

# 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 1<sup>st</sup> 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 2<sup>nd</sup> November and 14<sup>th</sup> December 2020. Their views were also sought on a draft version of the SHLAA (as assessed at 1<sup>st</sup> April 2020). A further, public, call for sites was issued between 5<sup>th</sup> December 2022 and 31<sup>st</sup> 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	35 dwellings per hectare
outside town centre	
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;
  - ii. 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
  - iii. 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;
  - ii. 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,
  - iii. 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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	2028/29	2033/34	2038/39 -	Total	Post
		-	-	-	2040/41		2041
		2027/28	2032/33	2037/38			
Completions	600					600	
Sites with planning permission		1,804	354	160	31	2,349	
Allocated sites in adopted Housing		381	1,339	925	550	3,195	365
Local Plan							
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	2028/29	2033/34	2038/39	Total	Post
		-	-	-	-		2041
		2027/28	2032/33	2037/38	2040/41		
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	2028/29	2033/34	2038/39	Total	Post 2041
		2027/28	2032/33	2037/38	2040/41		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	2028/29	2033/34	2038/39	Total	Post
		2027/28	2032/33	2037/38	2040/41		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	2028/29	2033/34	2038/39	Total	Post
		-	-	-	-		2041
		2027/28	2032/33	2037/38	2040/41		
ACK2	Acklam Hall – land to north east						
CEN32b	Middlehaven		175	175	105	455	45

Ref	Allocated sites in Housing Local Plan	2023/24	2028/29	2033/34	2038/39	Total	Post
		-	-	-	-		2041
		2027/28	2032/33	2037/38	2040/41		
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	2028/29 - 2032/33	2033/34	2038/39	Total	Post 2041
	anocated	2027/28	2032/33	2037/38	2040/41		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	2023/24	2028/29 -	2033/34 -	2038/39	Total
	Policy re-assessed using a 'policy neutral'	-	2032/33	2037/38	-	
	approach	2027/28			2040/41	
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 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
С	Average annual requirement (c= b / 5)	266

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

### 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 x 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

Contents	
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Berwick Hills and Pallister Ward	14
Brambles & Thorntree Ward	17
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Table 6: BRA3 College Gardens	17
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Table 9: BRA6 Fleet House	23
Table 10: RRA7 Thorntree House	25

### Acklam Ward

Table 1: ACK1 Newbridge Court

Ref No	ACK1	Site name	Ne	wbridge Court							
Site area (ha)	0.31	Site address	Rie	Rievaulx Drive							
Is site	Yes	Ward	Acl	Acklam							
vacant?											
Brownfield /	Brownfiel	d <b>Eastings</b>		49187	Northings	51	7040				
Greenfield											
Ownership	-		•		•	•					
Public sector	one owner										
Category 1 sit	tes: national	designations whicl	n preclude	development							
N/A				-							
Category 2 sit	Category 2 sites : national or local designations which may impact on development potential										
N/A				-		•					
<b>Current land</b>	Current land use and character										
Development	site – under	construction									
Surrounding	and uses and	l character									
Suburban hou											
Site access											
Access from F	Rievaulx Drive	and Cawood Drive	<u>;</u>								
Physical or er	vironmental	constraints to dev	elopment								
None			<u> </u>								
Does the site	have housing	g potential		Yes							
Is site allocat	ed for develo	pment in adopted	Local Plar	Neighbourhoo	od centre – r	etail use					
Does site hav	e planning po	ermission at 1.04.2	23								
Yes, planning	permission 2	0/0496/FUL grante	ed 09/02/2	021 for mixed use	developme	nt including	; 24				
apartments.					•						
Development	Progress										
The external	works are larg	gely complete and	internal w	orks underway.							
Estimate of d	evelopable p	otential		-							
Indicative de	velopable are	ea		0.09							
Basis of calcu	lation of dev	elopable area		Residential footprint from planning application							
Indicative site	e yield			24							
Basis of calcu	lation of site	yield		Planning application.							
Is site suitabl	e for residen	tial development		Yes – planning	Yes – planning permission has been granted						
Potential type	es of resident	tial development		Apartments – affordable rent							
Is site availab	le for resider	ntial development	now	Yes –the development is under construction							
Is site achieva	able for resid	ential developmer	nt within 0	Yes –the development is approaching							
– 5 years -inc	luding viabili	ty		completion. T	completion. There is a realistic prospect of						
				development	being compl	eted within	5 years.				
		ential developmer	nt within 6			•	expected to				
– 15 years -in		-		be completed	within 5 yea	rs.					
		pable/ not develop		Deliverable							
		velopment to com	mence	0-5 years (alre							
Potential ann	ual delivery	rate		24 – all apartn	nents expect	ed to be co	mpleted at				
				same date							
		me constraints		N/A							
		centre of site (in	1		T	1	1				
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP				
school	school	/ Local Centre	Centre /			station					
			District	site / mixed							
			Centre	use site							

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





		T						
Ref No	ACK2	Site name	Acklam Hall – lawn to north east					
Site area (ha)	0.44	Site address	St Mary's Walk					
Is site	Yes	Ward	Acklam					
vacant?	- 6.11							
Brownfield /	Brownfield	Eastings	448751	Northings	517051			
Greenfield								
Ownership								
Private sector o								
	s: national desi	gnations which pred	lude development					
N/A								
			ich may impact on dev					
			thin the curtilage of Gra		-			
-			ne site forms part of the	_	_			
		_	ne site for Acklam Hall r					
			rchaeological significar					
		=	eas, which has already	been eroded by	previous enabling			
		ace within the grour	ids of Acklam Hall.					
Current land us								
Lawned ground								
Surrounding lar								
	urch, hospital, i	residential, open spa	ce, green wedge					
Site access								
St Mary's Walk								
		straints to developr						
Impact on the s	etting of Acklar	m Hall Grade I listed	building, the CA, the lo	cal listed St Mary	's Church and on			
the archaeologi	cal remains. It i	is considered that re	sidential development	would neither su	stain nor enhance			
the settings of t	he heritage ass	ets, contrary to NPP	F paragraph 190.					
Does the site ha	ave housing po	tential	No – due to d	etrimental impad	ct on heritage			
			assets. The Ch	naracter Appraisa	Il identifies that a			
			large proporti	on of the CA is d	ominated by			
			open space ar	nd wooded areas	. This has already			
			been eroded	by the enabling o	levelopment that			
			took place at	a time when Ack	lam Hall was a			
			vacant and da	maged building.	Housing			
			development	would neither su	ıstain nor			
			enhance the s	ettings of the Lis	ted Building and			
			to the Local Li	st building, to th	e CA, and to			
			archaeologica	I remains, contra	ry to paragraph			
			190 of the NP	PF.				
Is site allocated	for developm	ent in adopted Local	Plan Yes – the site	lies within the bo	oundary of the			
			Acklam Hall a	llocation				
Does site have	planning perm	ission at 1.04.23						
			dential development. F					
		_	d associated car parking					
6.08.12 as part	of the hybrid p	lanning application, I	M/FP/1046/11/P, for de	etailed permissio	n for 56no			
dwellings, docto	or's surgery and	d parking and outline	permission for nursing	home, works to	hall including			
extension and r	estoration and	landscaping. The do	ctor's surgery has not b	een constructed	•			
Development P	rogress							
The site has bee	en submitted b	y an agent on behalf	of the owner through t	he call for sites f	or consideration			
as a potential h	ousing site.							
Estimate of developable potential								
Estimate of dev	elopable pote	ntial						

Ref No	ACK2	Site name	Ackla	am Hall – lawn to	north east				
Basis of calc	ulation of dev	elopable area		The site is no	The site is not considered developable for				
				housing due	housing due to the detrimental impact it would				
			have on heri	tage assets.					
Indicative sit	te yield			0					
Basis of calc	ulation of site	yield		The site is no	t considered	d developab	le for		
				housing due	to the detrir	mental impa	ct it would		
				have on heri	tage assets.				
Is site suitab	le for residen	tial development		No – due to d	detrimental	impact upoi	n heritage		
				assets					
Potential typ	oes of residen	tial development		N/A					
Is site availa	ble for reside	ntial development	now	Yes – owner	has submitt	ed site thro	ugh 'call for		
				sites'					
Is site achiev	able for resid	lential developme	nt within 0-	No – due to the detrimental impact of					
years -includ	ling viability			residential development upon heritage assets					
				there is not a	realistic pro	ospect of de	velopment.		
Is site achiev	able for resid	lential developme	nt within 6-	No – due to the detrimental impact of					
15 years -inc	luding viabili	ty		residential development upon heritage assets					
				there is not a reasonable prospect of					
				development.					
Is site delive	rable/develo	pable		Not developable					
Potential tin	nescale for de	velopment to com	mence	N/A	N/A				
Potential an	nual delivery	rate		N/A	N/A				
Actions need	ded to overco	me constraints							
Straight line	distance fron	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	employment	_	station			
			District	site / mixed					
			Centre	use site					
0.51	0.52	0.47	2.33	3.16	0.27	2.63	0.93		





Ref No	ACK3	Site name	Acklam Hall – field to north					
Site area (ha)	1.96	Site address	St Mary's Walk					
Is site	Yes	Ward	Acklam					
vacant?								
Brownfield /	Greenfield	Eastings	448688 <b>Northings</b> 517174					
Greenfield								

#### 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 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.

#### **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

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.

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.

### 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.

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,

Ref No	ACK3	Site name	Acklan	n 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 allocate	ed for developm	ent in adopted Loc	al Plan	No – the site is designated as Primary Open
	•	-		Space and Green Wedge.
Does site hav	e planning perm	ission at 1.04.23		<u>-</u>
No				
Development				
		ough the SHLAA 'ca	all for site	s' by the owner.
	evelopable pote			
	velopable area (l			The site is not considered developed by the
pasis of calcu	lation of develo	papie 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
1				these designations.
Indicative site	-	1.1		The site is not as a side and developed by the
Basis of calcu	lation of site yie	Ια		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	e for residential	develonment		No - due to impact upon heritage assets.
is site suitable	e for residential	acvelopilient		When considered against adopted Local Plan
				When considered against adopted Local Flam
				Policies the site is not suitable as it is in a
				Policies, the site is not suitable as it is in a Green Wedge and Primary Open Space and
				Green Wedge and Primary Open Space and
				Green Wedge and Primary Open Space and development would be contrary to Policy E2
				Green Wedge and Primary Open Space and development would be contrary to Policy E2 and E7. Development would be contrary to
				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
Potential type	es of residential	development		Green Wedge and Primary Open Space and development would be contrary to Policy E2 and E7. Development would be contrary to
		development I development nov	v	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.
		•	v	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.  N/A  Yes – the owner has submitted the site through the call for sites.
Is site availab	le for residentia able for resident	•		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.  N/A  Yes – the owner has submitted the site through the call for sites.  No – due to the impact of residential
Is site availab	le for residentia able for resident	l development nov		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.  N/A  Yes – the owner has submitted the site through the call for sites.  No – due to the impact of residential development upon heritage assets there is not
Is site availab	le for residentia able for resident	l development nov		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.  N/A  Yes – the owner has submitted the site through the call for sites.  No – due to the impact of residential development upon heritage assets there is not a realistic prospect of development.
Is site availab	le for residentia able for resident	l development nov		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.  N/A  Yes – the owner has submitted the site through the call for sites.  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
Is site availab	le for residentia able for resident	l development nov		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.  N/A  Yes – the owner has submitted the site through the call for sites.  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
Is site availab Is site achieva years -includi	le for residentia able for resident ng viability	I development now	ithin 0-5	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.  N/A  Yes – the owner has submitted the site through the call for sites.  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 availab Is site achieva years -includi Is site achieva	le for residentia able for resident ng viability able for resident	l development nov	ithin 0-5	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.  N/A  Yes – the owner has submitted the site through the call for sites.  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.  No – due to the impact of residential
Is site availab Is site achieva years -includi Is site achieva	le for residentia able for resident ng viability	I development now	ithin 0-5	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.  N/A  Yes – the owner has submitted the site through the call for sites.  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.  No – due to the impact of residential development upon heritage assets there is not
Is site availab Is site achieva years -includi Is site achieva	le for residentia able for resident ng viability able for resident	I development now	ithin 0-5	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.  N/A  Yes – the owner has submitted the site through the call for sites.  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.  No – due to the impact of residential development upon heritage assets there is not a reasonable prospect of development.
Is site availab Is site achieva years -includi Is site achieva	le for residentia able for resident ng viability able for resident	I development now	ithin 0-5	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.  N/A  Yes – the owner has submitted the site through the call for sites.  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.  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
Is site availab Is site achieva years -includi Is site achieva	le for residentia able for resident ng viability able for resident	I development now	ithin 0-5	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.  N/A  Yes – the owner has submitted the site through the call for sites.  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.  No – due to the impact of residential development upon heritage assets there is not a reasonable prospect of development.

Ref No	ACK3	Site name	А	Acklam	Hall – field to	north			
Is site deliverable/developable					Not developable				
Potential ti	mescale for de	velopment to com	mence		N/A				
Potential a	nnual delivery	rate			N/A				
Actions nee	eded to overco	me constraints							
Straight lin	e distance fror	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town	D	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre	e / e	mployment		station		
			t s	ite / mixed					
			e u	ise site					
0.41	0.65	0.5	2.25	3	.25	0.39	2.62	0.82	





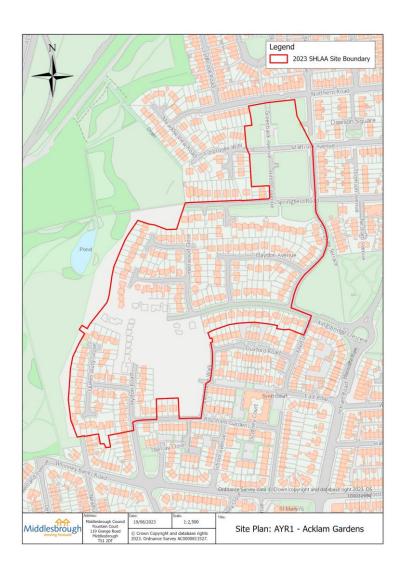
# Ayresome Ward

Table 4: AYR1 Acklam Gardens

Ref No	AYR1	Site name	Acklam Gardens						
Site area	8.63	Site address	Kingsbridge Crescent						
(ha)		_							
ls site	Yes	Ward	Ayresome						
vacant?									
Brownfield /	Mainly	Eastings	44	47696	518331				
Greenfield	brownfield								
Ownership									
Private sector one owner									
Category 1 sites: national designations which preclude development									
N/A									
		ocal designations w							
The eastern co	rner of the site	is designated in the $% \left\{ 1,2,,n\right\}$	Local	Plan as green wed	ge and primary o	oen space. These			
		consideration when	the pl	anning application	was determined.				
	se and charact								
		ate - dwellings under	cons	truction					
	and uses and ch	naracter							
Residential and	d open space								
Site access									
Kingsbridge Cr									
•	vironmental co	nstraints to develop	ment						
None				T					
	nave housing p			Yes					
Is site allocated for development in adopted Local					Yes – majority of site is allocated for residential				
Plan			_	y 2 sites above fo	r environmental				
			designations.						
		nission at 1.04.23				_			
	permission 16/5	6034/VAR granted 15	5.08.1	6 and 17/0405/FU	L granted 7.03.18	for 304			
dwellings.									
Development		460     :		1		1701			
		. 168 dwellings have	been	completed, 66 are	under constructi	on and 70 have			
	the date of the								
Estimate of developable potential  Indicative developable area (ha)  8.22									
		-	8.22	tion lavout					
Basis of calculation of developable area				Planning application layout  136 dwellings					
Indicative site yield  Basis of calculation of site yield				Dwellings under construction and dwellings not					
Dasis Of Calcul	ation of Site yie	iu		started.	construction and	uweiiiigs not			
le cito cuitable	for residential	develonment			nning narmission	for recidential			
	s of residential	•	Yes – site has planning permission for residential  Market housing						
			Yes – site is being developed for housing						
Is site available for residential development now Is site achievable for residential development within				Yes - site is being developed for nousing  Yes - site is under construction by a volume house					
		acreiopinent Wil	builder. There is a realistic prospect of						
<b>0-5 years -including viability</b> builder. There is a realistic p development being complet									
Is site achievable for residential development within  As set out above it is expect									
	ncluding viabili		uild rates that the development will be						
		-1		completed withi	· · · · · · · · · · · · · · · · · · ·				
Is site delivera	ble/developab	le		Deliverable					
		opment to commen	ce	0-5 years (already started)					
. Jeanna tille	Stait ISI UCVEI	p.nent to comment		1 5 5 years (an eac	., startea,				

Ref No	AYR1	Site nam	Site name Ackl		lam Gardens					
Potential annual delivery rate					32 dwellings – based on average annual build rate					
					over previous five years					
Actions ne	Actions needed to overcome constraints					N/A				
Straight lin	Straight line distance from centre of site (in km) to:									
Primary	Secondary	Neighbour	Town		Designated Bus Train GP					
school	school	hood /	Centre /		employment	stop	station			
		Local	District		site / mixed					
		Centre	Centre		use site					
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 /	Brownfield	Eastings	451	642	Northings	519397			
Greenfield									
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								
				•	e site. A further 32%				
	•	•			in the part of the sit				
	-				t there are no reaso	-			
					risk of flooding. In a				
					equired to demonst				
	enerits to the o	community outwe	eign floo	a risk and that	development will be	e sate for its			
lifetime.  Current land us	o and sharest	or.							
			oon dom	alished and the	site cleared with a	veention of a			
	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 lan			site is iia	iu suriaceu.					
			ations o	f site face towa	ards the rear fences,	/rear elevations of			
					ite for development				
layout of the site	_	atiook may impac	c on acc	detiveriess of s	ite for development	and or on the			
Site access	<u> </u>								
Addington Drive	1								
		nstraints to deve	lopmen	t					
		te available for b							
Does the site ha	ve housing p	otential		Yes					
Is site allocated	for developm	nent in adopted L	ocal	No - whitelan	ıd				
Plan									
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 sit						e that is within flood			
	zone 3A.								
Indicative site y		.1-1	10						
Basis of calculat	Basis of calculation of site yield 35 dwelling per hectare applied to developab								
la sita suitable f	au uaald a :::4! - !	douglow	area  Vos. excluding area that is within flood zone 2A						
Is site suitable f		•	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									
		ii development n			vo previous planning	nermissions			
0-5 years -include		iai uevelopilient	WILTIIII	_					
0-5 years -includ	unig viability			expired unimplemented development of the site may be unviable. The lack of long-term progress					
				-	_				
L	since those permissions in 2015 suggest there is								

Ref No	BER1	Site name	Forme	r Quoit & Air Rifle Club						
					insufficient evidence to demonstrate a realistic					
					prospect of development within 5 years.					
Is site achievable for residential development within					No – given two previous planning permissions					
6-15 years -including viability					expired unimplemented development of the site					
				ma	may be unviable. The lack of long-term progress					
				sir	since those permissions in 2015 suggest there is					
				insufficient evidence to demonstrate a reasonable						
				prospect of development within 15 years.						
Is site delive	rable/develo <sub>l</sub>	pable		Not developable						
Potential tir	nescale for de	velopment to comr	nence	N/A						
Potential an	Potential annual delivery rate				N/A					
Actions nee	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	Straight line distance from centre of site (in km) to:									
Primary	Secondary	Neighbourhood	Town		Designated	Bus	Train	GP		
school	school	/ Local Centre	Centre	/	employment	stop	station			
			Distric	t	site / mixed					
			Centre	•	use site					
0.38	1.21	0.73	0.76		0.19	0.13	1.74	0.72		





## Brambles & Thorntree Ward

Table 6: BRA3 College Gardens

Ref No	BRA3	Site name		Colleg	e Gardens			
Site area (ha	2.88	Site address			e Road			
Is site	Yes	Ward			les & Thorntre	e		
vacant?								
Brownfield /	Brownfield	Eastings	I	4525	515	Northings	5190	)47
Greenfield						J		
Ownership	"	"			1		l .	
Private secto	r one owner							
Category 1 si	tes: national d	esignations whic	h preclu	ude de	velopment			
N/A			-		•			
	tes : national o	or local designation	ons whi	ich ma	y impact on de	evelopment p	otential	
		western extremity			•			
-	is outside of t	-						
•	use and chara							
Building site	under construc	ction						
	land uses and							
Residential a								
Site access	,							
Access from (	College Road							
	_	constraints to dev	velopm	ent				
N/A								
-	have housing	potential			Yes			
		ment in adopted	l Local F	Plan	Yes – allocate	d for resident	tial use	
	-	rmission at 1.04.2		1				
		7/0347/FUL gran		10/18	for 106 dwellir	ngs		
Developmen		,				.8-		
		d 14 dwellings und	der cons	structi	on			
	evelopable po			<del></del>	<u> </u>			
	velopable are				2.88			
	lation of deve				Planning appl	ication		
Indicative sit					14			
	lation of site	vield			Remaining dv	vellings under	construction	on
		ial development			Yes - planning			
		al development			Market housi	•		<u> </u>
		tial development	now		Yes – site und		on	
		ntial developme		in 0-	Yes – site und			emaining
	ding viability				dwellings are			_
•	<u> </u>				realistic prosp			
					completed wi		J	
Is site achiev	able for reside	ntial developme	nt withi	in 6-	As above the		ed to be del	ivered
	uding viability	=			within the firs			
	able/develop				Deliverable			
		elopment to com	mence		0-5 years (alre	eady started)		
	nual delivery r	•			14	· · · · · ·		
	ed to overcon				N/A			
		centre of site (in	km) to:		•			
Primary		Neighbourhood	Tov		Designated	Bus	Train	GP
school	school	/ Local Centre	Cent		employmen		station	
			Dist	-	site / mixed	-		
				itre	use site		1	1

