along southern boundary. There is a row of mature trees immediately to the south of the site. There is a tarmac access road leading into site from west. A noise bund that serves the adjoining new housing development cuts across the eastern section of the southern boundary of the site.					
Surrounding land uses and character					
Residential, green wedge, agricultural/grazing, A174 & A19 transport corridor					
Site access					
The site currently has vehicular access from an unnamed road off Low Lane that crosses the bridge over the A174. This access may need upgrading if it were to serve additional dwellings. The site also has a potential access point from Farmstead Street on the wider Stainsby Hall Farm housing development.					
Physical or environmental constraints to development					
Noise from A19/A174 is likely to require mitigation measures in the form of a noise bund and acoustic fencing. A noise bund is already in place across part of southern boundary of site. Wooden utility poles cross the site which may need to be relocated.					
Does the site have housing potential			Yes		
Is site allocated for development in adopted Local Plan			No, site is designated as Green Wedge. Housing development is contrary to this designation.		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The site has been submitted through a previous 'call for sites' to be considered for housing development					
Estimate of developable potential					
Indicative developable area (ha)			0.37		
Basis of calculation of developable area			75% multiplier applied to 0.49 ha (excludes land in southern section of site where noise bund is located)		
Indicative site yield			10		
Basis of calculation of site yield			Agent's SHLAA submission		
Is site suitable for residential development			Yes. The site is within Green Wedge and, as such, housing development is contrary to Local Plan Policies E2 and E22. However, as a result of previous housing allocations and development the Green Wedge in the vicinity of the site is a relatively small area that is enclosed by housing, housing allocations and the A174. It is physically separate from the wider Green Wedge to the south and it is considered that it does not effectively perform the role of a Green Wedge.		

Ref No	TR16	Site name	Land to south of Stainsby Hall Farm farmstead				
Potential types of residential development		Market houses and bungalows					
Is site available for residential development now		Yes – agent for landowner has confirmed it is available immediately					
Is site achievable for residential development within 0-5 years-including viability		Given that the site is designated as a Green Wedge and a planning application has not been submitted there is not a realistic prospect that housing will be delivered within 5 years.					
Is site achievable for residential development within 6-15 years-including viability		Yes. Given that recent nearby housing development has sold well there is a reasonable prospect of development within 6-10 years.					
Is site deliverable/developable		Developable					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		5 – assuming small builder or self-build					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Green Wedge designation should be amended.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.87	1.72	1.21	3.55	2.46	0.55	4.87	1.33





Appendix I: Policy Neutral Assessments

List of sites

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policy neutral assessment

Table 1: MAE5 Land to east of Roseland Drive and The Grove

Ref No	MAE5	Site name	Land to East of Roseland Drive and The Grove		
Site area (ha)	4.37	Site address	Roseland Drive		
Is site vacant?	Yes	Ward	Marton East		
Brownfield / Greenfield	Greenfield	Eastings	452308	Northings	516323
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
A very narrow strip of land either side of Ormesby Beck, towards the south of the site falls within Flood Zone 3B (functional floodplain), which covers 0.05ha. This part of the site is not developable.					
Category 2 sites : national or local designations which may impact on development potential					
The site contains a significant tract of land in Flood Zone 2 that runs diagonally across the site in a south east to north west direction and land in Flood Zone 3 in the south east of the site. A sequential test would be required if any housing development were to be proposed in zones 2 and 3a. An exception test would be required if any housing development were to be proposed within zone 3a. It is highly likely that land within Flood Zone 3a would need to be retained as a blue / green corridor in order to pass the exception test. The site is adjacent to Marton Village and The Grove Conservation Area. Any development proposals would need to demonstrate that they would sustain or enhance the significance of the CA as per paragraph 190 of the NPPF.					
Current land use and character					
Rough grass land bounded by trees, with beck flowing through site. A public right of way crosses the southern section of the site.					
Surrounding land uses and character					
Residential, railway to eastern periphery of the site and beck to the south.					
Site access					
Roseland Drive					
Physical or environmental constraints to development					
Impact on the setting of the Conservation Area and open countryside /landscape. Flood risk. Potential for noise and air quality issues from railway line. An NWL water main runs through the site.					
Does the site have housing potential			Yes (if the Green Wedge designation were to be removed from the site through the Local Plan review the site would have housing potential).		
Is site allocated for development in adopted Local Plan			No (site is designated as Green Wedge).		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Persimmon Homes is working with the owner to promote the site for residential development through the SHLAA 'call for sites' and the emerging Local Plan review. An indicative layout has been submitted based on 42 dwellings. It is considered that this yield is excessive for this location (see indicative site yield below).					
Estimate of developable potential					
Indicative developable area (ha)			2.4 ha		
Basis of calculation of developable area			Housebuilder's submission through call for sites		
Indicative site yield			11		
Basis of calculation of site yield			Low-density executive dwellings		
Is site suitable for residential development			If the Green Wedge designation were to be removed from the site through the Local Plan review the site could be suitable for housing subject to passing the sequential and, if necessary, exception tests and demonstrating that it would sustain or enhance the significance of the CA.		
Potential types of residential development			Executive		