Ref No	BRA3	Site name	Colleg	e 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	DDA4	Cito name	Form	or Ct Thomas Ch	urch (site of	5)	
	BRA4 0.19	Site name Site address		er St. Thomas Ch ter Avenue	urcii (Site 01	1	
Site area (ha				ter Avenue bles and Thornti			
Is site vacant?	Yes	Ward	Bram	vies and inornti	ਦਦ		
Brownfield /	Brownfie	ld <b>Eastings</b>	1 153	2332	Northings	5196	509
Greenfield	BIOWIIIE	Lastings	432	.552	NOI tilligs	3190	003
Ownership				<u>l</u>			
Private secto	r one owner						
		designations whic	h proclude d	evelonment			
N/A	tes. Hationai	designations winc	ii preciuue u	evelopilient			
	tes · national	or local designation	ons which m	av imnact on de	velonment r	notential	
N/A	tes . Hational	or local designation	JII3 WIIICII III	ay iiiipact oii de	velopilient	otentiai	
	use and char	actor					
		ted to rough grassl	land				
	land uses and		iaiiu				
Residential, o		u ciiai actei					
Site access	pen space						
	Pallister Aven	IIE					
		l constraints to dev	velonment				
-		d as a condition of	•	mission due to n	roximity to I	onglands Re	nad
	have housin		r.a	Yes	. Saminey to I	-5115101105 110	
		ppment in adopted	Local Plan	No – not alloca	ated for a sn	ecific use	
		ermission at 1.04.2		1 .13 .13. 410.0	a .o. a sp	231110 430	
		9/0440/FUL grante		or 10 dwellings e	xpired unim	plemented	
Developmen	•	-, 5 , i O L Bi aiite			p 50 0111111	<sub>F</sub> .cc.ncca.	
Not started	5						
	levelopable p	otential					
	velopable are			0.19			
		elopable area		Planning appli	cation		
Indicative sit				10			
	lation of site	vield		Planning appli	cation		
		tial development		Yes - planning		granted	
		tial development		Market, privat		-	
		ntial development	now	Yes	-		
		lential developmen		No. Given the	previous pla	nning permi	ssion
-5 years -incl		•	=	expired unimp		• .	
-	=			evidence to de			
				development			
Is site achiev	able for resid	ential developmer	nt within 6	No. Given the	previous pla	nning permi	ssion
-15 years -inc	cluding viabili	ity		expired unimp	lemented ar	nd a new ap	plication
				had not been	submitted at	the date of	the
				assessment th	ere is insuffi	cient eviden	ce to
				demonstrate a			
				development		ars.	
Is site delive	-			Not developab	le		
		velopment to com	mence	N/A			
	nual delivery			N/A			
		me constraints		N/A			
		n centre of site (in		1	T	1	ı
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre /	employment	_	station	
			District	site / mixed			
			Centre	use site			

Ref No	BRA4	Site name		Forme	St. Thomas Chur	ch (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	luniter	Court	Milford Hou	se Portland	House and	land	
I.C. IVO	סוותט	Jite Hallie	-	ter Court, Milford House, Portland House and land th of Longlands Road					
Site area (ha)	2.99	Site address	_		ue and Nor	thfleet Ave	nue		
Is site vacant?	Yes	Ward			2 wards: Ea:			rambles &	
	1			-	western site	-			
Brownfield /	Both	Eastings	452			things	51955		
Greenfield					1101		0.000		
Ownership					·		<u> </u>		
Registered Socia	al Landlord (F	RSL)							
		signations which	preclude	develo	pment				
N/A			•		•				
•	: national o	r local designatio	ns which	may im	pact on dev	elopment p	otential		
		h of Jupiter Court			_			f a 19 <sup>th</sup>	
		s Farm. The weste			•				
is designated as			J		, ,	•	'		
Current land us									
Building site un	der construct	ion							
Surrounding lar									
_		al, ecclesiastical,	open spa	ce					
Site access									
Admiral's Avenu	ue and Kedwa	ard Avenue							
Physical or envi	ironmental c	onstraints to dev	elopmen	t					
N/A									
Does the site ha	ave housing i	otential		Yes					
		ment in adopted	Local	No-t	he majority	of the site i	s not alloca	ted for any	
Plan					c use i.e. it i			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Does site have	planning per	mission at 1.04.2	3						
		)/0735/FUL grante		21 for 1	05 dwellings	;			
Development P									
Tower blocks ha	ave been den	nolished and land	cleared.	Ground	preparation	works und	erway.		
Estimate of dev	elopable pot	ential					•		
Indicative deve	lopable area	(ha)		2.38					
Basis of calcula	tion of devel	opable area		Planni	ng application	on			
Indicative site y	rield	•			vellings				
Basis of calcula		eld			ng application	on			
Is site suitable f	or residentia	l development		Yes –a	djacent to e	xisting resid	dential area	S	
Potential types					able apartm				
		al development i	now		ground prep				
Is site achievab	le for resider	ntial developmen	t within		site works h				
0-5 years -inclu	ding viability	•		develo	pment is fo	r affordable	e housing ar	nd is being	
				delive	red by an RS	L with a go	od delivery	record.	
				There	is a realistic	prospect o	f developme	ent being	
				compl	eted within	5 years.			
		ntial developmen	t within	As set	out above s	ite is expec	ted to be co	mpleted	
6-15 years -incl		•			5 years				
Is site deliverab				Delive					
		lopment to comr	nence	0-5 ye	ars				
Potential annua	al delivery ra	te		50					
Actions needed									
Straight line dis	tance from c	entre of site (in k	m) to:						
Primary Se	econdary N	leighbourhood	Town	ı	esignated	Bus	Train	GP	
school	school	/ Local Centre	Centre	/ er	nployment	stop	station		

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





Ref No	BRA6	Site name	Fle	et House		
Site area (ha)	0.49	Site address	Cre	estwood		
Is site	No	Ward	Bra	ambles and Thorntro	ee ward	
vacant?						
Brownfield /	Brownfield	Eastings	4	452566	Northings	518530
Greenfield						
Ownership						
Registered Soci	al Landlord (RSI	_)				
Category 1 sites	s: national desi	gnations which prec	lude	e development		
N/A						
Category 2 sites	s : national or l	ocal designations wh	nich	may impact on dev	elopment pote	ntial
A minimal part	of the western	boundary is within fl	ood	zone 3a		
Current land us	e and characte	r				
Tower block of	apartments, ga	rages, shop, sub-stat	tion,	trees on western/s	outhern bounda	ary
Surrounding lai	nd uses and cha	aracter				-
Residential, ope						
Site access						
Crestwood						
	ironmental con	straints to developn	nen	t		
•		go Fleet Lane would r			uire mitigation	
Does the site h				Yes		
		ent in adopted Local	Pla			
		ssion at 1.04.23		110		
No.	piaiiiii B periiii	331011 41 2104123				
Development P	rogress					
•		e tower block is to b	م طو	amolished and renla	ced by housing	The RSI is
currently in the			ie ut	emonshed and repla	ced by flousing.	THE NJL IS
Estimate of dev						
Indicative deve				0.45		
Basis of calcula				Indicative layo	ut	
Indicative site	•	able area			demolitions = -1	15 not
Basis of calcula				Indicative layo		13 1161
Is site suitable				Yes	ut	
Potential types		•		Affordable		
		development now			enants need to b	ne relocated
		al development with	hin (		s need to be rele	
years -including		ai aevelopilielit Witi			te cleared and a	•
years -including	s viability			_	bmitted there is	. •
						nstrate a realistic
					using developm	
				years.	asing acvelopin	.c.ic within J
Is site achievah	le for residenti	al development with	hin 4		s currently in th	e process of
15 years -includ		a. acreiopinent with			-	on and is building
	b riusiiity					olock sites in the
					e sites. There is	
						nent within 6-10
				years.	acreiopii	
Is site deliverat	ole/developable	<u> </u>		Developable		
		pment to commence		6-10 years		
Potential annua		pinent to comment	_	17		
Actions needed	-	onstraints		1/		
			<u>.                                    </u>			
orraignt line als	cance from cer	ntre of site (in km) to	<i>)</i> .			

Ref No BRA6 Site name		Fleet House							
Primary school		econdary hool	Neighbourhood / Local Centre	Tow Cent Distr Cent	re / rict	Designated employment site / mixed use site	Bus stop	Train station	GP
0.43	0.0	66	0.41	0.93		1.19	0.06	1.52	0.74





Ref No	BRA7	Site name		ntree House		
Site area (ha)	0.60	Site address		kwood		
Is site	No	Ward	Brar	nbles and Thornti	ee ward	
vacant?	6			2504	I a	F40010
Brownfield /	Brownfield	Eastings	45	2501	Northings	518816
Greenfield						
Ownership			1./5			
		istered Social Landlo			Council ownersh	пр
	s: national desi	gnations which prec	lude	development		
N/A			-: -l			
		ocal designations wh		-	velopment pote	ntiai
•		boundary is within fl -	000 Z	one sa		
Current land us						
		rages, sub-station, tr	ees o	n western bound	ary	
Surrounding lan						
Residential, car	e nome, cemet	ery				
Site access						
Creekwood	ironmontal car	straints to dovolo	non+			
		straints to developr so Fleet Lane would r		acceccing/may ray	nuire mitigation	
Does the site ha			ובבט	Yes	dane minganon	
		tential ent in adopted Local	Dlan	No		
		ssion at 1.04.23	Pidii	INO		
No	piaiiiiiig periiii	551011 at 1.04.25				
Development P	rogross					
<u> </u>		e tower block is to b	o don	nolished and renla	aced by housing	The PSI is
currently in the			e uen	iolistieu attu repi	aced by flousing.	THE NOLIS
Estimate of dev						
Indicative deve				0.55		
Basis of calcula					layout, taking a	ccount of
basis of calcula	tion of action	able area		retention of t		ccount of
Indicative site y	vield				/ 132 demolition	ns = -112 net
Basis of calcula		d		Indicative laye		
Is site suitable f	<b>_</b>			Yes		
Potential types				Affordable		
		development now			tenants need to	be located
		al development with	nin 0-		ts need to be rel	
years -including		•			ite cleared and a	•
				_	bmitted there is	•
						nstrate a realistic
				prospect of h	ousing developm	nent within 5
				years.		
		al development witl	hin 6-		is currently in th	-
15 years -includ	ling viability					on and is building
						olock sites in the
				1	se sites. There is	
					ousing developm	nent within 6-10
				years.		
Is site deliverab				Developable		
		pment to commence	е	6-10 years		
Potential annua				20		
Actions needed						
Straight line dis	tance from cer	ntre of site (in km) to	<b>)</b> :			

Ref No BRA7 Site name		Thorntree House							
Primary school		condary hool	Neighbourhood / Local Centre	Cent Distr	re / ict	Designated employment site / mixed use site	Bus stop	Train station	GP
0.41	0.8	3	0.54	0.91		0.88	0.04	1.64	0.54





## Appendix E: Central Ward

## List of Sites

Table 1: CEN1 277 Marton Road	2
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Table 14: CEN18 4-6 Park Road North	
Table 15: CEN20 Land adjacent 234 Linthorpe Road	
Table 16: CEN21 Church House	
Table 17: CEN24 304 Linthorpe Road & 5 Albert Terrace	
Table 18: CEN28 Jayden House	
Table 19: CEN30 35-37 Albert Road	
Table 20: CEN31 87-89 Linthorpe Road	
Table 21: CEN32 Middlehaven	
Table 22: CEN37 107 -109 Linthorpe Road	
Table 23: CEN46 48-52 Albert Road	
Table 24: CEN49 124-130 Linthorpe Road	
Table 25: CEN50 Harrison House	57
Table 26: CFN51 242 Marton Road	59

Table 1: CEN1 277 Marton Road

Ref No	CEN1	Site name	277 N	Marton Road		
Site area (ha)	0.05	Site address				
Is site	No	Ward	Centr	al		
vacant?	140	- Tunu	Cerrei	a.		
Brownfield /	Brownfield	Eastings	450	)257	Northings	519831
Greenfield	Di o Williela	Lustings			l to timigo	
Ownership						
Private sector -	one owner					
		nations which pr	eclude	development		
N/A				<u></u>		
	s: national or lo	cal designations v	vhich m	nay impact on o	development po	otential
N/A				,	,	
	se and character					
	ni-detached prop					
	nd uses and cha	•				
Residential	ila ases alla ella	detei				
Site access						
Marton Road						
	ironmental cons	traints to develo	nment			
N/A	Omnentar cons	cianics to develo	Pinciil			
-	ave housing pot	ential		Yes		
		nt in adopted Loc	·al	No - whitelar	nd	
Plan	i loi developille	iit iii adopted Loc	.aı	NO - Wilitelai	iiu	
	planning permis	sion at 1 04 23				
			ted 06/	10/2010 for co	nversion and ev	tension for 9 flats
Development F		/10/3/10/1 grain	ica oo,	10/2010 101 00	iiversion and ex	tension for 5 hats
	_	subsequently stall	ed with	no apparent p	progress for a nu	mber of years.
· · · · · · · · · · · · · · · · · · ·	velopable poten			арранене р	o B. coo . o . aa	
	lopable area (ha			0.02		
	tion of developa	-		Planning app	lication	
Indicative site	-			9		
	tion of site yield			Planning app	lication layout	
	for residential d				ng permission gr	anted
	of residential d	•			private rented	
Is site available	for residential	development nov	v	No – the owr	ner's intentions	are not known
Is site achievab	le for residentia	l development w	ithin 5	No – as deve	lopment stalled	and has not
years -including	g viability			progressed for	or a number of y	ears the
				developmen	t may not be via	ble. There is not a
				realistic pros	pect of complet	ion of development
				within 5 year	rs.	
Is site achievab	le for residentia	l development w	ithin	No – as deve	lopment stalled	and has not
6-15 years -incl	uding viability			progressed for	or a number of y	ears the
				development	t may not be via	ble. There is not a
					prospect of comp	
				developmen	t within 15 years	5.
	ole/developable			Not develop		
Potential times	scale for develop	ment to commer	nce		ready commence	
				reasonable p	prospect of comp	oletion within 15
				years		
	al delivery rate			N/A		
	al delivery rate d to overcome co	onstraints		An upturn in		apartments in this
		onstraints		An upturn in location may		eason development

Ref No	CEN1	Site name	277 Marto	277 Marton Road					
Straight line dis	stance from c	entre of site (in km	n) 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		





Ref No	CEN2	Site name	1	L5-25 A	Albert Road			
Site area (ha)	0.09	Site address						
Is site	Yes – vaca	int Ward	С	Centra	1			
vacant?	building				•			
Brownfield /	Brownfiel	d <b>Eastings</b>	1	4495	572	Northings	5205	522
Greenfield	Brownines	Lustings		7733	,,,,	ivoi tiiiig3	3203	,,,,
Ownership								
	00000000							
Private sector								
	es: national (	designations whic	h preclu	de de	velopment			
N/A								
<u> </u>		or local designation			• •			
_		ne Historic Quarte	r Conser	vatior	n Area, is a loca	al listed buildi	ing and is of	
archaeologica								
Current land	use and chara	acter						
Upper floor fo	rmer vacant	offices – conversion	on has co	omme	nced			
Surrounding I	and uses and	character						
Town centre r								
Site access								
Vehicle access	from Dunda	s Mews						
		constraints to dev	velopme	ent				
-		gn required so as r	•		eritage assets			
Does the site					Yes			
		pment in adopted	l Local D	lan	Yes – Town Ce	antro rotail		
		ermission at 1.04.2		iaii	163 TOWITCE	intre retail		
				c /01 /	2015 for a miv	adca cab an	na inaludina	10
	permission iv	1/FP/1244/14/P gr	anteu 20	6/01/.	2015 IOI a IIIIX	eu-use schen	ie including	10
apartments	Dunanan							
Development		L		-l : 2:	047 The suite		Ll	
		he apartments cor					tne apartme	ents
		leted but internal	works h	ave no	ot been comple	eted.		
Estimate of d								
Indicative dev	•	• •			0.06			
Basis of calcu		elopable area			Planning appl	ication		
Indicative site	-				10			
Basis of calcu	ation of site	yield			Planning appl	ication		
Is site suitable	e for resident	ial development			Yes – planning	gpermission	granted	
Potential type	es of resident	ial development			Apartments, p	rivate rented	d sector	
Is site availab	le for resider	tial development	now		Yes – develop	ment has cor	nmenced	
Is site achieva	ble for resid	ential developme	nt withir	ո 5	Yes – given th	at the extern	al works ha	ve been
years - includ		•			completed the			
	,				internal works			
Is site achieva	ble for resid	ential developme	nt withir	n 6	It is considere			•
to 15 years - i		•			completed be		-	
Is site deliver		-			Deliverable		p - 1	
Potential time					0-5 years			
Potential ann		-			10			
		ne constraints		+				
			lema \ + = :	N/A				
		centre of site (in	· ·		D: : :		<b>-</b> •	65
-	Secondary	Neighbourhood	Tow		Designated		Train	GP
school	school	/ Local Centre	Centr	-	employmen	-	station	
			Distr		site / mixed	ı		
			Cent		use site			
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 E	ast	
Site area (ha)	0.09	Site address		Albert Ro		
Is site vacant?	Yes –	Ward	Centra			
is site vacant.	vacant	, wara	Centra	•		
	upper					
	floors					
Brownfield /	Brownfield	Eastings	449	553	Northings	520458
Greenfield						
Ownership						
Private sector o						
Category 1 sites	: national de	signations which	preclude	develo	pment	
N/A						
					act on development po	
			all grade	I* and 2	9-31 Corporation Road	grade II.
Current land us						
Vacant upper flo						
Surrounding lar						
	xed uses: reta	iil, restaurants, h	otel, Tow	n Hall		
Site access						
Access from Alb						
•		nstraints to deve	•			
		•		-	acent Cleveland Centre	•
-	<del>-</del>	_	arby liste	a builain	gs to be considered to	ensure there is not a
detrimental imp				Vaa		
Does the site ha			l a a a l	Yes	in Combun unbail anaba	
Plan	ior developn	nent in adopted	Locai	res – 1	own Centre retail secto	)[
	nlanning norn	nission at 1.04.23	•			
				8/04/20	16 for 300 studios has e	vnired
Development P		31 W// DA/0327/1	.0/1 011 1	3/04/20	10 101 300 3144103 1183 6	лриси.
		nning annlication	21/0749	A/FIII fo	r cladding with double ខ្	plazed steel curtain
walling.	eterrimed pid	ming application	. 22,07 1.	,, 02.0	Toladaling With addition	siazea steer our tani
Estimate of dev	elopable pote	ential				
Indicative deve				0.09		
Basis of calcula	-	-			otification application	
Indicative site y				200		
Basis of calcula		eld			ceasing to trade in Ap	ril 2023,
	,				sbrough Development	•
				with th	e owner and prospecti	ve developers in
				looking	g at ways in which the b	uilding can be
					nt back into use, potent	
				up to 2	.00 apartments.	
Is site suitable f	or residential	development		Yes – p	rior notification approv	al has previously
				been is	ssued	
Potential types				Private	rented, students	
		al development r		Yes		
		tial development	t within		s development has not	
5 years - includi	ing viability				pproval in 2016 there is	
					ct that the site could be	e viably developed
					5 years.	
		tial development	t within		development has not or	
6 to 15 years - i	ncluding viab	ility		-	pproval in 2016 there is	
					ct that the site could be	•
					6 to 15 years. Public se	

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 a	nnual delivery	rate		N/A				
Actions nee	Actions needed to overcome constraints			Public sector suppo	rt may be	required if		
				development is not viable for a private developer.				
Straight line	e distance fron	n centre of site (in k	(m) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre	/ employment	stop	station		
	Distric		Distric	site / mixed				
			Centre	use site				
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	Earm	er Douglas Hou	so sito	
		Site name Site address		er Douglas Hou	3E 31LE	
Site area (ha)	0.53			las Street		
Is site vacant?	Yes	Ward	Centr	aı		
Brownfield /	Brownfield	Eastings	1 454	0202	Northings	519846
Greenfield	Brownneid	Eastings	450	0202	Northings	519840
Ownership						
•						
Private sector of		ianationa which muca	ام مام ما			
	s: national des	ignations which prec	iuae a	evelopment		
N/A	c . national or l	ocal designations wh	nich ma	wimpost on de	walanmant nata	atial
		one 2 and an addition				
		e site within flood zo				•
	-	reasonably available			· · · · · · · · · · · · · · · · · · ·	
		ding. In addition, for t				•
		nonstrate that wider	-			•
	-	be safe for its lifetim		ability belieffts	to the community	y outweigh hood
Current land us	•		ic.			
		park and foundation	s /aro	nd floor slab of	stalled dovolonm	ent
Surrounding la		•	is/grou	ilu ilooi siab oi	stalled developin	ient.
Site access	nmerciai/busin	ess, health care				
Douglas Street	·					
-		nstraints to develop				
		te available for built o	develop			
Does the site h				Yes		
	-	ent in adopted Local	Plan	No		
		ission at 1.04.23				
		d planning permission				
-	-	d foundations/groun	id floor	slab of 2 <sup>nd</sup> pha	se for 80 apartme	ents was
constructed pri		ng.				
Development P			•			
		number of years. Th		•		•
-		ubsequently for 109	studen	t units in 2016 (	M/FP/0488/16/P	) which have
expired unimple						
Estimate of dev						
Indicative deve		•		0.24	6 11	<i>(</i> 1 1 0
Basis of calcula		papie area			of site covered b	y 11000 zone 3a
Indicative site				80		
Basis of calcula				Extant planning		
Is site suitable	for residential	aevelopment			int planning perm	
					osals would need	
Determination in	of world a set of	davalaum - mt			al and exception	nood risk tests.
Potential types		•		Private rented	i, students	
Is site available		•		Yes		dhaabad '
		ial development with	nın 5			d has had various
years -including	g viability			-	hat have not beer	-
					s potential viabili	
				_	n measures may in	
				-		of progress there partments will be
					ic prospect triat a	ipartinents will be
le cito achiovah	lo for resident	ial davalanmantt	hin f	developed.	a torm vacant an	d has had various
		ial development with ,	1111 0		ng term vacant an hat have not beer	d has had various
to 15 years -inc	iuuiiig viabiiilly			permissions ti	iat ilave ilot beel	i iiipieiiieiiteu,