Ref No	MAE5	Site name	Land to East of Roseland Drive and The Grove				
Is site available for residential development now			No. The site is being actively promoted for housing development by the owner / housebuilder. However, the site access is subject to a ransom strip so is not currently available. The landowner is seeking to resolve this matter.				
Is site achievable for residential development within 0-5 years -including viability			Housing could be developed if the ransom strip was resolved and the Local Plan Green Wedge designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.				
Is site achievable for residential development within 6-15 years -including viability			If the Green Wedge designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
Is site deliverable/developable			If the Green Wedge designation were to be removed from the site through the Local Plan review the site could be developable.				
Potential timescale for development to commence			6-10 years				
Potential annual delivery rate			11				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Green Wedge designation should be amended. Flood risk sequential test required and potentially exception test required. Assessment of impact any development proposals would have on heritage assets and landscape.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.95	1.89	1.04	2.07	2.92	0.39	0.66	1.98

Table 2: STA2 Land at Upper Farm

Ref No	STA2	Site name	Land at Upper Farm		
Site area (ha)	41.85	Site address	Maltby Road		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	447239	Northings	514010
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
0.4 ha of the site is in Flood Zone 3b, immediately adjacent to Maltby Beck. This part of the site would not be developable.					
Category 2 sites : national or local designations which may impact on development potential					
Approx. 0.7ha of the site is in Flood Zone 2 and 0.01ha in Flood Zone 3a. The area at risk of river flooding is a narrow corridor of land immediately adjacent to Stainton Beck and Maltby Beck. This part of the site would form part of a beck valley buffer zone, green/blue corridor and would not be developable. The Historic Environment Record includes reference to the 18 th century farmstead at Upper Farm, most of which is out with but immediately adjacent to the site and to a medieval ridge and furrow field system in the north eastern corner of the site. Part of the eastern boundary of the site is adjacent to Stainton and Thornton Conservation Area. There is a Local Wildlife Site (LWS) on the opposite side of Maltby Road towards the southern boundary of the site. A public right of way runs along the eastern part of the site.					
Current land use and character					
The majority of the site is laid to arable, with grazing land to the north and south along the beck corridors. Land is gently rolling, though slope increases down to Maltby Beck. There are a small number of hedgerow trees around the boundaries of the site and a line of trees along the beck corridor. The farmstead straddles the site boundary, with the more recent storage sheds within the site. Overhead utility lines cross the site. A telecommunications mast sits to the north west of the farmstead.					
Surrounding land uses and character					
Agricultural, beck valley, farmstead					
Site access					
The site has frontages with both Maltby Road and Low Lane.					
Physical or environmental constraints to development					
Development of the site could impact on the landscape setting of the Stainton and Thornton Conservation Area. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Proximity to A19, Low Lane and Maltby Road could result in noise / air quality issues for parts of the site. Utility poles / lines and mast may need to be relocated. A buffer of open space alongside the beck would be required. Local wildlife sites near to the site – development proposals would need to demonstrate they would not have a negative impact upon the ecological value of the sites.					
Does the site have housing potential			Yes (if the Limit to Development designation were to be removed from the site through the Local Plan review the site would have housing potential)		
Is site allocated for development in adopted Local Plan			No (site is Beyond the Limit to Development)		
Does site have planning permission at 1.04.23					
No					
Development Progress					