Ref No	CEN5	Site name	Forn	ner Douglas Hous	se site			
				which suggests potential viability issues. Flood				
				risk mitigation measures may increase				
				development of	costs. Given	lack of progr	ess over	
			long term ther	e is not a re	asonable pro	spect		
		that apartments will be developed.						
Is site delive	rable/develor	pable		Not developab	ole			
Potential tir	nescale for de	velopment to com	mence	N/A				
Potential an	nual delivery	rate		N/A				
Actions nee	ded to overco	me constraints		Public sector support may be required if				
				development i	development is not viable for a private			
				developer.				
Straight line	distance from	n centre of site (in l	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
			District	site / mixed				
			Centre	use site				
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		ration Road	Ciricina	
Is site vacant?	No	Ward	Centra			
Brownfield /	Brownfield		449		Northings	520379
Greenfield	Brownneid	Eastings	449	833	Northings	520379
Ownership	20 0111000					
Private sector o		signations which				
N/A	. Hational des	signations which	preciuae	e development	•	
·	· national or	local designation	s which	may impact o	n davalanmant r	notontial
		in relation to forn			i developilient p	otentiai
Current land us			iei Ouei	on bunuing.		
Car park	e and charact	CI				
Surrounding lar	d uses and ch	naractor				
		ail, law courts, hot	اما			
Site access	ilouation, reta	an, law courts, no	LCI			
Access from Fry	Stroot					
		nstraints to deve	lonmon	•		
N/A	i offinieritai CO	motramits to deve	opinen	•		
Does the site ha	vo housing n	otontial		Yes		
		nent in adopted L	ocal		entre central sec	rtor
Plan	ioi developii	ient in adopted L	ocai	les – Town C	entre centrar set	2001
	nlanning nern	nission at 1.04.23				
		sions M/FP/1786,		r 148 anartmer	nts granted on 20	7/02/08 and
-		lent beds granted		-	_	
Development P		ient beas grantea	опарр	241 011 147 037 00	s nave expired a	implemented.
None	. 08. 000					
Estimate of dev	elopable pote	ential				
Indicative deve				0.22		
Basis of calculat	-			Expired plant	ning consent	
Indicative site y		parate area		148		
Basis of calculat		eld		Expired plani	ning consent	
Is site suitable f					ion previously gi	ranted
Potential types				Private rente		
		al development n	ow			park and owner's
				future intent	ions are not kno	wn.
Is site achievab	e for resident	tial development	within		er proposals for	
5 years -includi		·				ight forward since the
•				-		urther proposals have
				•		velopment may be
					_	velopment. There is
						ite will be developed
						eframe of SHLAA.
Is site achievab	e for resident	tial development	within	No – no furth	er proposals for	residential
Is site achievable to 15 years -ir		-	within			residential ght forward since the
		-	within	development	: have been brou	
		-	within	development 2008 permiss	have been brousion. Given that f	ight forward since the
		-	within	development 2008 permiss not been bro	have been brousion. Given that fught forward de	ght forward since the urther proposals have
		-	within	development 2008 permiss not been bro unviable for p	have been brousion. Given that fught forward de	ght forward since the further proposals have velopment may be velopment. There is
		-	within	development 2008 permiss not been bro unviable for p not a reason	thave been brousion. Given that fught forward de private sector de able prospect that	ght forward since the further proposals have velopment may be velopment. There is
		-	within	development 2008 permiss not been bro unviable for p not a reason	thave been brousion. Given that fught forward de private sector de able prospect that	ght forward since the further proposals have velopment may be velopment. There is at site will be
	cluding viabil	lity	within	development 2008 permiss not been bro unviable for not a reason developed fo	thave been brousion. Given that fught forward de private sector de able prospect that residential use	ght forward since the further proposals have velopment may be velopment. There is at site will be

Ref No	CEN7	Site name	Site of	former Odeon Cinen	na			
Potential a	nnual delivery	rate		N/A				
Actions nee	eded to overco	me constraints		Public sector suppo development is not	•	•	eveloper.	
Straight line distance from centre of site (in km) to:								
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre District Centre	employment site / mixed	Bus stop	Train station	GP	
0.57	0.18	0.83	0	0.15	0.12	0.42	0.36	





D-f N-	CENIO	Cita mama	21	landa Daad				
Ref No	CEN8	Site name	2 Long	lands Road				
Site area (ha)	0.13	Site address	C	1				
Is site vacant?	Yes	Ward	Centra			540070		
Brownfield /	Brownfield	Eastings	450	399	Northings	519273		
Greenfield								
Ownership								
Private sector o								
	: national des	ignations which p	preclude	e development	;			
N/A								
	: national or	ocal designations	which	may impact on	development pote	ential		
N/A								
Current land us								
			s with b	ushes and imm	ature trees along ea	ast boundary		
Surrounding lar								
Residential, car	wash, day nur							
Site access								
Douglas Street								
•	ronmental co	nstraints to deve	iopmen	ī				
N/A				T				
Does the site ha				Yes				
	tor developm	nent in adopted L	ocal	No - Whitelar	nd			
Plan	-1	-::						
		nission at 1.04.23		22/0624/8/	1A1 f 00 If t	- to and accordance on the		
		rmined planning a	аррисаті	on, 22/0624/IV	1AJ, for 90 self-cont	ained student units		
Development P		- : 2000 /NA/ED/0	101/00	/p) 1 : 2042	(NA/ED/0644/42/D)	f 1/5 -t		
•	• .			(P) and in 2012	(M/FP/0611/12/P)	for a 4/5 storey		
		ed unimplemented	u.					
Estimate of dev				0.12				
Basis of calculat	-	-		0.13				
Indicative site y		pable alea		Small site – 100% multiplier				
Basis of calculat		ald.		90 Current planning application layout				
Is site suitable f				Current planning application layout  Yes – planning permission previously granted				
Potential types		•		•				
	_	I development n	ΟW	Private rented, student accommodation  Yes – the site is vacant and is the subject of a				
J. J. C. G.		actoropinent in			ning application for	-		
				student acco				
Is site achievab	le for resident	ial development	within		ning application had	l not been		
5 years -includi				•	nt 1.04.23. Due to th			
. ,	0 11 17				that previous permi			
					I there is not clear e			
					a realistic prospect			
				within 5 year		•		
Is site achievab	le for resident	tial development	within		te has progressed to	submission of a		
6-15 years -incl	uding viability	•		planning app	lication there is con	sidered to be a		
				reasonable p	rospect of developr	nent within 6-10		
				years.				
Is site deliverab	le/developab	le		Developable				
Potential times	cale for devel	opment to comm	ence					
Potential annua	l delivery rate	e		90 – apartment scheme so expected that all units				
				will be completed at the same time				
Actions needed	to overcome	constraints		N/A				
Straight line dis	tance from ce	entre of site (in kn	n) to:					

Ref No	CEN8	Site name	2 Longland	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 Clevela	nd Scientific Instit	ute
Site area (ha)	0.07	Site address	Corpor	ation Road		
Is site vacant?	No	Ward	Centra	l		
Brownfield /	Brownfield	Eastings	449	886	Northings	520323
Greenfield						
Ownership						
Private sector –	one owner.					
Category 1 sites	: national des	signations which	preclude	e development		
N/A						
Category 2 sites	: national or	ocal designation	s which	may impact on	development pot	ential
Archaeological i	nterest in rela	tion to the forme	er CSI bui	ilding.		
<b>Current land us</b>	e and charact	er				
Car park						
Surrounding lan	d uses and ch	naracter				
Offices, leisure,	law courts					
Site access						
Access from Oal	Street					
Physical or envi	ronmental co	nstraints to deve	lopmen	t		
					cent to a local list	
•		•		•	•	e, Town Hall and St
John's Church. P	roposals for a	tall building on t	he site r	need to conside	r impact on the se	tting of these
heritage assets.						
Does the site ha	ive housing p	otential		Yes		
Is site allocated	for developm	ent in adopted L	ocal	Yes – Town C	entre central sect	or
	•		.UCai			
	olanning pern	nission at 1.04.23	}			
<b>Does site have p</b> No – a planning	planning pern application, 2	nission at <b>1.04.23</b> 1/0740/FUL subr	nitted or	28/10/21 for	a high rise building	
<b>Does site have p</b> No – a planning apartments was	planning pern application, 2 withdrawn o	nission at <b>1.04.23</b> 1/0740/FUL subr	nitted or	28/10/21 for	a high rise buildiną concerns expresso	
Does site have p No – a planning apartments was planning author	planning pern application, 2 withdrawn o ity.	nission at 1.04.23 1/0740/FUL subr n 26/07/22 follow	nitted or ving desi	n 28/10/21 for gn and privacy	concerns express	ed by the local
No – a planning apartments was planning author The previous pla	planning pern application, 2 withdrawn o ity. anning permis	nission at 1.04.23 1/0740/FUL subr n 26/07/22 follow sions M/FP/1786	mitted or ving desi /07/P fo	n 28/10/21 for gn and privacy r 36 apartment	concerns expressons granted on 20/0	ed by the local 2/08 and
No – a planning apartments was planning author The previous pla M/FP/1787/07/	planning pern application, 2 withdrawn o ity. anning permis P for 96 stude	nission at 1.04.23 1/0740/FUL subr n 26/07/22 follow sions M/FP/1786	mitted or ving desi /07/P fo	n 28/10/21 for gn and privacy r 36 apartment	concerns express	ed by the local 2/08 and
No – a planning apartments was planning author The previous pla M/FP/1787/07/ Development P	planning pern application, 2 withdrawn o ity. anning permis P for 96 stude rogress	nission at 1.04.23 1/0740/FUL subr n 26/07/22 follow sions M/FP/1786 ent beds granted o	nitted or ving desi /07/P fo on appea	n 28/10/21 for gn and privacy r 36 apartment al on 14/05/08	concerns expressons granted on 20/0 have expired unin	ed by the local 2/08 and aplemented.
No – a planning apartments was planning author The previous pla M/FP/1787/07/ Development Pour In September 20	planning perm application, 2 withdrawn o ity. anning permis P for 96 stude rogress	nission at 1.04.23 1/0740/FUL subr n 26/07/22 follow sions M/FP/1786 ent beds granted of	nitted or ving desi /07/P fo on appea	n 28/10/21 for gn and privacy r 36 apartment al on 14/05/08 val for Middles	concerns expressons granted on 20/0 have expired unin	ed by the local  2/08 and  plemented.  ent Company (MDC)
No – a planning apartments was planning author The previous pla M/FP/1787/07/  Development Pour In September 20 to provide the d	planning perm application, 2 withdrawn o ity. anning permis P for 96 stude rogress 020 the Counce	nission at 1.04.23 1/0740/FUL subr n 26/07/22 follow sions M/FP/1786 ent beds granted of til's Executive gav inance for the de	nitted or ving desi /07/P fo on appea e approv	n 28/10/21 for gn and privacy r 36 apartment al on 14/05/08 val for Middleslent. As the plan	concerns expressons granted on 20/0 have expired unin	ed by the local 2/08 and aplemented.
No – a planning apartments was planning author The previous pla M/FP/1787/07/  Development Pour Development Pour Pour Pour Pour Pour Pour Pour Pour	planning perm application, 2 withdrawn o ity. anning permis P for 96 stude rogress 020 the Counc evelopment f ased to trade	nission at 1.04.23 1/0740/FUL subron 26/07/22 followed sions M/FP/1786 and beds granted control for the detection of the dete	nitted or ving desi /07/P fo on appea	n 28/10/21 for gn and privacy r 36 apartment al on 14/05/08 val for Middleslent. As the plan	concerns expressons granted on 20/0 have expired unin	ed by the local  2/08 and  plemented.  ent Company (MDC)
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No – a planning apartments was planning author The previous pla M/FP/1787/07/ Development Properties of the dand MDC has ceed and MDC has ceed to provide the dand MDC has ceed the dand MDC has ceed to provide the dand MDC has ceed to provide the dand MDC has ceed the dand MD	planning permapplication, 2 withdrawn of ity. Inning permis permi	nission at 1.04.23 1/0740/FUL subrance for the dethere is currently ential ha) pable area eld development development itial development itial development itial development	mitted or ving desi /07/P fo on appea e approv velopme / no prog	r 28/10/21 for gn and privacy r 36 apartment al on 14/05/08 val for Middlest att. As the plant gress.  0.07  Previous plant 36  Previous plant Yes – plannin Affordable at Yes  No – given the application at trade there is a realistic product of the product of th	concerns expressions granted on 20/0 have expired unimprough Development of the management of the content of th	ed by the local 2/08 and aplemented.  ent Company (MDC) as been withdrawn  M/FP/1786/07/P). fously granted apartments  the planning , MDC has ceased to nece to demonstrate thent within 5 years.
No – a planning apartments was planning author The previous pla M/FP/1787/07/ Development Pour In September 20 to provide the dand MDC has ceed and MDC has ceed indicative devel Basis of calculated Indicative site yeed Basis of calculated Indicative site yeed It site achievable Is site achievable Indicative Ind	planning permapplication, 2 withdrawn of ity. Inning permise progress  20 the Counce evelopment fased to trade elopable area (sion of development in the counce of the cou	nission at 1.04.23 1/0740/FUL subrated in 26/07/22 followed in 26/07/22	mitted or ving desi /07/P fo on appea e approv velopme / no prog	r 28/10/21 for gn and privacy r 36 apartmental on 14/05/08 val for Middles ent. As the plantages.  0.07 Previous plantages.  0.07 Previous plantages.  No – glannin Affordable ar yes No – given the application at trade there is a realistic pro	concerns expressions granted on 20/0 have expired unimprough Development of the prough Developme	ed by the local 2/08 and pplemented.  ent Company (MDC) as been withdrawn  M/FP/1786/07/P). fously granted partments  the planning , MDC has ceased to nce to demonstrate nent within 5 years. the planning
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No – a planning apartments was planning author The previous pla M/FP/1787/07/ Development Pour In September 20 to provide the dand MDC has ceed and MDC has ceed indicative devel Basis of calculated Indicative site yeed Basis of calculated Indicative site yeed It site achievable Is site achievable Indicative Indicati	planning permapplication, 2 withdrawn of ity. Inning permise progress  20 the Counce evelopment fased to trade elopable area (sion of development in the counce of the cou	nission at 1.04.23 1/0740/FUL subrated in 26/07/22 followed in 26/07/22	mitted or ving desi /07/P fo on appea e approv velopme / no prog	n 28/10/21 for gn and privacy r 36 apartment al on 14/05/08 val for Middlest nt. As the plan gress.  0.07 Previous plan 36 Previous plan Yes — plannin Affordable an Yes No — given the application a trade there is a realistic proposed in the polication a trade there is a trade there is a reade there is a reade there is a reade there is a trade there is	ss granted on 20/0 have expired uning prough Development on application have expired uning application have expired expired expired and private rented at the funder expired e	ed by the local 2/08 and aplemented.  ent Company (MDC) as been withdrawn  M/FP/1786/07/P). fously granted apartments  are planning , MDC has ceased to neet to demonstrate ment within 5 years. are planning , MDC has ceased to nect to demonstrate ment within 5 years. are planning , MDC has ceased to nect to demonstrate
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Ref No	CEN9	Site name	Site of f	former Cleveland So	ientific Inst	itute		
Is site deliv	erable/develo	pable		Not developable				
Potential timescale for development to commence			mence	N/A				
Potential annual delivery rate				N/A				
Actions needed to overcome constraints				Public sector inves	tment may	be required	l to make	
				development viab	e.			
Straight line	e distance fron	n centre of site (in l	(m) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	/ employment	stop	station		
			District	site / mixed				
			Centre	use site				
0.51	0.1	0.75	0	0.19	0.11	0.51	0.41	





Table 8: CEN10 Former Dunning Street Police Station

Pof No.	CEN110	Sito name	Form	nor D.	nning Ctros	+ Dali-	o Station			
Ref No	CEN10	Site name	Forr	Former Dunning Street Police Station						
Site area (ha)	+	Site address								
Is site vacant		Ward	Cen					1		
Brownfield /	Brownfie	ld <b>Eastings</b>	4	49635		North	nings	52009	4	
Greenfield										
Ownership										
Private sector										
	tes: national	designations which	n preclu	ide de	<i>r</i> elopment					
N/A										
		or local designatio			-					
		buildings: Central li	ibrary, \	/augha	n monume	nt, Sac	dler monu	ment and Y	ork House	
Current land	use and char	acter								
Car park										
Surrounding	land uses and	d character								
Library, court	s, residential									
Site access										
Access from E	mily Street									
Physical or en	nvironmental	constraints to dev	/elopm	ent						
Proposals for	development	t of the site will nee	ed to co	nsider	impact on	the se	tting of th	e nearby lis	ted	
buildings.										
Does the site	have housing	g potential		Ye	S					
Is site allocat	ed for develo	pment in adopted	Local	Ye	s – Town Ce	entre c	entral sec	tor		
Plan										
Does site hav	e planning po	ermission at 1.04.2	23							
		ning permission fo		l (M/F	P/0634/08/	P) in 2	2008 that	expired		
unimplement	•	J.		•		•		•		
Development	t Progress									
None.										
Estimate of d	evelopable p	otential								
Indicative de				0.2	24					
	-	elopable area		10	100% of site					
Indicative site		· ·		_	12					
Basis of calcu	•	vield		50	50 dwellings per ha					
		tial development		Ye						
		tial development			Private rented, students, older people					
		ntial development	now		No – the owner's future intentions for the site are					
					not known.					
Is site achieva	able for resid	ential developmer	nt withi							
5 years -inclu		-			2011. There is no evidence to indicate that there is					
,	J				a realistic prospect of housing being developed					
					within 5 years.					
Is site achieva	able for resid	ential developmer	nt withi		·					
6-15 years -in		-			2011. There is no evidence to indicate that there is					
•	<b>J</b>	•			a reasonable prospect of housing being developed					
					within 6-15 years.					
Is site deliver	able/develor	 pable		Not developable						
Potential tim		N/A								
		-		N/						
Potential annual delivery rate Actions needed to overcome constraints					Public sector investment may be required to make					
reading needed to overcome constraints					development viable.					
Straight line	distance from	n centre of site (in	km) to:	40	- cropment	- 14510	•			
Primary	Secondary	Neighbourhood	Tov	vn	Designat	ed	Bus	Train	GP	
school	school	/ Local Centre	Cent		employm		stop	station	31	
3611001	3611001	/ Local Cellule	Cent	,	Ciripioyili	CIIL	stop	Jeacion	ı	

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





Ref No	CEN11	Site name	282-20	90 Linthorpe Road						
Site area (ha)	0.07	Site address	202 23	o Emerior pe ne	Juu					
Is site vacant?	Yes	Ward	Centra	al						
Brownfield /	Brownfield	Eastings	449		Norti	hings	51946	n		
Greenfield	Diowiniela	Lastings	1443	203	NOIL	iiiigs	31340	U		
Ownership			<u> </u>		1					
Private sector	- one owner									
		signations which	nreclude	develonment	•					
N/A	3. Hational de	signations winch	preciuu	- development						
•	s: national or	local designation	s which	may impact or	dovol	onment n	otontial			
N/A	s. Hational Of	iocai designation	5 WIIICII	illay illipact of	i uevei	opinent p	otentiai			
Current land u	se and charac	tor								
			s on soi	ıthern houndai	rv					
Vacant site, flat land, with advertising hoardings on southern boundary  Surrounding land uses and character										
Mixed use reta		ilai actei								
Site access	n, residelitidi									
Granville Road										
	vironmental s	onstraints to deve	lonmon	<b>.</b>						
N/A	in Offine Ital Co	onstraints to deve	юринен	<u>.                                    </u>						
Does the site h	ave housing	notential		Yes						
		nent in adopted l	ocal	Yes- Town Ce	ntro S	outhorn Sc	octor			
Plan	u ioi developi	nent in adopted t	.OCai	res- rown ce	entre St	outhern se	ector			
Does site have planning permission at 1.04.23										
No	platiting peri	1111551011 at 1.04.25	•							
Development	Brogross									
N/A	riugiess									
Estimate of de	volonable net	ontial								
Indicative dev				0.07						
Basis of calcula				Small infill site - 100% of site						
Indicative site		opable alea		4						
Basis of calcula	•	ald		50 dwellings per ha						
		l development		Yes – potentially as part of mixed-use scheme with						
is site suitable	ioi residentia	ii developilielit		residential on upper floor						
Potential type	s of residentia	l development					ed sector			
		al development n	OW	Student housing, private rented sector  No – owner's intentions for the site are not known						
		itial development								
5 years -includ		ina development	•••••	has been vacant for a long time suggesting either						
- , care meran				not available or development not viable. As such						
				there is not a realistic prospect of development						
				within 5 years.						
Is site achieval	ole for residen	itial development	within	·						
6-15 years -inc				has been vacant for a long time suggesting either						
•	<u> </u>	-		not available or development not viable. As such						
				there is not a reasonable prospect of development						
			within 6-15 years.							
Is site delivera	Not developable									
Potential time	nence	N/A								
Potential annu	N/A									
Actions neede			N/A							
		entre of site (in k	m) to:	•						
_		leighbourhood	Town	Designa	ited	Bus	Train	GP		
school	-	/ Local Centre	Centre	_		stop	station			