Ref No	STA2	Site name	Land at Upper Farm				
Miller Homes is working with the owner to promote the overall site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Vision Document has been prepared to support the promotion of the site which indicates a potential yield of circa 600 dwellings.							
Estimate of developable potential							
Indicative developable area (ha)			21.85				
Basis of calculation of developable area			Approximation of developable area shown in housebuilder's illustrative masterplan submitted in response to Local Plan Publication consultation. Excludes field of ridge and furrow and land to eastern and western parts of site adjacent to Stainton Beck and Maltby Beck respectively.				
Indicative site yield			600				
Basis of calculation of site yield			Housebuilder's illustrative masterplan submitted in response to Local Plan Publication consultation.				
Is site suitable for residential development			If the Limit to Development designation were to be removed from the site through the Local Plan review the site would be suitable for housing subject to demonstrating that it would sustain or enhance heritage assets and that it would not be detrimental to the open landscape character of Stainton & Thornton.				
Potential types of residential development			Executive, market, affordable, self-build				
Is site available for residential development now			Yes – site being actively promoted by owner/housebuilder for housing development				
Is site achievable for residential development within 0-5 years -including viability			Housing could be developed if the Local Plan Limit to Development designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.				
Is site achievable for residential development within 6-15 years -including viability			If the Limit to Development designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
Is site deliverable/developable			If the Limit to Development designation were to be removed from the site through the Local Plan review the site could be developable.				
Potential timescale for development to commence			6-10 years				
Potential annual delivery rate			60 – based on 2 builders being on site (<i>N.B. The planning agent's submission suggests that 70 dwellings per annum is realistic</i>)				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets, the open landscape and nearby LWS.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP

Ref No	STA2	Site name	Land at Upper Farm				
1.37	2.25	2.26	3.41	2.02	0.68	4.89	2.46

policy neutral assessment

Table 3: STA3 Stainton Vale Farm, Sporting Lodge and Plum Tree Farm

Ref No	STA3	Site name	Stainton Vale Farm, Sporting Lodge and Plum Tree Farm		
Site area (ha)	65.1	Site address	Low Lane		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Mostly greenfield	Eastings	447094	Northings	514651
Ownership					
Private sector multiple ownership					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites : national or local designations which may impact on development potential					
The Stainton Vale Farmstead includes grade II listed structures, Stainton Vale Farmhouse, a pair of Dovecotes and outhouse. Historic Environment Record includes 18th Century Stainton Vale Cottage, 18th and 19th Century stables and 19th Century Granary. The western boundary of the site is adjacent to a Local wildlife Site (LWS) located north of Stainton Beck. Land adjacent to Stainton Beck is within Flood Zone 2 – this part of the site should be retained as undeveloped beck corridor. Public rights of way run through the site.					
Current land use and character					
Agricultural land, stables, residential use of 2 farmsteads, hotel and gym, large metal shed in employment use, telephone exchange, prominent hedgerows along field boundaries. Trees around boundaries and along access road. A large pond to the east of the Stainton Vale Farm farmstead adjacent to access road that leads to Stainsby Hall Farm. Scrub and woodland adjacent beck, utility poles run through site as does an NWL pipeline.					
Surrounding land uses and character					
Agricultural land, beck valley, woodland, local wildlife site, farmstead, major roads (A19/A174), residential, care home.					
Site access					
Low Lane.					
Physical or environmental constraints to development					
Development of the site could impact on the setting of the listed buildings and heritage assets. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Proximity to A19/A174 and Low Lane could result in noise / air quality issues for parts of the site. Northumbrian Water trunk main and raw water main run through part of the site, as do wooden utility poles/lines – layout of any development would need to take into account relevant easements and service strips that are required in relation to existing utilities or relocate to elsewhere within the periphery of the site. The tree belt adjacent to the beck would not be suitable for development. Development proposals would need to demonstrate they would not have a negative impact upon the ecological value of the LWS.					
Does the site have housing potential				Yes (if the Green Wedge designation were to be removed from the site through the Local Plan review the site would have housing potential).	
Is site allocated for development in adopted Local Plan				No (site is designated as Green Wedge).	
Does site have planning permission at 1.04.23					
No					
Development Progress					
Volume housebuilders are working with the owners to promote the overall site and/or their part of the site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Vision Document (2023) has been prepared on behalf of Bellway Homes, who hold the majority land interest, based on up to 850 dwellings, of which they consider approx. 550 homes could be delivered on					