Ref No CEN11		111	Site name	282-290 Li	282-290 Linthorpe Road					
					District Centre	site / mixed use site				
İ	0.34	1.04	1	0.54	0	1.17	0.02	1.28	0.2	





Ref No	CEN12	Site name	7-	13 \//	aterloo Road					
Site area (ha)	0.04	Site address	,-	10 VV	waterioo noau					
Is site vacant?	Vacant	Ward	C-	entral	ral					
is site vacant?	building	vvalu	CE	enul di						
Brownfield /	Brownfield	Eastings	4493		861	Northings	519553			
Greenfield										
Ownership										
Private sector o	ne owner									
Category 1 sites	: national des	signations which	pre	clude	development					
N/A										
Category 2 sites	: national or	local designations	s wł	nich r	nay impact on	development p	otential			
N/A										
<b>Current land us</b>	e and charact	er								
Vacant former b	oar/shisha cafe	e								
Surrounding lar	nd uses and ch	naracter								
Car park, univer	sity buildings	and residential								
Site access										
Access from Wa	terloo Rd/ Wi	Iton Street								
Physical or envi	ronmental co	nstraints to deve	lopi	ment						
N/A										
Does the site ha	ave housing p	otential			Yes					
Is site allocated	for developm	nent in adopted L	oca	I	Yes – Univers	ity sector of tow	n centre			
Plan										
Does site have	planning pern	nission at 1.04.23								
No. Planning pe	rmission, 19/0	0356/RES, was gra	nte	d 12.	09.19 for 6 sel	f-contained stud	dent flats containir	ng a		
total of 83 bedr	ooms. A varia	tion of condition,	21/	0568	/VAR was appr	roved on 13.05.2	22 to amend the			
layout to 77 stu	dio apartment	ts. The permissior	ı ex	pired	on 12.09.22.					
Development P	rogress									
N/A										
Estimate of dev	elopable pote	ential								
Indicative deve	lopable area (	(ha)			0.04					
Basis of calculat	tion of develo	pable area			Lapsed plann	ing permission				
Indicative site y	rield				77					
Basis of calculat	tion of site yie	eld			Lapsed planning permission					
Is site suitable f	or residential	development			Yes – planning permission previously granted for					
					residential use					
Potential types					Students					
Is site available		•				by a developer				
		tial development	wit	hin	, ,					
5 years -includi	ng viability				permission and the previous permission was not					
							ient evidence to			
							ect of developmer	nt		
			_		within 5 years					
		tial development	wit	hin			is being advertise			
6-15 years -incl	uding viability	1					uld suggest that th			
					_		or development is			
					-		ecure funding, the	ıack		
					•	nning permission		•		
					previous permission was not implemented there is					
					considered to be insufficient evidence to					
					demonstrate a reasonable prospect of development occurring within 6-15 years.					
	. /				•		n 6-15 years.			
Is site deliverab	ie/developab	ile			Not developa	ible				

Ref No	CEN12	Site name	7-13 W	aterloo Road					
Potential ti	mescale for de	velopment to com	N/A						
Potential a	nnual delivery	rate	N/A						
Actions nee	eded to overco	me constraints		Investment needs	to be secur	ed.			
Straight line distance from centre of site (in km) to:									
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP		
school	school	/ Local Centre	Centre	/ employment	stop	station			
			Distric	t site / mixed					
			Centre	use site					
0.44	0.94	0.61	0	1.09	0.12	1.17	0.31		





Dof No	CEN11	Cito name	1.20.0	tation Ctrast		
Ref No	0.19	Site name Site address	1-29 5	tation Street		
Site area (ha)			Caratura			
Is site vacant?	Yes	Ward	Centra		Al a sale to an	F20700
Brownfield /	Brownfield	Eastings	449	387	Northings	520700
Greenfield						
Ownership						
Private sector 1						
	: national des	signations which	preciua	e development	i	
N/A						
					development pote	
• •		-			•	mity to the railway
		_	-			ate that they would
	_		i iess tn	an substantiai i	narm and result in p	oublic benefits.
Current land us						
		ition and car park				
Surrounding lan						
Multistorey car	park and railv	vay				
Site access						
Station Street				_		
-		nstraints to deve	lopmen	t		
Noise and air qu				T		
Does the site ha				Yes		
	for developn	nent in adopted L	ocal	Yes – Middle	sbrough town centr	е
Plan						
		nission at 1.04.23				
		_			udios. The local plan	nning authority has
•	•	as commenced w	hich has	kept the perm	ission alive.	
Development P						
•		een cleared and	tenced o	off. Pre-comme	ncement conditions	s were discharged
in January 2023						
	elopable pote			1040		
Indicative devel	lopable area (	ha)		0.19		
Basis of calculat	lopable area ( tion of develo	ha)		Planning app	lication	
Basis of calculate Indicative site y	lopable area ( tion of develo ield	ha) pable area		Planning app		
Basis of calculat Indicative site y Basis of calculat	lopable area ( tion of develo tield tion of site yie	ha) pable area eld		Planning app 337 Planning app	lication	
Basis of calculated Indicative site years of calculated Is site suitable for the same of t	opable area ( tion of develo ield tion of site yie or residential	ha) pable area eld development		Planning app 337 Planning app Yes – plannin	lication g permission grante	ed
Basis of calculated Indicative site years of calculated Is site suitable for Potential types	lopable area ( tion of develo ield tion of site yie for residential of residential	ha) pable area eld development development		Planning app 337 Planning app Yes – plannin Private rente	lication g permission grante	ed
Basis of calculated Indicative site y Basis of calculated Is site suitable for Potential types Is site available	lopable area ( tion of develo ield tion of site yie for residential of residential for residentia	ha) pable area eld development development		Planning app 337 Planning app Yes – plannin Private rente Yes	lication g permission grante d, students	
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable	lopable area ( tion of develo ield tion of site yie or residential of residential for residential le for residential	ha) pable area eld development development	within	Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th	lication g permission grante d, students nat planning permis	sion was granted in
Basis of calculated Indicative site y Basis of calculated Is site suitable for Potential types Is site available	lopable area ( tion of develo ield tion of site yie or residential of residential for residential le for residential	ha) pable area eld development development	within	Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor	lication g permission grante d, students nat planning permis struction work has	sion was granted in not yet
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable	lopable area ( tion of develo ield tion of site yie or residential of residential for residential le for residential	ha) pable area eld development development	within	Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced	lication g permission grante d, students nat planning permis nstruction work has there is insufficient	sion was granted in not yet evidence to
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable	lopable area ( tion of develo ield tion of site yie or residential of residential for residential le for residential	ha) pable area eld development development	within	Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate	lication g permission grante d, students  nat planning permis struction work has there is insufficient that there is a reali	sion was granted in not yet evidence to stic prospect of the
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable	lopable area ( tion of develo ield tion of site yie or residential of residential for residential le for residential	ha) pable area eld development development	within	Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being der	lication g permission grante d, students  nat planning permis astruction work has there is insufficient that there is a reali veloped within 5 ye	sion was granted in not yet evidence to stic prospect of the ars. The time that
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including	lopable area ( tion of develor ield tion of site yiel for residential of residential for residential le for residential le for guiability	ha) pable area eld development development al development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being der has elapsed r	lication g permission grante d, students  nat planning permis astruction work has there is insufficient that there is a reali veloped within 5 ye nay indicate potent	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues.
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable Is site achievab	lopable area ( tion of develor ield tion of site yield for residential for residential for residential le for residential mg viability	ha) pable area eld development development il development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being de has elapsed r No – Given th	lication g permission grante d, students  nat planning permis istruction work has there is insufficient that there is a reali weloped within 5 ye may indicate potent at planning permiss	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues.
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including	lopable area ( tion of develor ield tion of site yield for residential for residential for residential le for residential mg viability	ha) pable area eld development development il development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being dei has elapsed r No – Given th 2017 and cor	lication g permission grante d, students  nat planning permis istruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss istruction work has	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. sion was granted in not yet
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable Is site achievab	lopable area ( tion of develor ield tion of site yield for residential for residential for residential le for residential mg viability	ha) pable area eld development development il development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being de has elapsed r No – Given th 2017 and cor commenced	lication g permission grante d, students  nat planning permis istruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss istruction work has there is insufficient	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. sion was granted in not yet evidence to
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable Is site achievab	lopable area ( tion of develor ield tion of site yield for residential for residential for residential le for residential mg viability	ha) pable area eld development development il development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being der has elapsed r No – Given th 2017 and cor commenced demonstrate	lication g permission grante d, students  nat planning permis estruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss estruction work has there is insufficient that there is a reas	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. Sion was granted in not yet evidence to onable prospect of
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable Is site achievab	lopable area ( tion of develor ield tion of site yield for residential for residential for residential le for residential mg viability	ha) pable area eld development development il development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being de has elapsed r No – Given th 2017 and cor commenced demonstrate site being the the site being	lication g permission grante d, students  nat planning permis astruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss astruction work has there is insufficient that there is a reas g developed within	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. sion was granted in not yet evidence to onable prospect of 6-15 years. The
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable Is site achievab	lopable area ( tion of develor ield tion of site yield for residential for residential for residential le for residential mg viability	ha) pable area eld development development il development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being der has elapsed r No – Given th 2017 and cor commenced demonstrate site being that has elapsed r	lication g permission grante d, students  nat planning permis istruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss istruction work has there is insufficient that there is a reas g developed within of elapsed may indicate	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. Sion was granted in not yet evidence to onable prospect of 6-15 years. The
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable Is site achievable 15 years -including Is site achievable 6-15 years -including Is site achievable 15 years -including Is s	lopable area (tion of develorield tion of site yield tion of site yield for residential for re	ha) pable area eld development development tial development tial development		Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being de has elapsed r No – Given th 2017 and cor commenced the site being time that has viability issue	lication g permission grante d, students  nat planning permis istruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss istruction work has there is insufficient that there is a reas g developed within of elapsed may indicates.	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. Sion was granted in not yet evidence to onable prospect of 6-15 years. The
Basis of calculate Indicative site y Basis of calculate Is site suitable for Potential types Is site available Is site achievable 5 years -including Is site achievable 6-15 years -including Is site deliverable Is site achievable Is site a	lopable area (tion of develorield tion of site yield tion of site yield of residential for res	ha) pable area eld development development tial development tial development	within	Planning app 337 Planning app Yes – plannin Private rente Yes No – Given th 2017 and cor commenced demonstrate site being der has elapsed r No – Given th 2017 and cor commenced demonstrate site being that has elapsed r	lication g permission grante d, students  nat planning permis istruction work has there is insufficient that there is a reali veloped within 5 ye may indicate potent at planning permiss istruction work has there is insufficient that there is a reas g developed within of elapsed may indicates.	sion was granted in not yet evidence to stic prospect of the ars. The time that ial viability issues. Sion was granted in not yet evidence to onable prospect of 6-15 years. The

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



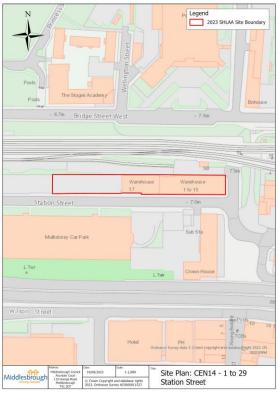


Table 12: CEN15 Vancouver House

Ref No	CEN15	Site name	Vance	ouver House		
Site area (ha)	0.23	Site address		oration Road		
Is site	Yes – upper	Ward	Centr			
vacant?	floors are	vvalu	Centi	aı		
vacane.	vacant					
Brownfield /	Brownfield	Eastings	440	9684	Northings	520400
Greenfield	Browninela	Lustings		7004	itor tillings	320400
Ownership	1		l l			
Private sector of	ne owner					
		ignations which pre	clude d	evelopment		
N/A						
	s: national or le	ocal designations wh	nich ma	v impact on dev	elopment poter	ntial
N/A				, p		
Current land us	se and characte	er				
		with retail units on	ground	floor		
Surrounding la			<u> </u>			
Residential, hot						
Site access	,					
Albert Mews						
	rironmental coi	nstraints to develop	ment			
N/A						
Does the site h	ave housing po	otential		Yes		
		ent in adopted Loca	l Plan		e Town Centre	Opportunity
				•		se development
Does site have	planning perm	ission at 1.04.23		•		<b>'</b>
		349/FUL, granted 2	7.06.18	for hotel and 71	apartments and	l planning
		nted 15/11/19 for h			-	
Development F				•	•	
A method of we	orks statement	, 22/0386/DIS, was s	ubmitte	ed on 1.06.22 bu	t has not been d	etermined and
		on has subsequently				
Estimate of dev	velopable pote	ntial				
Indicative deve	lopable area (l	ha)		0.23		
Basis of calcula	tion of develo	pable area		Planning applic	ation	
Indicative site	yield			26		
Basis of calcula	tion of site yie	ld		Planning applic	ation	
Is site suitable	for residential	development		Yes – town cen	tre location adja	cent to existing
				apartments		
Potential types	of residential	development		Apartments, pr	ivate rented sec	tor
Is site available	for residentia	l development now		Yes – site owne	ed by developer	and upper floors
				are vacant		
		ial development wit	hin 5		two planning p	
years -including	g viability			•	of the site have la	•
						strate that there
				is a realistic pro	ospect of develo	pment within 5
				years.		
		ial development wit	hin 6-	-	anning permission	
15 years -includ	ding viability			-	of the site have la	
						es. It is considered
					sufficient evider	
					reasonable pros	
					vithin 6-15 years	<b>.</b>
i is site deliveral	ble/developabl	e		Not developab	ie	
		pment to commend		N/A	-	

Ref No	CEN15	Site name	Va	ncouver House	couver House					
Potential ar	nual delivery	rate	N/A							
Actions nee	ded to overco	me constraints	N/A							
Straight line	distance fron	n centre of site (in	km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre District	/ employment	Bus stop	Train station	GP			
			Centre	=						
0.65	0.32	0.92	0	0.18	0.02	0.32	0.23			





Ref No	CEN17	Site name	45-49	Albert Road		
Site area (ha)	0.06	Site address				
Is site	Yes	Ward	Centi	ral		
vacant?						
Brownfield /	Brownfield	Eastings	44	9558	Northings	520455
Greenfield						
Ownership						
Private sector of	ne owner					
Category 1 site	s: national des	ignations which pre	clude d	evelopment		
N/A						
Category 2 site	s: national or l	ocal designations w	hich ma	y impact on dev	elopment poter	ntial
N/A						
Current land us	se and characte	er				
Vacant retail gr	ound floor, vac	ant offices upper flo	ors			
Surrounding la	nd uses and ch	aracter				
Retail, nightclu	o, offices					
Site access						
Access from Du	ndas Mews					
Physical or env	ironmental co	nstraints to develop	ment			
Potential noise	from adjacent	night club				
Does the site h	ave housing po	otential		Yes		
Is site allocated	l for developm	ent in adopted Loca	al Plan	Yes – retail sec	tor of town cent	re
Does site have	planning perm	ission at 1.04.23				
Yes – planning	permission 19/	0750/COU granted 2	22.05.20	) for 20 studios a	nd 1 no. 2 bed f	lat. The
permission is d	ue to expire on	21.05.23.				
Development F	rogress					
Not started. Pre	e-commencem	ent noise assessmen	nt plann	ing conditions di	scharged.	
Estimate of dev						
Indicative deve		-		0.06		
Basis of calcula		pable area		Planning applic	ation	
Indicative site				21		
Basis of calcula				Planning applic	ation	
Is site suitable	for residential	development		Yes		
Potential types		-		Private rented,	student accomi	modation
		l development now		Yes		
		ial development wit	thin 5	· ·	ing permission e	•
years-including	viability				nere is no indica	
				· ·	s likely to start b	
					-	s prior notification
					•	pproval in 2018,
						loped, which may
				-		es. Given that over
					assed since the i	• •
						demonstrate a
Is site achieve	lo for rocidors	ial davalanmant :::	thin C		· · · · · · · · · · · · · · · · · · ·	ent within 5 years.
15 years-includ		ial development wit	uiiii 6-	· ·	ing permission e nere is no indica	•
TO Acais-ilicing	ing viability				s likely to start b	
					=	s prior notification
						pproval in 2018,
					-	loped, which may
						es. Given that over
				-	assed since the i	
				/ years mave be	י שוווכל משכנג	ilitiai appiovai

Ref No	CEN17	Site name	45-4	9 Albert Road					
				reasonable pro	ospect of dev	velopment v	ithin 6-15		
			years.						
Is site delive	erable/develop	pable		Not developat	ole				
Potential tir	nescale for de	velopment to com	mence	N/A					
Potential an	nual delivery	rate		N/A					
Actions nee	ded to overco	me constraints		N/A – an upturn in the market for apartments in					
				this location m	this location may be required				
Straight line	distance fron	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	employment	-	station			
			District	site / mixed					
			Centre	use site					
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	Yes –	Ward	Cer	tral					
vacant?	vacant								
	building								
Brownfield /	Brownfield	Eastings	4	49277	Northings	5	519353		
Greenfield									
Ownership									
Private sector	one owner								
Category 1 sit	es: national o	designations which	h preclude	development					
N/A									
Category 2 sit	es : national	or local designation	ons which i	nay impact on de	velopment	potential			
		horpe Conservation					nent Record		
		iry brick earth pit.		J					
Current land									
		conversion work	underway						
Surrounding I			1						
Residential									
Site access									
Access from P	ark Road Nor	th							
		constraints to dev	elonment						
N/A	VIIOIIIICIICAI	constraints to act	reiopinene						
Does the site	have housing	notential		Yes					
		pment in adopted	Local Plan		sector of to	wn centr	Δ		
		ermission at 1.04.2		Yes – southern sector of town centre					
		0/0775/COU gran		11 for 13 studios (	and loss of 1	flat) i o	12 units nat		
Development	•	.0/0//3/COO grain	teu 13.03.2	.1 101 13 3144103 (	and 1033 Of 1	. mat/ n.e.	12 units net		
Conversion w	_	dorway							
		•							
Estimate of d				0.02					
Indicative dev				0.02					
Basis of calcu		elopable area		Planning appli	cation				
Indicative site	•			12					
Basis of calcu		-		Planning appli					
		ial development		Yes – planning	•	has been	granted		
		ial development		Students, priva					
		tial development		Yes – site is be					
		ential developmer	nt within 5	Yes – conversi			lerway and		
years - includ				completion is					
		ential developmer	nt within 6				•		
15 years -incl				completion is	expected pre	e – 6 year	S		
Is site deliver				Deliverable					
		elopment to com	mence	0-5 years					
Potential ann				12					
		ne constraints		N/A					
Straight line o	listance from	centre of site (in	km) to:	T.					
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	employment		station	1		
			District	site / mixed					
			Centre	use site					
	1.12	0.54	0	1.29	0.04	1.4	0.18		





Table 15: CEN20 Land adjacent 234 Linthorpe Road

Def N	CENIZO	Cite w	1	dia aarat 22 4 Li	ath ann a Da	
Ref No	CEN20	Site name	Land a	djacent 234 Lir	itnorpe Road	
Site area (ha)	0.03	Site address				
Is site vacant?	Vacant	Ward	Centra			T = . =
Brownfield /	Brownfield	Eastings	449	319	Northings	519644
Greenfield						
Ownership						
Private sector o						
	: national des	signations which	preclude	e development		
N/A						
	: national or	local designation	s which	may impact or	n development p	otential
N/A						
Current land us		er				
Boarded off site						
Surrounding lar						
Public house, re	tail, residentia	al.				
Site access						
Access from Vic						
•		nstraints to deve	•			
		nthorpe Road and	l nearby	evening econo	my uses	
Does the site ha				Yes		
	for developm	nent in adopted L	ocal .	Yes – souther	rn sector of Town	Centre
Plan						
		nission at 1.04.23				
		. •		•		flats containing 89
						use, including 55 bed
		И/OUT/1454/15/I	P approv	ed on 29.02.16	had also lapsed.	•
Development P						
Trees on site ha						
Estimate of dev				ı		
Indicative deve	-	-		0.03		
Basis of calculat		pable area		Planning app		
Indicative site y				36 (equivaler		
Basis of calculat	•			Planning app		
Is site suitable f		<b>.</b>			g permission gra	
Potential types					mmodation, priva	ate rented
		al development n			by developer	
		tial development	within		•	g permissions since
5 years -includi	ng viability			· ·		ently lapsed. At the
						te is being marketed
						ich would suggest
					nvestment is requ	
				-	-	ious permissions
					•	nd uncertainty on
					· · · · · · · · · · · · · · · · · · ·	there is insufficient
						alistic prospect of
to the state of th	I	walda. I -			within 5 years.	
		tial development	within		· · · · · · · · · · · · · · · · · · ·	g permissions since
6-15 years -incli	uding viability	1			•	ently lapsed. At the
						te is being marketed
						ich would suggest
				•	nvestment is requ	
						ious permissions
					•	ind uncertainty on
				capital to fina	ance the project t	there is insufficient

Ref No	CEN20	Site name	Land a	djacent 234 Linthorp	e Road			
				evidence to demon	strate a re	asonable pr	ospect of	
				development withi	n 6-15 yea	rs.		
Is site delive	erable/develo	pable		Not developable				
Potential ti	mescale for de	velopment to com	mence	N/A				
Potential ar	nnual delivery	rate		N/A				
Actions nee	ded to overco	me constraints		N/A – an upturn in the market for apartments in				
				this location may be required				
Straight line	e distance fron	n centre of site (in k	(m) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre	/ employment	stop	station		
		District	site / mixed					
			Centre	use site				
0.45	0.89	0.57	0	1.06	0.03	1.05	0.39	





Ref No	CEN21	Site name	Churc	ch House		
Site area (ha)	0.13	Site address		ord Street		
Is site	Yes	Ward	Centr			
vacant?	103		CCITA	<b></b>		
Brownfield /	Brownfield	Eastings	440	9464	Northings	520134
Greenfield	Di ovimeta	20011180	' ' '			32023 .
Ownership						
Private sector o	ne owner					
		ignations which precl	lude de	evelonment		
N/A	o. Hational des	ignations which preci	iuuc u	cvelopilient		
•	s · national or	local designations wh	ich ma	av impact on de	evelonment note	ntial
		ilding, All Saints Chur		ay impact on a	overopinent poter	
Current land us			<u> </u>			
		r park in use to rear.				
Surrounding lar						
Town centre mi						
Site access	ineu uses, ettile	solastical				
Bedford Street						
	ironmontal ca	nstraints to developm	non+			
N/A	ii Oilinelitai COI	istraints to developm	ient			
Does the site ha	avo housing as	stantial		Yes		
		ent in adopted Local	Dlan		entre Central Sect	or
		ission at 1.04.23	riali	163 – 10WII C	entre Central Sect	.01
		094/COU granted 30.	00 201	C for conversion	n to OC anartman	ats Dianning
		_			•	_
•		or conversion to 77 ap	partifie	ents previously	granted 22.01.13	•
Development St		not progress any furth	or Th	0.50mmoncom	ant has kont the n	ormission alivo
-		laborative joint ventu				
		•	i e witi	i the owner on	27.03.21 IOI LITE	pui puse ui
	anmont annor	tunities and external	fundin	og for key town	contro accoto in	
House Annrovi		tunities, and external				cluding Church
	mately £1.4 mi	tunities, and external illion of investment is				cluding Church
the cost of the	mately £1.4 mi project.	llion of investment is				cluding Church
the cost of the p	mately £1.4 mi project. velopable pote	llion of investment is		ble from the Fu		cluding Church
the cost of the p  Estimate of dev  Indicative deve	mately £1.4 mi project. velopable pote lopable area (l	Illion of investment is  ntial ha)		ble from the Fu	ture High Streets	cluding Church
the cost of the p Estimate of dev Indicative deve Basis of calcular	mately £1.4 mi project. velopable pote lopable area (I tion of develo	Illion of investment is  ntial ha)		0.13 Planning appl	ture High Streets	cluding Church
Estimate of developments of calcular Indicative site y	mately £1.4 mi project. velopable pote lopable area (I tion of develor vield	ntial ha) pable area		0.13 Planning appl	ture High Streets	cluding Church
Estimate of development of calcular Indicative site y Basis of calcular Basis of cal	mately £1.4 mi project. velopable pote lopable area (I tion of develor vield tion of site yie	ntial ha) pable area		0.13 Planning appl 86 Planning appl	ture High Streets ication	cluding Church Fund to subsidise
Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable	mately £1.4 mi project. relopable pote lopable area (I tion of develor rield tion of site yie for residential	ntial ha) pable area Id development		0.13 Planning appl 86 Planning appl Yes – planning	ture High Streets  ication ication g permission gran	cluding Church Fund to subsidise
Estimate of development of calcular Indicative site y Basis of calcular Basis of cal	mately £1.4 mi project. relopable pote lopable area (I tion of develor rield tion of site yie for residential	ntial ha) pable area Id development		0.13 Planning appl 86 Planning appl Yes – planning Apartments, p	ication  ication g permission gran	cluding Church Fund to subsidise
Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable to Potential types	mately £1.4 mi project. velopable pote lopable area (I tion of develor vield tion of site yie for residential of residential	ntial ha) pable area  Id development development		0.13 Planning appl 86 Planning appl Yes – planning Apartments, p	ication ication g permission gran orivate rented, stu	cluding Church Fund to subsidise  ted  udent
Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable Potential types	mately £1.4 mi project. /elopable pote lopable area (I tion of develor /ield tion of site yie for residential of residential	Illion of investment is  ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr	ication ication g permission gran private rented, stu on ier is a local devel	ted udent
Estimate of development of the process of the proce	mately £1.4 mi project. yelopable pote lopable area (I tion of developy yield tion of site yie for residential of residential for residential le for resident	ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, p accommodati Yes – the owr	ication ication g permission gran private rented, stu on eer is a local devel at the site has pla	ted udent oper
Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable Potential types	mately £1.4 mi project. yelopable pote lopable area (I tion of developy yield tion of site yie for residential of residential for residential le for resident	Illion of investment is  ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the own Yes – given the and has been	ication ication g permission gran orivate rented, stu on ier is a local devel at the site has pla allocated approxi	ted udent oper anning permission imately £1.4
Estimate of development of the process of the proce	mately £1.4 mi project. yelopable pote lopable area (I tion of developy yield tion of site yie for residential of residential for residential le for resident	Illion of investment is  ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given the and has been million from the	ication ication g permission gran orivate rented, stu on ier is a local devel at the site has pla allocated approx he Future High St	ted udent oper enning permission imately £1.4 reets Fund to
Estimate of development of the process of the proce	mately £1.4 mi project. yelopable pote lopable area (I tion of developy yield tion of site yie for residential of residential for residential le for resident	Illion of investment is  ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given the and has been million from to subsidise con	ication  ication  g permission gran private rented, stu on ner is a local devel at the site has pla allocated approxi he Future High St version to residen	ted udent oper anning permission imately £1.4 reets Fund to otial there is a
Estimate of development of the process of the proce	mately £1.4 mi project. yelopable pote lopable area (I tion of developy yield tion of site yie for residential of residential for residential le for resident	Illion of investment is  ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given the and has been million from the subsidise con realistic prosp	ication  ication  g permission gran  private rented, stron  ner is a local devel at the site has pla allocated approx he Future High Stronest of development	ted udent oper anning permission imately £1.4 reets Fund to
Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable Potential types Is site available Is site achievab years -including	mately £1.4 mi project. velopable pote lopable area (I tion of develop vield tion of site yie for residential of residential for residential le for resident g viability	ntial ha) pable area  Id development development I development now ial development with	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given the and has been million from the subsidise con realistic prosports.	ication  ication  g permission gran orivate rented, stu on eer is a local devel at the site has pla allocated approxi he Future High St version to residen eet of developme	ted udent oper enning permission imately £1.4 reets Fund to otial there is a ent being achieved
Estimate of development of developme	mately £1.4 miproject.  relopable pote lopable area (I tion of develop yield tion of site yie for residential of residential le for resident g viability	Illion of investment is  ntial ha) pable area  Id development development	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given the and has been million from to subsidise con realistic prosportion in the subsidise con within 5 years It is expected	ication  ication  g permission gran orivate rented, stu on eer is a local devel at the site has pla allocated approxi he Future High St version to residen eet of developme	ted udent oper anning permission imately £1.4 reets Fund to otial there is a
Estimate of development of developme	mately £1.4 miproject. relopable pote lopable area (I tion of develop yield tion of site yie for residential of residential le for resident g viability	ntial ha) pable area  Id development development now ial development with	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given the and has been million from to subsidise conrealistic prosportion of the subsidise conrection of the subsidise control of the subsidies of the s	ication  ication  g permission gran orivate rented, stu on eer is a local devel at the site has pla allocated approxi he Future High St version to residen eet of developme	ted udent oper enning permission imately £1.4 reets Fund to otial there is a ent being achieved
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Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable Potential types Is site available Is site achievab years -including Is site deliverab Potential times	mately £1.4 miproject.  velopable pote lopable area (I tion of develop vield tion of site yie for residential of residential le for resident g viability  le for resident ding viability ple/developablicale for developablicale	ntial ha) pable area  Id development development now ial development with	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the owr Yes – given thand has been million from to subsidise con realistic prosposition in the series of the series	ication  ication  g permission gran orivate rented, stu on eer is a local devel at the site has pla allocated approxi he Future High St version to residen eet of developme	ted udent oper enning permission imately £1.4 reets Fund to otial there is a ent being achieved
Estimate of dev Indicative deve Basis of calcula Indicative site y Basis of calcula Is site suitable f Potential types Is site available Is site achievab years -including Is site achievab	mately £1.4 miproject.  velopable pote lopable area (I tion of develop vield tion of site yie for residential of residential le for resident g viability  le for resident ding viability  ble/developable cale for developable al delivery rate	ntial ha) pable area  Id development development now ial development with ial development with	availal	0.13 Planning appl 86 Planning appl Yes – planning Apartments, paccommodati Yes – the own Yes – given the and has been million from the subsidise conrealistic prosports within 5 years It is expected years. Deliverable	ication  ication  g permission gran orivate rented, stu on eer is a local devel at the site has pla allocated approxi he Future High St version to residen eet of developme	ted udent oper enning permission imately £1.4 reets Fund to otial there is a ent being achieved

Ref No	CEN21	Site name		Chur	ch House			
Primary school	Secondary school	Neighbourhood / Local Centre	Cent Dist	wn tre / trict ntre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.61	0.52	0.86	(	)	0.49	0.02	0.59	0.16





Table 17: CEN24 304 Linthorpe Road & 5 Albert Terrace

Ref No	CEN24	Site name	304 Lir	ntho	rpe Road & 5	Albe	rt Terrace	9	
Site area (ha)	0.01	Site address			1				
Is site vacant?		Ward	Centra	I					
	vacant								
	building								
Brownfield /	Brownfiel	d Eastings	449	250	N	Vorth	ings	51939	3
Greenfield									
Ownership								•	
Private sector	one owner								
Category 1 sit	es: national d	designations which	h preclude	e de	velopment				
N/A									
Category 2 sit	es : national	or local designation	ons which	may	, impact on d	devel	opment p	otential	
The site is situ	ated in the A	lbert Park and Lint	horpe Ro	ad C	onservation A	Area a	and is of a	rchaeologi	cal interest
(site of brick e	arth pit) as p	er the Historic Env	rironment	Rec	ord.				
Current land (	ise and chara	acter							
Former office,	conversion u	ınderway							
Surrounding I	and uses and	character							
Student apart	ments, reside	ential, retail							
Site access									
Albert Terrace	!								
Physical or en	vironmental	constraints to dev	/elopmen	t					
N/A									
Does the site	have housing	potential		Ye	S				
Is site allocate	d for develo	pment in adopted	Local	Ye	s – within the	e sout	thern sect	tor of the To	own
Plan				Centre					
		ermission at 1.04.2							
		3/0438/FUL grante			r 14 studios a	and 7	self-conta	ained flats (	containing
		tal of 21 equivalen	t dwelling	S					
Development	_								
		roaching completi	ion						
Estimate of de									
Indicative dev				0.0					
Basis of calcul		elopable area			anning applica				
Indicative site	•				(equivalent o				
Basis of calcul				Pla	anning applica	ation			
		ial development		Ye					
		ial development		Private rented, student accommodation					
		tial development			s – under con				
		ential developmer	nt within		s – conversio			_	•
5 years -includ	ling viability				ere is a realis	stic pr	rospect of	completion	n within 5
				+-	ars.			, ,,,,	
		ential developmer	nt within		s expected th	nat de	evelopme	nt will be co	ompleted
6-15 years -in		•			e-6 years.				
Is site delivera				-	liverable	1.		-1\	
		velopment to com	mence	+	5 years (alrea	ady co	mmence	a)	
Potential ann				21					
		ne constraints	I \ •	N/	A				
		centre of site (in	-						
- 1	Secondary	Neighbourhood	Town		Designate		Bus	Train	GP
school	school	/ Local Centre	Centre	-	employme		stop	station	
			Distric		site / mixe				
0.33	1 11	0.54	Centre	•	use site	+	0.04	4.33	0.40
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	J	layde	n House					
Site area (ha)		Site address		_	ranville Road					
Is site	Yes	Ward		Centr						
vacant?	1.63	11414	`		<b></b>					
Brownfield /	Brownfield	d Eastings	<u> </u>	449	9314	Northings	, 1	519497		
Greenfield	Di Givinien	2 200111.85			.51.	11011111119		313 137		
Ownership										
Private sector	one owner									
		designations whic	h nreclu	de d	evelonment					
N/A	es. national (	acsignations wine	ii picciu	uc u	evelopinent					
	es · national	or local designation	ons whic	rh ma	av imnact on de	velonment	notential			
N/A	.cs : mationar	or rocar acsignation	0113 WIIIC		ay iiiipact oii ac	veropinent	potential			
Current land	use and chara	octor								
		f upper floors und	erway r	otail	on ground floor					
Surrounding			erway, r	etan	on ground noor					
Residential, re		ciiaiactei								
Site access	cidii									
	Vilton Ctroot									
Access from \		constraints to de-	volone -	nt.						
Physical or environmental constraints to development										
N/A	T Vaa									
Does the site			l Land D	la.a	Yes	:	Taura Ca			
		pment in adopted		ian	Yes – Univers	ity sector of	Town Ce	ntre		
		ermission at 1.04.2			20 1 1 11					
-	-	6/5164/FUL grante	ea 28.10	).16 T	or 28 student be	earooms in a	seir-con	tained flats =		
11 equivalent										
Development			l . C'. L							
· · · · · · · · · · · · · · · · · · ·		ears complete. Int	ernai fit	out	underway.					
Estimate of d										
Indicative de	-				0.04					
Basis of calcu		elopable area			Planning application					
Indicative site	•				11 equivalent					
Basis of calcu		-			Planning application					
		ial development		Yes – planning permission granted						
		ial development		Student accommodation, private rented						
		tial development			Yes – site is under construction					
		ential developme	nt withir	n 0-5	Yes – the development has reached an advanced stage of construction. There is a					
years -includi	ng viability					_				
					realistic prosp		-	being		
					completed wi					
		ential developme	nt withir	n 6-	It is expected		pment w	ııı be		
15 years -incl					completed pr	е-ь years.				
Is site deliver					Deliverable					
		velopment to com	imence		0-5 years (already started)					
Potential ann			11							
		ne constraints		N/A						
		centre of site (in	1	1						
Primary	Secondary	Neighbourhood	Tow		Designated	Bus stop	Train			
school	school	/ Local Centre	Centre	-	employment		station	י		
			Distri		site / mixed					
			Centr	re	use site					
0.37	1.05	1.61	0		1.14	0.05	1.23	0.24		





Ref No	CEN30	Site name	25_27	Albert Road		
Site area (ha)	0.03	Site name	33-37	Albert Road		
Is site	Yes – vacant	Ward	Centr	al		
vacant?	building	vvalu	Centi	aı		
Brownfield /	Brownfield	Eastings	1//0	564	Northings	520482
Greenfield	Brownneid	Lastings	143	304	Northings	320482
Ownership						
Private sector of	ne owner					
		gnations which pred	dude d	evelonment		
N/A	s. Hational desi	gnations winch pret	iluue u	evelopilient		
•	s · national or l	ocal designations w	hich m	av imnact on d	evelonment note	ntial
		ately adjacent to the				
		e II listed buildings a				
Current land us			1 37 70	Albert Roda, t	and local listed bal	numgs.
Vacant office	e ana characte	•				
Surrounding la	nd uses and cha	aracter				
		il, office, residential				
Site access		, omice, residential				
Albert Road						
	ironmental con	straints to develop	ment			
•		on required so as no		nact on herita	ge assets	
Does the site h			<i>ye to 1111</i>	Yes	Be 433613	
		ent in adopted Local	l Plan	Yes – Town C	entre retail	
		ssion at 1.04.23		i res rount	Jerrer e retuin	
		05/COU was granted	d 9 08 ·	19 for conversi	ons to 7 Houses in	n Multiple
		edrooms but has la		23 101 001170131	0113 (0 7 110 03 03 11	· · · · · · · · · · · · · · · · · · ·
Development P						
N/A	- 0					
Estimate of dev	elopable poter	ntial				
Indicative deve				0.03		
Basis of calcula		•		Planning app	lication	
Indicative site				7		
Basis of calcula		d		Planning app	lication	
Is site suitable					ng permission gran	nted
Potential types		-			private rented sec	
		development now		Yes	•	
Is site achievab	le for residenti	al development wit	hin 5	No – the plar	nning permission f	or the site has
years -including		•		I	plemented, which	
	-			-	bility issues. There	
				evidence to	demonstrate a rea	listic prospect of
				developmen	t within 5 years.	
Is site achievab	le for residenti	al development wit	hin 6-	-	nning permission f	
15 years -includ	ling viability			•	plemented, which	
				_ ·	-	e is no information
				· -	domain to sugges	
					lication is forthco	_
					vidence to demor	
				-	rospect of develo	pment within 6-15
				years.		
Is site deliverab				Not develop	able	_
		pment to commenc	е	N/A		
Potential annua	al delivery rate			N/A		

Ref No	CEN30	Site name	35-3	35-37 Albert Road						
Actions nee	eded to overco	me 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	e distance fror	n centre of site (in	km) to:							
Primary school	Secondary school	Neighbourhood / Local 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			





Ref No	CEN31	Site name	87-89	Linthorpe Road					
Site area (ha)	0.03	Site address							
Is site vacant?	No	Ward	Centra	l					
Brownfield /	Brownfield	Eastings	449	394	Northings	520230			
Greenfield									
Ownership									
Private sector o									
	: national des	ignations which	preclude	development					
N/A									
	: national or	local designation	s which	may impact or	n development pote	ential			
N/A									
Current land us									
	•	pied by a charity s	hop, wit	th vacant floors	above				
Surrounding lar	d uses and ch	aracter							
Retail									
Site access									
Access from Whin Street									
-	ronmental co	nstraints to deve	lopment	t					
N/A									
Does the site ha	ive housing p	otential		Yes					
	for developm	ent in adopted L	ocal	Yes – Town C	entre retail sector				
Plan									
		nission at 1.04.23							
		219/FUL granted	9.09.19	for developme	nt of 49 self-contair	ned studios for			
students has lap									
Development P	rogress								
N/A									
Estimate of dev				T					
Indicative deve	-	-		0.03					
Basis of calculat		pable area		Planning app	lication				
Indicative site y				49					
Basis of calculat				Planning app					
Is site suitable f		•			g permission previo	usly granted			
Potential types		•		Private rente	,				
		I development n			loors of building are				
		ial development	within		ning permission for				
5 years -includii	ng viability			-	plemented, which r				
				•	oility issues. There is				
					lemonstrate a realis	tic prospect of			
			***		within 5 years.				
		ial development	within	•	nning permission for				
6-15 years -incli	uding viability	•		-	plemented, which r				
				-	oility issues. There is				
					main to suggest a n				
					lication is forthcomi	-			
					vidence to demonst				
la alka al-livre. I	la /daustess 1	la .			levelopment within	o-15 years.			
Is site deliverab				Not developa	ibie				
		opment to comm	ence	N/A					
Potential annua	-			N/A	1				
Actions needed	to overcome	constraints		-	ne market for apartr				
				location may	be required if the re	eason			

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





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 <b>Northings</b> 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<sup>th</sup> 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	Midd	llehaven				
	ull planning a	pplication, 22/0451	L/FUL, for 76	apartments was	submitted	on 4.07.22 o	n land	
		· ·		s are awaiting determination at 1.04.23.				
BCEGI has be	en appointed	as the Council's st	rategic partr	ner at Middlehav	en and has p	orepared a m	nasterplan	
to guide the	development	of the site.						
Estimate of	developable p	otential						
Indicative de	evelopable are	ea (ha)		16				
Basis of calc	ulation of dev	elopable area		Undeveloped	parcels of lar	nd within site	е,	
				excluding site	earmarked f	or school		
				development				
Indicative sit	•			978				
Basis of calc	ulation of site	yield		Masterplan pr	-			
				dwellings less	the 22 dwell	ings comple	ted in	
				2022/23.				
Is site suitab	le for residen	tial development		Yes, allocated		al use as par	t of a	
				mixed-use dev	•			
Potential typ	es of residen	tial development		Town houses,	apartments,	market, affo	ordable,	
le site susil-	bla fau naalde	atiol douglamment		private rent	Villaga de :	olomma=+!-	undor	
is site availa	bie for residei	ntial development	now	Yes – the Boho construction. (	_	-		
				Executive gave				
							an option	
				agreement to BCEGI to facilitate the development of St Hildas				
Is site achiev	ahle for resid	ential developmer	nt within 5	Yes – 39 dwellings at Boho Village are under				
years-includ		citial acrosopiiici		construction.				
		ential developmer	nt within 6-	Yes – an outline planning application for 500				
	uding viability	=		dwellings at St Hildas and a full planning				
,		•		application for 76 dwellings have been				
				submitted. Funding for the development of				
				Middlehaven h	nas been allo	cated from	the Towns	
				Fund and Brov	vnfield Hous	ing Fund. Th	nere is a	
				reasonable pro				
				within 6-15 ye			•	
				established Mi	_			
				Corporation bo				
				additional funding to progress development				
				earlier and fas	ter.			
	rable/develor			Deliverable	- d a 1\			
		velopment to com	mence	0-5 years (alre	auy started)			
	nual delivery	rate me constraints		39	roach to sit	o lavou+		
Actions need	ieu to overco	Straight line dist	ance from s	Sequential app		e iayout.		
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment	Dus stop	station	GF	
3011001	3011001	, Local Cellare	District	site / mixed		36461011		
			Centre	use site				
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 R	load				
Site area (ha)	0.21	Site address							
Is site	Yes –	Ward	Cent	ral					
vacant?	vacant								
	building								
Brownfield /	Brownfield	Eastings	44	19384	Northings	52	0141		
Greenfield									
Ownership									
Private sector o									
	s: national de	esignations which	າ preclude ເ	development					
N/A									
		r local designatio			velopment <sub>l</sub>	potential			
		II* listed building,	, All Saints C	Church.					
Current land us	e and charac	ter							
Vacant former	retail premise	es with vacant up	per floors						
Surrounding la	nd uses and o	character							
Retail									
Site access									
Linthorpe Road									
Physical or env	ironmental c	onstraints to dev	elopment						
N/A									
Does the site h	ave housing	potential		Yes					
Is site allocated	for develop	ment in adopted	<b>Local Plan</b>	Yes – site is wi	thin the Tow	n Centre R	etail Sector		
Does site have	planning per	mission at 1.04.2	:3						
Yes – planning r	permission 19	9/0315/COU appr	oved 8.12.1	L9 for 10 studio fl	ats				
Development P	rogress								
Conversion wor	k commence	ed but stalled at d	ate of asses	sment					
Estimate of dev	elopable pot	tential							
Indicative deve	lopable area	(ha)		0.21					
Basis of calcula	tion of devel	opable area		Planning application					
Indicative site y	/ield			10					
Basis of calcula	tion of site y	ield		Planning application					
		al development		Yes – planning		granted			
		al development		Private rented	•	_	on		
		ial development	now	Yes –conversion					
		ntial developmen		No – work on t					
5 years -includi		•		insufficient evi	idence to de	monstrate	a realistic		
•				prospect that t	the develop	ment will b	e complete		
				within 5 years.					
Is site achievab	le for resider	ntial developmen	t within 6-	Yes – given the	conversion	works hav	e		
15 years -includ	ding viability			commenced, a	lbeit stalled	, there is a	reasonable		
				prospect that t	the developi	ment will b	e complete		
				within 6-15 yea	ars				
Is site deliverab	ole/developa	ble		Developable					
Potential times	cale for deve	elopment to com	mence	6-10 years	_				
Potential annua	al delivery ra	te		10					
Actions needed	to overcom	e constraints		N/A					
Straight line dis	tance from o	centre of site (in I	km) to:						
Primary S	econdary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
	school	/ Local Centre	Centre /	employment		station			
school					i	1			
school			District	site / mixed					
school			District Centre	site / mixed use site					