Ref No	STA3	Site name	Stainton Vale Farm, Sporting Lodge and Plum Tree Farm
<p>their land holding. A Vision Document (2021) has also been prepared on behalf of Here For You Hospitality whose land holding covers the Sporting lodge and the adjacent field to the north. This Vision Document (which does not include the land at Plum Tree Farm) indicates a potential yield of approx. 700 dwellings at Stainton Vale Farm, along with a new local centre focused on the Sporting Lodge part of the site. Miller Homes have prepared an indicative layout of 50 dwellings for the field in the eastern most corner of the site.</p>			
Estimate of developable potential			
Indicative developable area (ha)			27.59
Basis of calculation of developable area			Cumulative total of approximate net developable areas shown in the various Visioning Documents and/or indicative layouts submitted by the landowners/interested parties.
Indicative site yield			700
Basis of calculation of site yield			Cumulative total of indicative capacity submitted by landowners/developers on their individual pieces of land plus similar density on land where an indicative capacity hasn't been provided.
Is site suitable for residential development			If the Green Wedge designation were to be removed from the site through the Local Plan review the site would be suitable for housing subject to demonstrating that it would sustain or enhance heritage assets and that development proposals would not have detrimental impact on the landscape and adjacent LWS.
Potential types of residential development			Market, executive, affordable, self-build
Is site available for residential development now			Yes
Is site achievable for residential development within 0-5 years -including viability			Housing could be developed if the Local Plan Green Wedge designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.
Is site achievable for residential development within 6-15 years -including viability			If the Green Wedge designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.
Is site deliverable/developable			If the Green Wedge designation were to be removed from the site through the Local Plan review the site could be developable.
Potential timescale for development to commence			6-10 years
Potential annual delivery rate			60 – based on two housebuilders been on site
Actions needed to overcome constraints			Consideration through Local Plan review whether the Green Wedge designation should be amended. Assessment of impact any development proposals would have on heritage assets, the landscape and LWS.
Straight line distance from centre of site (in km) to:			

Ref No	STA3	Site name	Stainton Vale Farm, Sporting Lodge and Plum Tree Farm				
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.21	2.18	1.6	1.82	2.23	0.63	4.22	1.75