Ref No	CEN46	Site name	48-5	52 Albert Road							
Site area (ha)	0.05	Site address	-0 0	_ / IIDCI C NOUG							
Is site vacant?	No	Ward	Cent	ral							
Brownfield /	Brownfield	Eastings		19603	Northings	520436					
Greenfield	Diowinicia	-43611193	-	.5505		320-330					
Ownership	<u> </u>		I		I	ı					
Private sector or	ne owner										
		signations which I	oreclu	de development	<u> </u>						
N/A											
•	: national or	local designation	s whi	ch may impact o	n development pot	ential					
					a and in proximity to						
					s a Locally Listed Bu						
West Bank).				,	, =:===================================	5 (					
Current land use	e and charact	er									
		(two vacant, one	occun	ied) within a two	-storey building						
Surrounding lan		•	0	.,	, ~0						
Retail, leisure, re											
Site access											
Access from Alb	ert Mews										
		nstraints to deve	opmo	ent							
			•		nental impact on he	ritage assets					
Does the site ha	·	· · · · · · · · · · · · · · · · · · ·		Yes		0					
		nent in adopted L	ocal		Centre Opportunity S	Site: Gurnev Street					
Plan				Triangle (mix							
	planning pern	nission at 1.04.23		1							
-		331/FUL approve	d 29.	09.20 for 40 stud	ios						
Development Pi											
Not started.	U										
Estimate of dev	elopable pote	ential									
Indicative devel				0.05							
Basis of calculat	-	•		Planning app	lication						
Indicative site y				40							
Basis of calculat		eld		Planning app	lication						
Is site suitable f					ng permission grante	ed					
Potential types		•		Student, priv							
		I development n	ow		vertised for sale						
		ial development			ning permission is d	lue to expire in					
0-5 years - inclu				•	023. The site is bein	•					
,	5			•	ate of the assessmer	_					
				time frame to	o expiry of the perm	ission and that a					
					not yet in place the						
					levelopment within						
Is site achievabl	e for resident	tial development	withi		is being advertised						
6-15 years - incl	uding viabilit	У		of the assess	ment. Until such tin	ne as a developer					
				purchases th	e property there is i	not a reasonable					
				prospect of d	levelopment.						
				Not developa	able						
Is site deliverab	le/developab	le		Not develope							
		le opment to comm	ence	N/A							
	cale for devel	opment to comm	ence								
Potential times	cale for devel I delivery rate	opment to comm	ence	N/A N/A	ssment is a requiren	nent of the					
Potential timeson Potential annua	cale for devel I delivery rate	opment to comm	ence	N/A N/A	ssment is a requiren	nent of the					

Ref No	CEN46	Site name	48-5	48-52 Albert Road					
Primary school	condary school	ighbourhood Local Centre	Tov Cent Dist Cen	re / rict	Designated employmen site / mixed use site	t	Bus stop	Train station	GP
0.76	0.42	1.0	0	)	0.18		0.1	0.27	0.19





Ref No	CEN49	Site name	124-13	30 Lir	nthorpe Roa	ıd				
Site area (ha)	0.04	Site address	12.120	,	itiloi pe itou					
Is site vacant?	Yes	Ward	Centra	1						
Brownfield /	Brownfield		449			North	nings	520065	<u> </u>	
Greenfield	Di o William		1.13	000			65	32000	,	
Ownership					<u> </u>					
Private sector -	one owner									
		esignations which	h preclude	e dev	velopment					
N/A										
•	s : national c	or local designation	ns which	mav	impact on	deve	lopment r	otential		
		other buildings o							gs. The	
• •		d building at 141			•				5	
Current land us	_		<u> </u>							
		d and 1 <sup>st</sup> floor, vac	ant karao	ke b	ar on second	d floo	r – conve	rsion work u	nderway	
Surrounding la									<u>, , , , , , , , , , , , , , , , , , , </u>	
Retail, restaura										
Site access	· ·									
Baker Street										
Physical or env	rironmental o	constraints to dev	s to development							
				on the planning approval						
		housing potential Yes								
Is site allocated for development in adopted Local  Yes – Town Centre Retail Sector										
Plan										
Does site have	planning per	rmission at 1.04.2	23							
		3.07.21 for 11 on		rtme	ents and 1 st	tudio				
Development I			•							
		nversion work is u	ınderway							
Estimate of de	velopable po	tential								
Indicative deve	lopable area	ı (ha)		0.0	)4					
Basis of calcula	tion of deve	lopable area		Planning application						
Indicative site	yield	-		12	12					
Basis of calcula	tion of site y	rield		Pla	nning applic	catior	า			
Is site suitable	for residenti	al development		Ye	s – planning	perm	nission gra	inted		
Potential types	of residenti	al development		Stu	udents	-				
Is site available	for resident	tial development	now	Ye	s – conversio	on wo	ork underv	way		
Is site achieval	le for reside	ntial developmer	nt within	Ye	s - the site h	as de	tailed pla	nning permi	ssion and,	
0-5 years - incl	uding viabilit	:y		the	e conversion	n worl	k is on-goi	ng. There is	a realistic	
				pro	ospect of co	mplet	tion withii	า 5 years.		
		ntial developmer	nt within	Th	e site is expe	ected	to be con	npleted with	in the	
6-15 years - inc		<b>.</b>		_	st 5 years (as	s set o	out above	).		
Is site delivera	ble/developa	able		De	liverable					
		elopment to com	mence	0-5	5 years					
Potential annual delivery rate					12					
Actions needed		N/A								
Straight line di	stance from	centre of site (in	km) to:							
Primary S	econdary	Neighbourhood		Town Designated Bus Train G					GP	
school	school	/ Local Centre	Centre	-	employme		stop	station		
			Distric		site / mix					
			Centre	9	use site	•				
0.66	0.61	0.79	0		0.57		0.01	0.68	0.23	





Ref No	CEN50	Cito nome	Harris	an II	01100						
		Site name	Harris								
Site area (ha)		Site address			gh Road						
Is site vacant		Ward	Centra		<u> </u>		•	E100	10		
Brownfield /	Brownfiel	d <b>Eastings</b>	449	760		Norti	nings	51994	<del>1</del> U		
Greenfield											
Ownership											
Private secto											
	tes: national (	designations which	n preclud	e de	velopment						
N/A											
		or local designation			-						
		s (former Southbro	ooke Girls	Sch	ool and Gaz	ette C	Offices) in	the vicinity	of the site.		
Current land											
		t has commenced	but stalle	d							
Surrounding											
	cclesiastical, i	retail, professional	services,	educ	cational						
Site access											
Laurel Street											
Physical or e	nvironmental	constraints to dev	elopmen	t							
N/A											
Does the site				Yes							
Is site allocat	ed for development in adopted Local No										
Plan											
Does site hav	e planning pe	ermission at 31.12.	21								
Yes, planning	permission 2	0/0034/FUL grante	d 10.11.2	0 for	95 studios						
Developmen	t Progress										
Outer shell ha	as been const	ructed – work on s	ite has sta	alled							
Estimate of d	evelopable p	otential									
Indicative de	velopable are	a (ha)		0.0	06						
Basis of calcu	lation of dev	elopable area		Planning application							
Indicative sit	e yield			95							
Basis of calcu	lation of site	yield		Planning application							
Is site suitabl	e for resident	tial development		Yes – planning permission granted							
Potential typ	es of resident	ial development		Students							
Is site availab	le for resider	ntial development		Yes							
Is site achiev	able for resid	ential developmer	t within	No	o – given tha	at wor	k on site l	nas stalled	for a		
0-5 years -inc	luding viabili	ty		sig	gnificant per	iod of	f time, the	ere is insuff	icient		
				ev	idence to de	emon	strate a re	alistic pros	pect of		
				со	mpletion wi	ithin 5	years				
Is site achiev	able for resid	ential developmer	t within	Ye	s – given the	e stag	e that wo	rk had pro	gressed to		
6-15 years -ir	cluding viabi	lity		pr	ior to stallin	g the	re is a reas	sonable pro	spect that		
				th	e developm	ent w	ill be com	pleted with	nin 6-10		
				ye	ars.						
Is site deliver	able/develop	able		De	evelopable						
Potential tim	escale for dev	velopment to com	mence		5 years to co			ady started	), 6-10		
							n				
Potential ann			(apartment	ts all e	expected t	o be comp	leted at the				
					me time)						
Actions need	ed to overcor		N/	'A							
Straight line		centre of site (in	km) to:		T				_		
Primary	Secondary	Neighbourhood	Town	l	Designat	ed	Bus	Train	GP		
school	school	/ Local Centre	Centre	/	employm		stop	station			
			Distric	t	site / mix	æd					
			Centro	е	use site	е					

Ref N	0	CEN50	Site name	Harrison H	Harrison House				
0.2		0.37	0.52	0	0.66	0.17	0.8	0.36	





Ref No	CEN51	Site name	242 M	arton Road					
Site area (ha)	0.12	Site address							
Is site vacant	No	Ward	Centra	Ī					
Brownfield /	Brownfiel	d Eastings	450	308	Nort	hings	519395	5	
Greenfield						_			
Ownership	•	-					•		
Private sector	– one owner								
Category 1 sit	es: national d	designations which	preclude	e developmen	t				
N/A			•	•					
•	es : national	or local designatio	ns which	may impact o	n deve	lopment p	otential		
N/A						•			
Current land	ise and chara	acter							
		y used as office, pa	art vacant	. set within ge	nerous	plot			
Surrounding I			are racarre	, 500 1111111 80	1101043	piot			
Residential, o									
Site access	iice, cai siiov	50111							
Vehicle access	from Dougla	s Street							
		constraints to dev	elonmen	<u> </u>					
N/A	vii OiiiiiEiitai	constraints to dev	CIOPILICII	•					
•	have housing	notential		Yes					
Does the site have housing potential Is site allocated for development in adopted Local				7.7					
is site allocati Plan	d for develo	pilielit ili adopted	LUCAI	NO - Wilitelai	No - whiteland				
	nlanning ne	ermission at 1.04.2	2						
		1/1064/FUL, grant		09 22 for 17 s	olf con	tained acci	ctod living		
apartments.	periiission, z	.1/1004/FUL, grain	eu on 16.	06.22 101 17 56	211-CO11	tairieu assi	sted living		
•	Drogress								
Development		0094/VAR was sub	mitted or	12 02 22 to v	ary the	lavout an	d design of	he ahove	
permission.	Jilcation, 23/	0034/ VAIL Was sub	iiiittea oi	1 13.02.23 to v	ary tric	ayout an	u uesigii oi	.iie above	
Estimate of d	volonable n	otontial							
Indicative dev				0.12					
Basis of calcu	-			0.12					
	Planning application								
Indicative site	17								
Basis of calculation of site yield				Planning application					
Is site suitable for residential development  Potential types of residential development				Yes – planning permission granted					
	Specialist care/assisted living								
Is site availab	Yes								
Is site achieva		Yes – site has detailed planning permission. In accordance with the NPPF the site is considered							
5 years -including viability						-			
5 years -inclu	ding viability	ential developmen	t within	accordance v		-			
-				accordance v deliverable.	with th	e NPPF the	site is cons	idered	
Is site achieva	ble for reside	ential developmen		accordance of deliverable.  The site is co	with th	e NPPF the	site is cons	idered	
Is site achieva 6-15 years -in	ble for reside	ential developmen lity		accordance of deliverable. The site is considered (see above)	with th	e NPPF the	site is cons	idered	
Is site achieva 6-15 years -in Is site deliver	ble for reside cluding viabil able/develop	ential developmen lity able	t within	accordance v deliverable. The site is co (see above) Deliverable	with th	e NPPF the	site is cons	idered	
Is site achieva 6-15 years -in Is site deliver Potential time	ble for reside cluding viabil able/develop escale for dev	ential developmen lity able velopment to comi	t within	accordance v deliverable. The site is co (see above) Deliverable 0-5 years	with th	e NPPF the	site is cons	idered	
Is site achieva 6-15 years -in Is site deliver Potential time Potential ann	ble for reside cluding viabil able/develop escale for dev ual delivery r	ential developmen lity able velopment to com ate	t within	accordance of deliverable.  The site is considered (see above)  Deliverable  0-5 years  17	with th	e NPPF the	site is cons	idered	
Is site achieva 6-15 years -in Is site deliver Potential time Potential ann Actions neede	ble for reside cluding viabil able/develop escale for dev ual delivery r ed to overcor	ential developmen lity able velopment to comi ate ne constraints	t within	accordance v deliverable. The site is co (see above) Deliverable 0-5 years	with th	e NPPF the	site is cons	idered	
Is site achieva 6-15 years -in Is site deliver Potential time Potential ann Actions need Straight line c	ble for reside cluding viabil able/develop escale for dev ual delivery r ed to overcon istance from	ential developmen lity able velopment to commate ate ne constraints centre of site (in l	t within	accordance videliverable. The site is considered (see above) Deliverable 0-5 years 17 N/A	nsider	e NPPF the	site is cons	years	
Is site achieva 6-15 years -in Is site deliver. Potential time Potential ann Actions neede Straight line of	ble for reside cluding viabil able/develop escale for dev ual delivery r ed to overcor istance from Secondary	ential developmentity able velopment to commate ne constraints centre of site (in I	t within mence (m) to: Town	accordance of deliverable. The site is considered (see above) Deliverable 0-5 years 17 N/A  Designa	nsider	e NPPF the	e site is cons	idered	
Is site achieva 6-15 years -in Is site deliver Potential time Potential ann Actions need Straight line o	ble for reside cluding viabil able/develop escale for dev ual delivery r ed to overcon istance from	ential developmen lity able velopment to commate ate ne constraints centre of site (in l	t within mence (m) to: Town Centre	accordance videliverable. The site is considered (see above) Deliverable 0-5 years 17 N/A  Designate demploying the deliverable of the deliverable	nsider	e NPPF the	site is cons	years	
Is site achieva 6-15 years -in Is site deliver. Potential time Potential ann Actions neede Straight line of	ble for reside cluding viabil able/develop escale for dev ual delivery r ed to overcor istance from Secondary	ential developmentity able velopment to commate ne constraints centre of site (in I	t within  mence  (m) to:  Town Centre Distric	accordance v deliverable. The site is co (see above) Deliverable 0-5 years 17 N/A  Designa employi t site / m	nsider  ated  nent ixed	e NPPF the	e site is cons	years	
Is site achieva 6-15 years -in Is site deliver Potential time Potential ann Actions need Straight line of	ble for reside cluding viabil able/develop escale for dev ual delivery r ed to overcor istance from Secondary	ential developmentity able velopment to commate ne constraints centre of site (in I	t within mence (m) to: Town Centre	accordance videliverable. The site is considered (see above) Deliverable 0-5 years 17 N/A  Designate employing the site / m	nsider  ated  ment ixed  te	e NPPF the	e site is cons	years	





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

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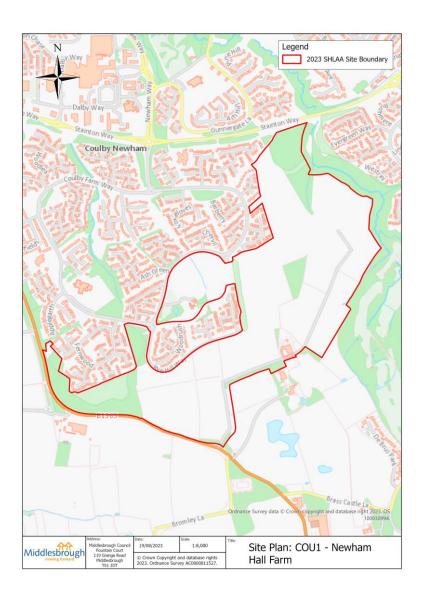
## Coulby Newham Ward

Table 1: COU1 Newham Hall Farm

Ref No	COU1	Site name	Newham	Hall Farm		
Site area (ha)	71.3	Site address	Bonnygr	ove Way		
Is site	No (in farm	Ward	Coulby N			
vacant?	use on		,			
	short					
	tenancy)					
Brownfield /	Greenfield	Eastings	45173	7	Northings	513855
Greenfield						
Ownership			l.			
Local authority	one owner					
		ignations which pred	clude deve	lopment		
N/A		<u> </u>		•		
	s : national or l	ocal designations w	hich may i	mpact on c	levelopment pot	ential
		within the farmstead				
	_	erest - site of 19th Ce		-	-	
and 19th Centu	_		,		,	, 0
Current land us						-
Gently rolling a	rable land with	copses of trees, a pa	ark, allotm	ents, and fa	arm buildings.	
Surrounding lai			<u> </u>	· · · · · · · · · · · · · · · · · · ·		
		en countryside.				
Site access	<u> </u>					
Bonnygrove Wa	y and B1365					
		nstraints to developr	ment			
		lewham Hall, Newha		dge and Ne	wham Hall Gate o	outside of the site.
		nonstrate that it wou		-		
-		ult in public benefit.			_	
		kely to require reloca			-	
Does the site ha				es	•	
		ent in adopted Local	l Plan Y	es – allocat	ed for residential	use
	-	ission at 1.04.23				
No						
Development P	rogress					
-	_	roved a report for di	isposal of	the site. A r	nasterplan, desig	n code, outline
		sal and marketing st	-			
Estimate of dev	elopable poter	ntial				
Indicative deve	lopable area (h	na)	3	8.5		
Basis of calcula	tion of develor	pable area	E	xcludes par	k, allotments, wo	oded areas and
	_		а	rea for a po	tential school	
Indicative site y	/ield			,100		
Basis of calcula	tion of site yiel	ld	Р	ublication L	ocal Plan (subsec	quently withdrawn)
			а	nd 30 dwell	ings per ha appli	ed to indicative
			d	evelopable	area	
Is site suitable	or residential	development	Y	es - allocate	ed site	
Potential types	of residential	development	N	larket, exec	cutive, older pers	ons, self-build,
			a	ffordable		
Is site available	for residential	development now	Y	es – Execut	ive approval for c	disposal of site on
			1	2.07.22. Ar	n Executive repor	t is programmed
						he proposed route
			0	f bringing tl	ne site forward. A	An outline planning

Ref No	COU1	Site name	New	nam Hall Farm				
		•	•	application will	then be su	bmitted pri	or to	
				marketing the site.				
Is site achiev	vable for resid	ential developmer	nt within 0-	No – the propos	ed route o	of bringing t	he site	
5 years -incl	uding viability	•		forward needs t	o be estab	lished. Unti	l this is	
				done there is ins	sufficient e	evidence to		
				demonstrate a r	ealistic pr	ospect of ho	ousing	
				completions wit	hin 5 year	S.		
Is site achiev	vable for resid	ential developmer	nt within 6-	Yes –The site is i	in a locatio	on attractive	to the	
15 years				market where d	evelopme	nt is viable.	There is a	
				reasonable prospect of development within 6-15				
				years.				
Is site delive	rable/develor	oable		Developable				
Potential tin	nescale for de	velopment to com	mence	6-10 years				
Potential an	nual delivery	rate		60 dwellings based on two developers on site				
Actions nee	ded to overco	me constraints						
Straight line	distance from	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	employment	stop	station		
			District	site / mixed				
			Centre	use site				
0.55	1.32	1.67	1.11	0.83	0.11	2.75	1.02	