policy neutral assessment

Table 4: STA4 Land east of Thornton and west of Stainton Beck

Ref No	STA4	Site name	Land East of Thornton and West of Stainton Beck		
Site area (ha)	32.49	Site address	Seamer Road		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	448147	Northings	513739
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
Land at 'The Pony Fields' in the north western part of the site is identified in Policy ST2 as Local Green Space in the Stainton & Thornton Neighbourhood Plan– this part of the site would not be developable.					
Category 2 sites : national or local designations which may impact on development potential					
A strip of land along the route of Stainton Beck is within Flood Zone 2 and should be retained as undeveloped beck corridor. Brick walls at the north-western part of the site are recorded in the Historic Environment Record (HER) as an 18 th Century walled garden associated with Thornton Hall. The HER also records the 18 th Century fishpond within Thornton Plantation, outside but immediately adjacent to the site as being associated with Thornton Hall. There may be archaeological implications from the former site of Thornton Hall, which is understood to be on this site. HER records a medieval field system in south western part of the site. The Stainton & Thornton Conservation Area covers north western part of site. Policy ST4 of the Stainton & Thornton Neighbourhood Plan requires that proposed development should seek to protect or enhance existing views into and out of the Conservation Area and identifies Seamer Road to Thornton Wood as a key view. Wooden electric poles/lines run across the site, which would need to be relocated.					
Current land use and character					
Arable land and pasture, gently rolling, bounded by hedges, small number of trees to north of site.					
Surrounding land uses and character					
Woodland, local nature reserve, residential, farmland					
Site access					
Seamer Road					
Physical or environmental constraints to development					
Area designated as Local Green Space is not developable. Impact on the setting of the heritage assets including the landscape setting of the Stainton and Thornton Conservation Area. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish.					
Does the site have housing potential			Yes (if the Limit to Development designation were to be removed from the site through the Local Plan review the site would have housing potential)		
Is site allocated for development in adopted Local Plan			No (site is beyond limit to development).		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The owner has submitted the site for consideration for residential development through a previous SHLAA 'call for sites' submission, with an indicative yield of up to 500 dwellings.					
Estimate of developable potential					
Indicative developable area (ha)			18.97		
Basis of calculation of developable area			65% multiplier applied to gross site area minus land covered by the Pony Fields and key views from Seamer Road to Thorntree Plantation		

Ref No	STA4	Site name	Land East of Thornton and West of Stainton Beck				
Indicative site yield		500					
Basis of calculation of site yield		Planning agent's submission					
Is site suitable for residential development		If the Limit to Development designation were to be removed from the site through the Local Plan review the site would be suitable for housing subject to demonstrating that development would sustain or enhance heritage assets and that it would not be detrimental to the open landscape character of Stainton & Thornton and would not have a detrimental impact upon key views.					
Potential types of residential development		Market, executive, affordable, self-build, older persons accommodation.					
Is site available for residential development now		Yes – leased on an annual agricultural tenancy					
Is site achievable for residential development within 0-5 years -including viability		Housing could be developed if the Local Plan Limit to Development designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		If the Limit to Development designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.					
Is site deliverable/developable		If the Limit to Development designation were to be removed from the site through the Local Plan review the site could be developable.					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		60 (assumes two housebuilders on site)					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets, landscape character, and key views.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.85	2.3	1.54	2.44	0.93	0.38	4.92	2.75

Table 5: STA10 Grange Farm

Ref No	STA10	Site name	Grange Farm		
Site area (ha)	26.98 full site / 11.65 northern part of site	Site address	Stainton Way		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	448787	Northings	513683
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
The western boundary of the site is partially within Flood Zone 2, this only covers 0.07ha of the site along the beck valley - a buffer to the beck valley would be required. A Grade II* listed building, Stainton Grange Farm, is located outside of the site to the east. 18 th Century and 19 th Century farmstead recorded in the Historic Environment Records as is a ridge and furrow field system to the north of the farm buildings. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF.					
Current land use and character					
Arable farmland and farmstead, field boundaries defined by hedgerows. Some mature trees adjoin access road entrance and boundaries of site. Public right of way runs along eastern boundary.					
Surrounding land uses and character					
Farmland and residential, including Grade II* listed building, Stainton Grange Farm					
Site access					
Stainton Way					
Physical or environmental constraints to development					
Impact on the setting of the Stainton Grange II* listed building. Impact on landscape setting of the Stainton and Thornton Conservation Area. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Wooden electric poles/ lines run through part of site - would need relocating.					
Does the site have housing potential			Yes (if the Limit to Development designation were to be removed from the site through the Local Plan review the site would have housing potential)		
Is site allocated for development in adopted Local Plan			No (site is beyond the limit to development)		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Taylor Wimpey is working with the owner to promote the site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Development Statement has been prepared based on two development options of 430 dwellings on the full site or 170 dwellings on the northern section of the site.					
Estimate of developable potential					
Indicative developable area (ha)			14.4 ha full site / (5.55ha northern part of site only)		
Basis of calculation of developable area			Approximate area shown on indicative site layout		
Indicative site yield			430 full site / (170) northern part of site only		
Basis of calculation of site yield			Indicative site layout		

Ref No	STA10	Site name	Grange Farm				
Is site suitable for residential development		If the Limit to Development designation were to be removed from the site through the Local Plan review the site would be suitable for housing subject to demonstrating that it would sustain or enhance heritage assets and that it would not be detrimental to the open landscape character of Stainton & Thornton.					
Potential types of residential development		Executive, market, self-build, affordable					
Is site available for residential development now		Yes – housebuilder (Taylor Wimpey) has an option on the land and has put forward two potential sites: (i) the whole site as assessed in the SHLAA or (ii) a smaller site covering the northern half of the site.					
Is site achievable for residential development within 0-5 years -including viability		Housing could be developed if the Local Plan Limit to Development designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.					
Is site achievable for residential development within 6-15 years -including viability		If the Limit to Development designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.					
Is site deliverable/developable		Developable					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		35 (assumes one builder on site)					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets and landscape.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.95	1.93	1.32	1.97	0.51	0.66	4.61	2.51

Table 6: STA11 Field east of Maltby Road and west of Thornton

Ref No	STA11	Site name	Field east of Maltby Road and west of Thornton		
Site area (ha)	11.4	Site address	Maltby Road		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	447625	Northings	513646
Ownership					
Private sector one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
North eastern boundary is immediately adjacent to Stainton & Thornton Conservation Area. Historic Environment Record for the site includes 'Throstle Nest Enclosure' – a series of curvilinear features, potentially an enclosure ditch. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF. South western boundary of site is immediately adjacent to a Local Wildlife Site (LWS) – any development proposals would need to demonstrate that there would not be a detrimental impact on the LWS.					
Current land use and character					
Agricultural land with hedgerow boundaries. Field slopes down towards south.					
Surrounding land uses and character					
Residential, farmland, beck valley					
Site access					
Maltby Road					
Physical or environmental constraints to development					
Impact on the landscape setting of the Stainton and Thornton Conservation Area. The Conservation Area's significance is as two rural villages and residential development of the site could result in loss of at least some of their village character. Page 25 of the Conservation Area Appraisal states "The Conservation Area is based on historic settlements, which are important to its setting. It includes open countryside beyond the village...Views into and out of the Conservation Area should be protected." Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. The slope at the southern-most part of the site may impact on residential site yield/layout.					
Does the site have housing potential			Yes (if the Limit to Development designation were to be removed from the site through the Local Plan review the site would have housing potential)		
Is site allocated for development in adopted Local Plan			No (site is beyond the limit to development)		
Does site have planning permission at 1.04.23					
No					
Development Progress					
The owner has submitted the site for consideration for residential development through a previous SHLAA 'call for sites' submission, with an indicative yield of approximately 250 dwellings. It is considered that this yield may be overly high (see below).					
Estimate of developable potential					
Indicative developable area (ha)			7.41		
Basis of calculation of developable area			65% multiplier		
Indicative site yield			220		
Basis of calculation of site yield			30 dwellings per ha		
Is site suitable for residential development			If the Limit to Development designation were to be removed from the site through the Local Plan review the site would be suitable for housing subject to demonstrating it would sustain or enhance the heritage assets and that it would not be detrimental to the open		

Ref No	STA11	Site name	Field east of Maltby Road and west of Thornton				
			landscape character of Stainton & Thornton and to the ecological value of the LWS.				
Potential types of residential development			Executive, market, affordable, self-build, older persons				
Is site available for residential development now			Yes				
Is site achievable for residential development within 0-5 years -including viability			Housing could be developed if the Local Plan Limit to Development designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.				
Is site achievable for residential development within 6-15 years -including viability			If the Limit to Development designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.				
Is site deliverable/developable			Developable				
Potential timescale for development to commence			6-10 years				
Potential annual delivery rate			35				
Actions needed to overcome constraints			Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets, open landscape character and LWS.				
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.95	1.93	1.32	1.97	0.51	0.66	4.61	2.51