#### Kader Ward

Table 2: KAD1 Coulby Manor Cottage

Ref No	KAD1	Site name	Coulb	y Manor Cott	age	
Site area (ha)	1.2	Site address		te Lane		
Is site	Yes	Ward	Kader			
vacant?						
Brownfield /	Greenfield	Eastings	449	716	Northings	515549
Greenfield		<b>3</b>				
Ownership			I			<b>,</b>
Private sector of	ne owner					
Category 1 site	s: national des	ignations which pred	clude de	velopment		
N/A				•		
Category 2 site	s : national or	ocal designations w	hich ma	y impact on	development pote	ntial
		s of this area of Gree				
permission	•				-	
Current land us	e and characte	er				
Vacant site, cle	ared. Road acc	ess has been constru	cted.			
Surrounding la						
		d A174 and Ladgate L	ane			
Site access		<u>~</u>				
Ladgate Lane						
_	ironmental co	nstraints to develop	ment			
-		A174 - considered as		planning app	lication	
Does the site h				Yes		
		ent in adopted Local	l Plan	No – Green	Wedge	
		ission at 1.04.23				
		P/1009/12/P approve	ed 11.12	.12 for 7 sing	le storev dwellings	and 20/0085/VAR
		ouse types to 2 storey		-	,	
Development F		,,				
		d. No start on constru	uction o	f dwellings.		
Estimate of dev						
Indicative deve				1		
Basis of calcula				Planning ap	plication	
Indicative site	/ield			7		
Basis of calcula		ld		Planning ap	plication	
Is site suitable	for residential	development		Yes		
Potential types	of residential	development		Self-build		
Is site available	for residentia	l development		Yes - being r	marketed for self-b	uild
Is site achievab	le for resident	ial development wit	hin 0-		riginally been gran	
5 years including		·			n 2012 no start on	
•				has occurred	d. Given the time tl	nat has elapsed
				there is insu	fficient evidence to	o demonstrate a
				realistic pro	spect of developme	ent within 5 years.
Is site achievab	le for resident	ial development wit	hin 6-	No – since o	riginally been gran	ted planning
15 years includ	ing viability			permission i	n 2012 no start on	the actual houses
					d. Given the time tl	•
					fficient evidence to	
				reasonable <sub>l</sub>	prospect of develo	pment within 15
				years.		
Is site deliveral				Not develop	able	
Potential times	cale for develo	pment to commenc	e	N/A		
Potential annu	al delivery rate	!		N/A		

Ref No	KAD1	Site name	Site name Cou		by Manor Cottage				
Actions needed to overcome constraints					N/A	N/A			
Straight line distance from centre of site (in km) to:									
Primary school	Secondary school	Neighbourhood / Local Centre	Tow Cent Distr Cent	re / rict	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

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to Green Wedge he principle of n established by mission. In t development impact on etwork. As such, residential

Ref No	KAD2	Site name	Land E	ast o	of Hemlington La	ne			
Is site achie	vable for resid	lential developmer	nt within	No – the site is not subject of a current planning					
5 years-incl	uding viability			ар	plication. There i	is currently	/ insufficien	t evidence	
				to	demonstrate a re	ealistic pro	spect of de	velopment	
				wi	thin 5 years.				
Is site achievable for residential development within					s – the Planning	Inspector's	decision to	o dismiss	
6-15 years-including viability					e appeal was due	to the ne	ed to achie	ve nutrient	
c == years manning manney					utrality and mitig	gate highw	ay impact.	There is a	
					asonable probabi	•			
					plication will be	•	•	-	
				-	atters and could				
				10 years.					
Is site delive	erable/develo	pable		Developable					
Potential ti	nescale for de	velopment to com	mence	6-10 years					
Potential ar	nual delivery	rate		10 dwellings					
Actions nee	ded to overco	me constraints		Resolve nutrient neutrality and highway mitigation					
				issues.					
Straight line	distance fron	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town		Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /		employment	stop	station		
			District		site / mixed				
Centre					use site				
0.78	1.2	0.78	1.29		1.22	0.18	2.76	1.62	



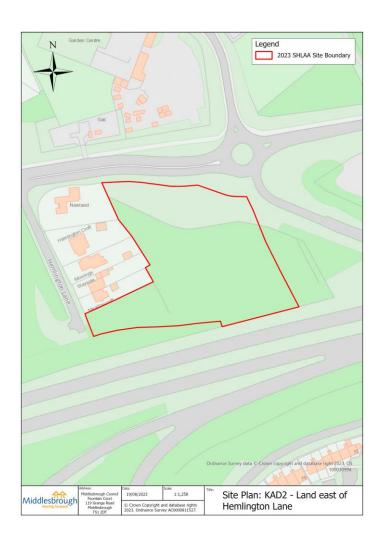


Table 4: KAD3 Former St David's School

Ref No	KAD3	Site name	Forme	er St David's Sc	haal	
Site area (ha)	6.22	Site address		id's Way	11001	
Is site vacant?		Ward	Kader	•		
	Yes		_		No uthin an	F1C410
Brownfield / Greenfield	Both	Eastings	448	543	Northings	516419
Ownership	.1 1					
2 owners: local a		•				
<u> </u>	: national des	signations which pred	iuae a	evelopment		
N/A		11				42-1
	: national or	local designations w	nich ma	ly impact on d	evelopment poten	tiai
N/A						
Current land use			ا مصدد مداله			
•		g, part grassed, a sma	ili numi	per of mature	rees	
Surrounding lan				• •		
	n space, aven	ue of trees to the eas	tern pe	riphery		
Site access						
St David's Way						
		nstraints to develop				1
		ue of Trees and Ackla			•	•
		ey would not harm the		_		
	-	efits. The Local Plan P	olicy re	quires re-prov	ision of playing fiel	ds, which was
considered as pa	·			.,		
Does the site ha				Yes	16	
		nent in adopted Local	Plan	Yes – allocate	ed for residential us	se
-		nission at 1.04.23			500.04	1
		0004/FUL was approv			nittee on 5.02.21 st	ibject to a
		106 agreement has n	ot yet k	een signed.		
Development Pr	rogress					
N/A						
Estimate of dev						
Indicative devel				4.27		
Basis of calculat		pable area		Application fo	orm	
Indicative site y				139	1	
Basis of calculat				Planning app	lication	
Is site suitable f				Yes		
Potential types		•		Market, affor		
is site available	tor residentia	I development now			ite is owned by the	
					gh, who has a prefe	
				-	partner who has s	upmitted the
In altal-1	a fan neside :- 1	المالية المالية المالية المالية المالية المالية	h:n ^	planning app		nlication bas
	e tor resident	tial development with	nın U-	_	nat the planning ap	•
					CHUIDET IN 2 CILIE	
5 years -includir					=	agreement and
				the site is in a	a location attractive	to the market
				the site is in a there is a rea	a location attractive listic prospect of he	to the market
5 years -includir	ng viability	tial development with	hin 6-	the site is in a there is a rea development	a location attractive listic prospect of he within 5 years.	e to the market ousing
5 years -includir	ng viability e for resident	tial development wit	hin 6-	the site is in a there is a rea development Yes – given th	a location attractive listic prospect of he within 5 years. nat the planning ap	e to the market ousing plication has
5 years -includir	ng viability e for resident	tial development wit	hin 6-	the site is in a there is a rea development Yes – given the been approve	a location attractive listic prospect of he within 5 years. nat the planning ap ed subject to a s106	e to the market ousing plication has 5 agreement and
5 years -includir	ng viability e for resident	tial development wit	hin 6-	the site is in a there is a rea development Yes – given the been approve the site is in a	a location attractive listic prospect of he within 5 years. nat the planning ap ed subject to a s100 a location attractive	e to the market pusing plication has agreement and e to the market
5 years -includir	ng viability e for resident	tial development wit	hin 6-	the site is in a there is a rea development Yes – given the site is in a there is a rea	a location attractive listic prospect of he within 5 years. nat the planning ap ed subject to a s100 a location attractive sonable prospect o	e to the market pusing  plication has agreement and e to the market f housing
5 years -includir Is site achievabl 15 years -includ	ng viability e for resident ing viability		hin 6-	the site is in a there is a rea development Yes – given the been approve the site is in a there is a rea development	a location attractive listic prospect of he within 5 years. nat the planning ap ed subject to a s100 a location attractive	e to the market pusing  plication has agreement and e to the market f housing
Is site achievabl 15 years -includ	e for resident ing viability			the site is in a there is a rea development Yes – given the site is in a there is a rea	a location attractive listic prospect of he within 5 years. nat the planning ap ed subject to a s100 a location attractive sonable prospect o	e to the market pusing  plication has agreement and e to the market f housing

Ref No	KAD3	Site name	Site name Former		er St David's School				
Actions nee	ded to overco	me constraints		Agreement of s1	.06				
Straight line distance from centre of site (in km) to:									
Primary school	Secondary school	Neighbourhood / Local Centre	Tow Cent Disti Cent	re / rict	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	Ladg	gate	Woods/Orchi	d Gardens				
Site area (ha)	24.31	Site address		_	Lane					
Is site vacant		Ward	Ladg	_						
Brownfield /	Both	Eastings	<u> </u>	5036		Northings	515	736		
Greenfield										
Ownership			<b>I</b>							
Private sector	one owner									
		designations whic	h preclude	dev	elopment					
N/A										
•	tes : nationa	l or local designation	ons which r	mav	impact on dev	elopment	potential			
N/A										
Current land	use and chai	racter								
Building site -										
Surrounding										
_		d agricultural								
Site access		-0								
Access from L	adgate Lane									
		I constraints to dev	velopment							
-		ered as part of plan	-		n					
Does the site			0 - 1-1-		/es					
		opment in adopted	l Local Plan	ı Y	es – allocated	for residen	tial use			
		ermission at 1.04.2								
		1/RES/0808/15/P g		09.15	5 for 375 dwel	ings. Revise	ed planning	application		
		1.08.18 was approv				_				
Developmen					· · · · · · · · · · · · · · · · · · ·	<u> </u>	· ·			
•		68 under construct	tion, 163 pl	ots r	not started at o	date of asse	ssment.			
Estimate of d	•		, ,							
Indicative de				2	24.3					
		elopable area		F	Planning applic	ation				
Indicative sit		•		231 dwellings						
Basis of calcu		yield		Dwellings under construction and not started						
		tial development		Yes						
Potential typ	es of residen	tial development		Market, affordable						
Is site availab	le for reside	ntial development	now	Yes						
		lential developme		- Y	es – construct	ion is unde	rway by a v	olume		
5 years -inclu	ding viability			ŀ	housebuilder. There is a realistic prospect of					
-				c	development c	ontinuing w	vithin the n	ext 5 years.		
Is site achieva	able for resid	lential developme	nt within 6-	- Y	es – construct	ion is unde	rway by a v	olume		
15 years -incl	uding viabili	ty		ŀ	nousebuilder. 1	here is a re	easonable p	rospect of		
					development b	eing compl	eted withir	6-10 years.		
Is site deliver	able/develo	pable			Deliverable					
Potential tim	escale for de	velopment to com	mence	(	0-5 years (alrea	ıdy started)				
Potential ann	ual delivery	rate		3	33 (based on a	verage anni	ual delivery	rate in		
				þ	orevious 5 year	rs)				
Actions need	ed to overco	me constraints		١	N/A					
Straight line	traight line distance from centre of site (in km) to:									
Primary	Secondary	Neighbourhood	ood Town Designated Bus Train GF							
school	school	/ Local Centre	Centre /		employment	stop	station			
			District		site / mixed					
			Centre		use site					

Ref No		LAD1		Site name		Ladgate	e Woods/Orchid	Gardens		
0.77	0.9	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 Lan	2	
					e	
Site area (ha)	0.45	Site address		te Lane		
Is site vacant?	Yes	Ward	Ladga		NI - uklatu u -	F4F040
Brownfield / Greenfield	Greenfield	Eastings	450	086	Northings	515819
Ownership Private sector o	no owner					
		signations which pred	dudo d	ovelenment		
N/A	s. Hational des	signations which pret	liuue u	evelopilient		
	: national or	local designations w	hich m	av impact on d	evelonment not	tential
<u> </u>		edge, housing develo		•		
Current land us			pinent	is contrary to	the dreen weag	e designation.
		grassland with trees	around	the edge thou	igh mostly offsit	· A
Surrounding lar	· · · · · · · · · · · · · · · · · · ·	_	around	the euge, tho	agii iilostiy olisit	
Residential, golf		iaracter				
Site access	Course					
	access to Mid	dlesbrough Golf Club				
		nstraints to develop				
		d as part of planning a		ion as were ar	horicultural and	ecological matters
Does the site ha			эррпсас	Yes	borrearear arra	ecological matters
		nent in adopted Local	l Plan	No		
	<b>.</b>	nission at 1.04.23		110		
		0110/FUL was approv	ed on 1	8.08.20 for ere	ection of 6 dwell	ings and associated
		ssion, M/OUT/1050/1				_
		ended by M/FP/1309		_		
Development P			, = ., .		<u> </u>	
None	- 0					
Estimate of dev	elopable pote	ential				
Indicative deve				0.45		
Basis of calcula	-	-		Planning app	lication	
Indicative site y		•		6 dwellings		
Basis of calculat		eld		Planning app	lication	
Is site suitable f				Yes - site has	planning permis	ssion
Potential types	of residential	development		Market		
		al development now		Yes		
		tial development wit	hin 0-		nning permission	is due to expire in
5 years including	g viability	-		August 2023	and to date the	re is nothing to
				indicate it wi	ll be implemente	ed. Given two
				previous resi	dential permissi	ons in 2012 and
				2015 expired	unimplemented	d there is
						onstrate a realistic
					levelopment wit	
		tial development wit	hin 6-	-		is due to expire in
15 years -includ	ling viability				and to date the	
					ll be implemente	
				-	dential permissi	
				2015 expired	unimplemented	l thoroic
					vidence to demo	onstrate a
				reasonable p		
				reasonable p years.	rospect of devel	onstrate a
Is site deliverab				reasonable p years. Not developa	rospect of devel	onstrate a
	cale for devel	opment to commend	e	reasonable p years.	rospect of devel	onstrate a

Ref No	LAD2	Site name	Site name Lar		d at Ladgate Lane				
Actions needed to overcome constraints					N/A				
Straight line distance from centre of site (in km) to:				o:					
Primary school	Secondary school	Neighbourhood / Local Centre	Cent Dist	tre / rict	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 Rurl	lam Road		
Site area (ha)	0.35	Site address	I Ban	am noud		
Is site	Yes	Ward	Lintho	orne		
vacant?	163	vvalu	Lillard	oi pe		
Brownfield /	Brownfield	Eastings	1/18	680	Northings	518589
Greenfield	Brownineid	Lastings	440	080	Northings	310309
Ownership						
Private sector of	no owner					
		anations which pro-	ماريطم ط	ovolonment		
	s. national desi	gnations which pred	liuue u	evelopment		
N/A	c . national or l	ocal designations w	hich m	av impact on d	lovolonment not	ontial
		econdary open space		•		
reflect the site	=		relates	s to the aujoin	ing school and uc	les not accurately
Current land us						
			:1 -1:			
· -	-	premises with outbu	ilaings	converted to re	esidential. Grass	ed and tarmac
areas within sit						
Surrounding la		aracter				
Educational, res	sidential, retail					
Site access						
Burlam Road						
-	ironmental con	straints to develop	ment			
N/A				T		
Does the site h	ave housing po	tential		Yes		
Is site allocated	for developme	ent in adopted Loca	l Plan	No – seconda	ary open space	
Does site have	planning permi	ission at 1.04.23				
Yes, planning po	ermission M/FP	P/0654/15/P granted	14.09.	15 for 6 terrac	ed properties an	d for conversion of
existing building	gs to 4 bungalo	ws and 6 apartment	s.			
Development P	rogress					
The conversion	work to 10 dw	ellings has been com	pleted	. The 6 new bu	ild dwellings hav	e not started.
Estimate of dev	elopable poter	ntial				
Indicative deve	lopable area (h	na)		0.35		
Basis of calcula	tion of develop	able area		100% of site		
Indicative site y	yield			6		
Basis of calcula	tion of site yiel	d		Planning app	lication	
Is site suitable	for residential of	development		Yes - has plai	nning permission	
Potential types				Market, priva		
		development now			by local develop	er
		al development wit	hin 0-		e length of time	
5 years -includi			-	_	nd that developr	
,	<b></b>			_ ·		nent of the site it is
						ficient evidence to
						ect of development
				within 5 year		
Is site achievab	le for residenti	al development wit	hin 6-		e length of time	since planning
		Income	-	_	nd that develop	
15 years -includ	JIIIR VIADIIILV			, ,		
15 years -includ	anig viability			started on th	e new build elen	
15 years -includ	anig viability					nent of the site it is
15 years -includ	onig viability			considered t	hat there is insuf	nent of the site it is ficient evidence to
15 years -includ	anig viability			considered to demonstrate		nent of the site it is ficient evidence to ospect of

Ref No	LIN2	Site name	1 Bu	rlam Road			
Potential t	imescale for de	evelopment to com	mence	N/A			
Potential a	nnual delivery	rate		N/A			
	Actions needed to overcome constraints				eason the	using market new build e come forwa	lement of
Primary	Secondary	n centre of site (in Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre / District	employment site / mixed	stop	station	Gr .
			Centre	use site			
0.15	1.1	0.35	0.95	1.42	0.38	2.3	0.54



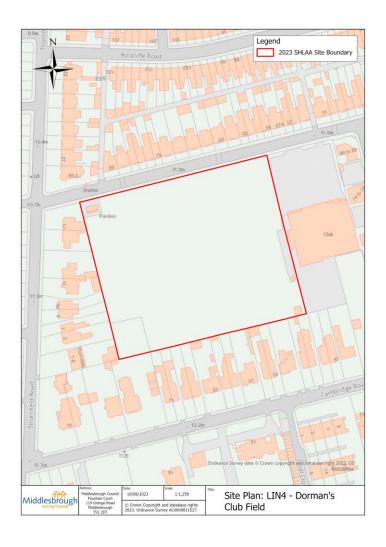


Table 8: LIN4 Dorman's Club Field

Ref No	LIN4	Site name	Dorma	n's Club Field					
Site area (ha)	1.76	Site address	Oxford						
Is site vacant?	No	Ward	Linthor						
Brownfield /	Greenfield	Eastings	4484	•	Northings	518083			
Greenfield	or conneid	243483		.,_		310003			
Ownership									
Private sector o	ne owner								
		signations which	preclude	development					
N/A		3.8.1at.10113 W.1.1c11	p. co.u.c	- uevelopinent					
	: national or	local designation	s which	may impact or	n development p	otential			
						demonstrate that			
	•					and result in public			
-		_				tion (Local Plan Policy			
						pgraded (or replaced			
elsewhere).	1 , 01				, ,				
Current land us	e and charact	er							
Playing pitch									
Surrounding lar	nd uses and ch	naracter							
Residential and									
Site access									
Oxford Road									
Physical or envi	ronmental co	nstraints to deve	lopment	ì					
Conservation ar	ea, primary o	pen space and pla	aying pito	ch (see categor	y 2 sites above)				
Does the site ha						Primary Open Space			
				is contrary to adopted Local Plan Policy.					
Is site allocated	for developn	nent in adopted L	.ocal		d for open space	· · · · · · · · · · · · · · · · · · ·			
Plan	•	•							
Does site have	planning pern	nission at 1.04.23	;						
No									
Development P	rogress								
N/A									
Estimate of dev	elopable pote	ential							
Indicative deve	lopable area (	ha)		0					
Basis of calculat	tion of develo	pable area		The site is no	t considered day				
		-			t considered dev	elopable as it is			
			ĺ	contrary to L		elopable as it is 7, which seeks to			
					ocal Plan Policy E	•			
				protect Prima contrary to S	ocal Plan Policy E ary Open Space fi port England's Pl	7, which seeks to rom development and aying Fields Policy			
				protect Prima contrary to S	ocal Plan Policy E ary Open Space fi	7, which seeks to rom development and aying Fields Policy			
Indicative site y				protect Prima contrary to S unless replac 0	ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar	7, which seeks to rom development and aying Fields Policy e provided.			
Indicative site y		eld		protect Prima contrary to S unless replac 0 The site is no	ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar t considered dev	7, which seeks to rom development and aying Fields Policy re provided.			
		eld		protect Prima contrary to S unless replac 0 The site is no contrary to La	ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar t considered dev ocal Plan Policy E	7, which seeks to rom development and aying Fields Policy re provided. elopable as it is 7, which seeks to			
		eld		protect Prima contrary to S unless replac 0 The site is no contrary to La protect Prima	ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar t considered dev ocal Plan Policy E ary Open Space fi	7, which seeks to rom development and aying Fields Policy re provided. elopable as it is 7, which seeks to rom development and			
		eld		protect Prima contrary to S unless replace 0  The site is no contrary to Le protect Prima contrary to S	ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar t considered dev ocal Plan Policy E ary Open Space fi port England's Pl	7, which seeks to rom development and aying Fields Policy e provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy			
Basis of calculat	tion of site yie			protect Prima contrary to S unless replace 0  The site is no contrary to L protect Prima contrary to S unless replace	ocal Plan Policy E ary Open Space fi port England's Ple ement pitches ar t considered dev ocal Plan Policy E ary Open Space fi port England's Ple ement pitches ar	7, which seeks to rom development and aying Fields Policy e provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy e provided.			
	tion of site yie			protect Prima contrary to S unless replace 0  The site is no contrary to Le protect Prima contrary to S unless replace No – the site	pocal Plan Policy E ary Open Space fi port England's Planement pitches ar t considered dev pocal Plan Policy E ary Open Space fi port England's Planement pitches ar is contrary to Loc	7, which seeks to rom development and aying Fields Policy re provided. elopable as it is 7, which seeks to rom development and aying Fields Policy re provided. cal Plan Policy E7,			
Basis of calculat	tion of site yie			protect Prima contrary to S unless replace 0  The site is no contrary to Lo protect Prima contrary to S unless replace No – the site which seeks to	pocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar t considered dev ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar is contrary to Loc to protect Primar	7, which seeks to rom development and aying Fields Policy e provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy e provided.			
Basis of calculated and the same state of the suitable for the suitable for the same state of the same	tion of site yie	development		protect Prima contrary to S unless replace 0  The site is no contrary to Le protect Prima contrary to S unless replace No – the site which seeks the development	pocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar t considered dev ocal Plan Policy E ary Open Space fi port England's Pl ement pitches ar is contrary to Loc to protect Primar	7, which seeks to rom development and aying Fields Policy re provided. elopable as it is 7, which seeks to rom development and aying Fields Policy re provided. cal Plan Policy E7,			
Basis of calculated and the same of the suitable for the suitable for the same of the same	or residential	development		protect Prima contrary to S unless replace 0  The site is no contrary to L protect Prima contrary to S unless replace No – the site which seeks to development N/A	pocal Plan Policy E ary Open Space fi port England's Plement pitches ar t considered devocal Plan Policy E ary Open Space fi port England's Plement pitches ar is contrary to Locatory protect Primar	7, which seeks to rom development and aying Fields Policy re provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy re provided.  cal Plan Policy E7, y Open Space from			
Basis of calculates a site suitable for the suitable for	or residential	development	ow	protect Prima contrary to S unless replace 0  The site is no contrary to L protect Prima contrary to S unless replace No – the site which seeks to development N/A  No. The site is no contrary to L protect Prima contrary to S unless replace to the site which seeks to development N/A	pocal Plan Policy E ary Open Space for port England's Plan ement pitches are t considered devocal Plan Policy E ary Open Space for port England's Plan ement pitches are is contrary to Location to protect Primares.	7, which seeks to rom development and aying Fields Policy e provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy e provided.  cal Plan Policy E7, y Open Space from			
Basis of calculates a site suitable for the suitable for	or residential	development	ow	protect Prima contrary to S unless replace 0  The site is no contrary to L protect Prima contrary to S unless replace No – the site which seeks to development N/A  No. The site is additional pite contrary to S unless replace to the site which seeks to development N/A and the site is additional pite contrary to S unless replace to S unless repla	pocal Plan Policy E ary Open Space for port England's Plan ement pitches are t considered dev ocal Plan Policy E ary Open Space for port England's Plan ement pitches are is contrary to Local to protect Primare s being proposed oches as part of a	7, which seeks to rom development and aying Fields Policy re provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy re provided. cal Plan Policy E7, y Open Space from			
Basis of calculated and the same of the suitable for the suitable for the same of the same	or residential	development	ow	protect Prima contrary to S unless replace 0  The site is no contrary to Le protect Prima contrary to S unless replace No – the site which seeks the development N/A  No. The site is additional pit related to the	pocal Plan Policy E ary Open Space for port England's Plan ement pitches are t considered dev ocal Plan Policy E ary Open Space for port England's Plan ement pitches are is contrary to Local to protect Primare s being proposed oches as part of a	7, which seeks to rom development and aying Fields Policy e provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy e provided.  cal Plan Policy E7, y Open Space from			
Is site suitable f Potential types Is site available	or residential	development  development al development n		protect Prima contrary to S unless replace 0  The site is no contrary to Le protect Prima contrary to S unless replace No – the site which seeks the development N/A  No. The site is additional pit related to the LON6)	pocal Plan Policy E ary Open Space fi port England's Plan ement pitches are t considered devocal Plan Policy E ary Open Space fi port England's Plan ement pitches are is contrary to Locator protect Primare to protect Primare se being proposed to the as part of a e Acklam Iron & S	7, which seeks to rom development and aying Fields Policy re provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy re provided.  cal Plan Policy E7, ry Open Space from  I for the layout of planning application steelworks Club (site			
Is site suitable f Potential types Is site available	for residential of residential for residential	development		protect Prima contrary to S unless replace 0  The site is no contrary to L protect Prima contrary to S unless replace No – the site which seeks to development N/A  No. The site is additional pit related to the LON6)  No. Residenti	pocal Plan Policy E ary Open Space for port England's Plan ement pitches are t considered devocal Plan Policy E ary Open Space for port England's Plan ement pitches are is contrary to Location to protect Primare consistency are seen as part of a exactlam Iron & Samuel Consistency and seen as part of a see	7, which seeks to rom development and aying Fields Policy re provided.  elopable as it is 7, which seeks to rom development and aying Fields Policy re provided. cal Plan Policy E7, y Open Space from			