Table 7: STA16 Holme Farm

Ref No	STA16	Site name	Holme Farm		
Site area (ha)	19.8	Site address	South of Stainton Way		
Is site vacant?	No	Ward	Stainton & Thornton		
Brownfield / Greenfield	Greenfield	Eastings	449107	Northings	513612
Ownership					
Private sector – one owner					
Category 1 sites: national designations which preclude development					
N/A					
Category 2 sites: national or local designations which may impact on development potential					
Stainton Beck runs immediately to the south of the site – a buffer between the beck valley and housing would be required. A Grade II* listed building, Stainton Grange Farm, is located outside of the site to the north. The Historic Environment Records list the 18 th Century Farmstead, Stainton Grange Farm, outside of the site to the north and the 18 th and 19 th Century farmsteads, Glebe/Holme Farm outside of the site to the east. Any development proposals would need to demonstrate that they would sustain or enhance the heritage assets in accordance with paragraph 190 of the NPPF.					
Current land use and character					
Gently sloping arable land, field boundaries defined by hedgerows, interspersed by occasional trees. A narrow tree belt runs along the beck corridor at the southern boundary of the site. Rights of way run along the eastern and western boundaries of the site.					
Surrounding land uses and character					
Farmland and residential, including Grade II* listed building, Stainton Grange Farm, Police headquarters					
Site access					
An access lane runs to the east of the site connecting the site to Stainton Way. This would require improvements/mitigation for a development of the scale proposed. There is also potential to create vehicle access through to the Hemlington Grange West site to the east. Access through Hemlington Grange would require access across third party land.					
Physical or environmental constraints to development					
Impact on the setting of the Stainton Grange II* listed building. Impact on open countryside/landscape setting. Policy ST3 of the Stainton & Thornton Neighbourhood Plan requires that development does not adversely affect the distinctive local character of the open landscapes of the Parish. Wooden utility poles/lines run through part of site - would need relocating.					
Does the site have housing potential			Yes (if the Limit to Development designation were to be removed from the site through the Local Plan review the site would have housing potential)		
Is site allocated for development in adopted Local Plan			No (site is beyond the limit to development)		
Does site have planning permission at 1.04.23					
No					
Development Progress					
Bellway Homes is working with the owner to promote the site for residential development through the SHLAA 'call for sites' and emerging Local Plan review. A Spatial Vision Document has been prepared which proposes a development of 500 dwellings. It is considered that this yield may be overly high (see below)					
Estimate of developable potential					
Indicative developable area (ha)			14.4		
Basis of calculation of developable area			Approximate area indicated for housing within housebuilder's Spatial Vision document.		
Indicative site yield			430		
Basis of calculation of site yield			30 dwellings per ha applied to developable area		
Is site suitable for residential development			If the Limit to Development designation were to be removed from the site through the Local Plan review the site would be suitable for housing subject to demonstrating that it would		

Ref No	STA16	Site name	Holme Farm				
		sustain or enhance the heritage assets and that it would not be detrimental to the open landscape character of Stainton & Thornton.					
Potential types of residential development		Market, affordable, self-build					
Is site available for residential development now		Yes					
Is site achievable for residential development within 0-5 years-including viability		Housing could be developed if the Local Plan Limit to Development designation were to be removed. Given potential timescales for the review and lead in times for development, at the date of this assessment there is not a realistic prospect that housing will be delivered within 5 years.					
Is site achievable for residential development within 6-15 years-including viability		If the Limit to Development designation were to be removed from the site through the Local Plan review there is a reasonable prospect of development within 6-10 years as the site is in a location attractive to the housing market.					
Is site deliverable/developable		Developable					
Potential timescale for development to commence		6-10 years					
Potential annual delivery rate		35 (assumed one house builder on site only)					
Actions needed to overcome constraints		Consideration through Local Plan review whether the Limits to Development designation should be amended. Assessment of impact any development proposals would have on heritage assets and landscape.					
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
1.15	1.61	1.32	2.03	0.45	0.51	4.54	2.19