Ref No	LIN4	Site name	Dorma	n's Cl	ub Field			
				Policy. There is not a realistic prospect of				f
				deve	elopment withii	n 5 years.		
Is site achie	vable for resid	ential developmer	nt within	No.	Residential dev	elopment	is contrary	to Local
6-15 years -	including vial	oility		Plan	n Policy E7 and S	Sports Eng	land Playing	g Fields
			Poli	cy. There is not	a reasona	ble prospec	t of	
				deve	elopment withii	n 6-15 yea	ırs.	
Is site delive	rable/develor	pable		Not	developable			
Potential tir	nescale for de	velopment to com	mence	N/A	1			
Potential an	nual delivery	rate		N/A				
Actions nee	ded to overco	me constraints		N/A	1			
Straight line	distance from	centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	1	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre /		employment	stop	station	
			District	:	site / mixed			
			Centre	1	use site			





Ref No	LIN6	Site name	11	5 Burlam Road				
Site area (ha)	0.09	Site address						
Is site	Yes	Ward	Lir	thorpe				
vacant?				·				
Brownfield /	Brownfiel	d Eastings	<u> </u>	448082	Northings	5	518486	6
Greenfield								
Ownership	U	<b>!</b>			<u>'</u>			
Private sector	one owner							
Category 1 si	tes: national	designations which	h preclude	development				
N/A				•				
	tes: national	or local designatio	ns which	may impact on o	evelopment i	ootential		
		listed Linthorpe Ce		•	•			
Current land		•						
		g, with conversion v	works at a	n advanced stag	2			
Surrounding								
Residential, c								
Site access	551116, 66	,						
Hollins Lane								
	nvironmental	constraints to dev	/elopmen	<u> </u>				
N/A				<u>-                                      </u>				
Does the site	have housing	g potential		Yes				
		pment in adopted	Local Pla					
		ermission at 1.04.2		110				
		0/0568/COU grant		I for conversion	to 11 anartme	nts		
Developmen		0,0300,000 grant		101 00111011	to 11 apartine			
-	_	iderway – internal	fit out tak	ing place				
Estimate of d		•	iit out tak	ing place				
Indicative de				0.09				
		elopable area		Planning ap	dication			
Indicative site		стораме агеа			ions (11 apart	ments no	rmitta	d
marcative sit	c yiciu				ting apartmer			
				former socia		it associa	itcu wii	CII
Basis of calcu	lation of site	vield		Planning pe				
		tial development			ng permission	granted		
		tial development		Market, priv		grantea		
		ntial development	now	Yes	ate rentea			
		ential developmen			nversion work	is at an :	advanc	ed
5 years -inclu		-	ic wiciiii (		is a realistic p			
- years mela	o viability			_	ent within 5 y	-		F. C. C. C. C. T.
Is site achieva	able for resid	ential developmer	nt within 6		ove the site i		ed to be	<u>د</u>
15 years -incl		-			vithin 5 years.			-
Is site deliver		-		Deliverable	2 100101			
		velopment to com	mence	0-5 years				
Potential ann		•		10				
		me constraints		N/A				
		centre of site (in	km) to:	1//-				
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Trair	1	GP
school	school	/ Local Centre	Centre	. –	_	statio		٥.
	<del></del>	, , , , , , , , , , , , , , , , , , , ,	District					
			Centre	<del>-</del>				
0.58	1.78	0.45	1.44	1.64	0.09	2.69		0.44
		1						





## 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	Laria	4.164. 0.30 00	- Tatton Noda	
Is site	Yes	Ward	Long	ands & Beechwo	nod	
vacant?	163	· · · · · · · · · · · · · · · · · · ·	201161	ands & Becchiwe	, ca	
Brownfield /	Brownfield	Eastings	450	0793	Northings	519037
Greenfield	2.0					323337
Ownership						
Private sector of	ne owner					
		gnations which prec	lude d	evelopment		
N/A		<u> </u>		•		
	s : national or l	ocal designations wh	hich ma	ay impact on de	velopment pote	ntial
N/A				•	•	
Current land us	e and characte	er				
Vacant site, ove	ergrown with a	eas of hardstanding				
Surrounding la						
Residential, rail						
Site access	· · ·					
Access from Hu	tton Road					
Physical or env	ironmental cor	straints to develop	nent			
		ıstrial sheds may limi		al of site to futur	e occupiers.	
Does the site h				Yes		
Is site allocated	for developm	ent in adopted Local	Plan	No - whiteland		
Does site have	planning perm	ission at 1.04.23				
No, the site has	had five separ	ate outline planning	permis	sions, since 2002	2, all of which ex	pired
unimplemented	d. The most rec	ent permission, 17/0	585/0	UT, for 28 apartr	nents expired o	n 5.12.20.
Development F	Progress					
N/A						
Estimate of dev	velopable pote	ntial				
Indicative deve	lopable area (l	na)		0.29		
Basis of calcula	tion of develor	oable area		100% of site –	small site	
Indicative site	yield			28		
Basis of calcula	tion of site yie	d		Most recent pl	anning permissi	on
Is site suitable	for residential	development			permission prev	
Potential types				Private rented,	affordable, mai	rket
Is site available	for residentia	development now			s owned by a loc	
		al development with	hin 0-	_		nning permissions
5 years-includi	ng viability				lemented it is qu	
				•	e sector develor	
						o demonstrate a
						ent within 5 years.
		al development with	nin 6-	_		nning permissions
15 years-includ	ing viability				lemented it is qu	
					e sector develor	
						o demonstrate a
					spect of develo	pment within 15
le sito dolivoral	ale/developski	•		years.	lo.	
Is site deliveral				Not developab	ie	
		pment to commence	<del>-</del>	N/A		
Potential annu				N/A		
Actions needed	i to overcome (	Lonstraints				

Ref No	LON3	Site name	ite 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 Distric	e / emp	gnated loyment ' mixed ite	Bus stop	Train station	GP
0.56	1.48	0.5	0.72	1		0.52	1.44	0.85





Ref No	LON4	Site name		Grove	Hill				
Site area (ha)	9.5	Site address		The Va	le				
Is site	Yes	Ward			nds & Beechw	vood			
vacant?	1.00	33414							
Brownfield /	Brownfield	Eastings	l .	4496	86	Nor	things	5180	)71
Greenfield									
Ownership				1					
•	maiority of la	and is owned by a	Regist	ered So	ocial Landlord	(RSL)	). a small	part of site	in Council
ownership			товос			(	,, a oa	pu	
•	es: national d	esignations whic	h precli	ude de	velopment				
N/A									
•	es : national c	or local designation	ons whi	ich ma	v impact on d	evelo	opment p	otential	
		stern corner of th							07ha
Current land			ic site i	3 WICH	11 11000 20110 2		ny covers	тарргол. о.	5711a.
		n ground prepara	tion wo	rks un	derway				
Surrounding la			CIOII W	,, no uii	aci way				
Residential, re									
Site access	син, орен эра								
	Rd Ashfield Av	ve, Keith Rd, Pine	wood A	νe \Λ/ <sub>0</sub>	ndville Ave				
	•	constraints to dev			Jouville Ave				
Flood risk at n			reiopini	CIIC					
Does the site					Yes				
		ment in adopted	Local I	Dlan	Yes – allocate	ad for	r rocidont	ial uso	
		mission at 1.04.2		riaii	res – anocate	eu ioi	resident	lai use	
				lings w	as approved o	n 26	04.21		
	• •	/0546/FUL for 29	6 aweii	iiigs w	as approved c	טוו עס.	.04.21.		
Development		indonia.							
Ground prepa		•							
Estimate of de					7.70				
Indicative dev					7.79	1:+:			
Basis of calcul		iopable area			Planning app	ilcatio	on		
Indicative site	•				296	1:+:			
Basis of calcul	-				Planning app				
		al development			Yes – allocate		e with pia	anning pern	nission.
		al development			Affordable re			DCI I	
is site available	e for resident	ial development	now		Yes – the site	_	vned by a	RSL and w	ork on site
					has commen				
		ntial developmei	nt with	ın u-	Yes – the site		-	-	
5 years -includ	ing viability				ground prepa				•
					site is being o				_
					track record		-		
					prospect of the		evelopme	nt being co	пріетеа
le site achierra	blo for reside	ntial dayalanısı		in 6	within 0-5 ye		volonos b	ac indicate	d +ha+ +ha
15 years -inclu		ntial developmer	it with	-ט וווו	As above – the expect the de		-		-
15 years -incit	iunig viability				•	evelo	pilletit to	be comple	ieu williiii
lo sito dolivera	blo/develere	hlo		+	5 years.				
Is site delivera			<b>MACH</b>	+	Deliverable				
		elopment to com	mence		0-5 years	المدال	ا - د ما مدر - ا	-norl	
Potential ann					76 (rate supp	nea t	by develo	per)	
Actions neede			I V ·		N/A				
		centre of site (in					_		00
-	-	Neighbourhood	Town		Designated		Bus	Train	GP
school	school	/ Local Centre	Centr	e /	employmen	ıt :	stop	station	

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





Is site achievable for residential development within 6-

15 years -including viability

Ref No	LON6	Site name	Acklar	n Iron & Ste	eelworks Club	
Site area (ha)	2.19	Site address	Park R	oad South		
Is site	Yes	Ward	Longla	ınds & Beed	chwood	
vacant?						
Brownfield /	Mostly	Eastings	4499	949	Northings	518793
Greenfield	greenfield					
Ownership		- II.	l		<b>'</b>	
Private sector of	ne owner					
		signations which pr	eclude de	velopmen	t	
N/A		<u> </u>			-	
•	s : national or	local designations	which ma	v impact o	n development pot	tential
		the site is within Flo		-		
		pitches. The owner				•
		vill require the lando		-		_
		nonstrate that devel				
address floodir			. 5 p	.,	5 measares could	out in a contract of the
Current land us		ter				
		nd vacant former so	cial club			
Surrounding la			ciai ciab.			
		Albert Park), new so	cial club			
Site access	open space (	Albert Falk), Hew 30	ciai ciub			
Park Road Sout	h					
		onstraints to develo		£41!		al a foresta e esta al-
		s along the south-we		_	•	
		or re-provided on sit			•	r would need to
		od risk issues for the	housing		nt.	
Does the site h				Yes	. 16	
		ment in adopted Loc	cal Plan	Yes – alloc	cated for residentia	development
		mission at 1.04.23	1.6	' '''		
-		0159/OUT was appr		_	•	
		r 96 dwellings and 2	-			•
		9. Planning application				
	-	appeal was dismiss			•	
•		lication had not ade			• • •	
	-	e in highway terms.		=		
_		on 18.02.22 and had	not been	determine	d at the date of thi	s assessment.
Development I	Progress					
N/A						
Estimate of de						
Indicative deve	-			1.1		
Basis of calcula		opable area			and for 1 senior and	d 1 junior pitch
Indicative site	•			55		
Basis of calcula				Planning p	permission.	
Is site suitable				Yes - alloc	ated site	
Potential types	of residentia	l development		Market, p	rivate rented	
Is site available	for residenti	al development nov	N	Yes – own	ed by local develop	ers
Is site achievak	le for residen	tial development w	rithin 0-		that the owner is	
5 years -includ		-		_	evelopment than th	
-						
					here is insufficient (	
				scheme, t	here is insufficient (	evidence to
				scheme, t demonstr		evidence to ect of the

No – given that the owner is seeking a higher level of development than the permitted scheme

Ref No	LON6	Site name	Acklar	n Iron & Steelwor	ks Club			
				and the addition	al dwelling	gs proposed	d in phase II	
				have previously	been subje	ect to an ap	peal	
				dismissal and is now the subject of a protracted				
				planning applica	tion there	is insufficie	nt	
				evidence to dem	onstrate a	reasonable	e prospect	
				of development	within 15	years.		
Is site deliv	erable/develo	pable		Not developable		-		
Potential ti	mescale for de	velopment to com	mence	N/A				
Potential a	nnual delivery	rate		N/A				
Actions nee	ded to overco	me constraints		If the whole of th	ne site is to	be develo	ped it will	
				require relocation	n of playir	ng pitches a	t the	
				landowners/dev	elopers' ex	pense to a	location	
				and standard acceptable to the Council. The				
				owner/applicant	would als	o need to a	dequately	
				demonstrate tha	t flood risl	k and highw	vays issues	
				have been satisf	actorily res	solved.	•	
Straight line	e distance fron	n centre of site (in	km) to:		•			
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	employment	stop	station		
			District	site / mixed				
			Centre	use site				
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	Farno	lale Road		
Site area (ha)	0.42	Site address				
Is site	Yes	Ward	Longl	ands & Beechwo	ood	
vacant?						
Brownfield /	Brownfield	Eastings	450	)529	Northings	518493
Greenfield		_			_	
Ownership						
Private sector c	ne owner					
Category 1 site	s: national desi	ignations which prec	lude d	evelopment		
N/A		<u>,                                      </u>		•		
Category 2 site	s : national or l	ocal designations wh	nich ma	y impact on dev	velopment pote	ntial
N/A				•		
Current land us	e and characte	er				
		nedges and fencing w	ith tre	es in western se	ction of site and	poplars along
eastern bounda	-					behame men.9
Surrounding la	•	aracter				
Residential, edu						
Site access		p.a, a.ca				
Farndale Road						
	ironmental cor	nstraints to developn	nent			
N/A	ii Oiliii eiitai coi	istraints to developin	ileiit			
Does the site h	ave housing no	stantial		Yes		
		ent in adopted Local	Dlan		ted for a specifi	cuso i o
is site anotatet	i ioi developiii	ent in adopted Local	Pidii	'whiteland'	iteu ioi a speciii	c use i.e.
Daga sita haya		issian at 1.04.22		wniteiand		
		ission at 1.04.23	مرم لممط	10.02.14 far a F	O b a dua a un acua	hama /20
		/0837/13/P was gran			o bearoom care	nome (28
•		subsequently expired	unimp	nemented		
Development F	rogress					
N/A						
Estimate of dev				0.42		
Indicative deve				0.42		
Basis of calcula		pable area		Expired planning		
Indicative site				28 equivalent of		
Basis of calcula	•			Expired planning		
Is site suitable	for residential	development			permission prev	
					sidential location	
Potential types	of residential	development			ermission was f	
				_	o has potential f	or market,
					private rented.	
Is site available				The owner's cu	irrent intentions	for the site are
	ior residentia	development now				
		<u>-</u>		not known		
	le for residenti	l development now ial development with	nin 5	No – lack of pro		nning permission
	le for residenti	<u>-</u>	nin 5	No – lack of pro was granted in	2014 and lack of	f further
	le for residenti	<u>-</u>	nin 5	No – lack of pro was granted in applications su	2014 and lack o	of further ment may not
	le for residenti	<u>-</u>	nin 5	No – lack of pro was granted in applications su currently be via	2014 and lack oggests developrable. There is in	of further nent may not sufficient evidence
	le for residenti	<u>-</u>	nin 5	No – lack of prowas granted in applications su currently be via to demonstrate	2014 and lack oggests developrable. There is inseed a realistic pros	of further nent may not sufficient evidence
years -includinį	le for residenti g viability	al development with		No – lack of prowas granted in applications su currently be viato demonstrate development v	2014 and lack oggests developrable. There is insert a realistic prospiriting 5 years.	of further nent may not sufficient evidence pect of
years -includin <sub>i</sub> Is site achievab	le for residenti g viability le for residenti	<u>-</u>		No – lack of prowas granted in applications su currently be via to demonstrate development v	2014 and lack oggests developrable. There is inseen a realistic prosvithin 5 years.	of further nent may not sufficient evidence pect of nning permission
years -includinį	le for residenti g viability le for residenti	al development with		No – lack of prowas granted in applications su currently be viote demonstrated development of the control of th	2014 and lack of ggests developments. There is instance a realistic prospers. Vithin 5 years. Cogress since plance 2014 and lack of gress.	of further nent may not sufficient evidence pect of nning permission of further
years -including	le for residenti g viability le for residenti	al development with		No – lack of prowas granted in applications su currently be viote demonstrated development of the control of th	2014 and lack oggests developrable. There is inseen a realistic prosvithin 5 years.	of further nent may not sufficient evidence pect of nning permission of further
years -including	le for residenti g viability le for residenti	al development with		No – lack of prowas granted in applications su currently be via to demonstrate development via by a granted in applications su currently be via	2014 and lack of ggests developed able. There is inserted a realistic prospection of the plant o	of further ment may not sufficient evidence pect of mning permission of further ment may not ime that has
years -including	le for residenti g viability le for residenti	al development with		No – lack of prowas granted in applications su currently be via to demonstrate development via by a granted in applications su currently be via	2014 and lack of ggests developed able. There is instead a realistic prospection of the p	of further ment may not sufficient evidence pect of mning permission of further ment may not ime that has
years -including	le for residenti g viability le for residenti	al development with		No – lack of prowas granted in applications sucurrently be via to demonstrate development via No – lack of prowas granted in applications sucurrently be via passed there is	2014 and lack of ggests developed able. There is inserted a realistic prospection of the plant o	of further nent may not sufficient evidence pect of nning permission of further nent may not cime that has dence to

Ref No	LON8	Site name	Fa	rndale Road	dale Road				
Is site deliv	erable/develo	pable	Not developal	Not developable					
Potential ti	imescale for de	velopment to com	N/A	N/A					
Potential a	nnual delivery	rate	N/A	N/A					
Actions nee	eded to overco	me constraints							
Straight lin	e distance fron	n centre of site (in							
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	' employment		station			
			site / mixed						
			use site						
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	Brack	en Grange			
Site area (ha)	11.86	Site address	Alan Peacock Way				
Is site vacant?	Yes	Ward		on East			
Brownfield /	Both	Eastings	451	047	Northings	517402	
Greenfield							
Ownership		1	l .		•	1	
Private sector –	partnership o	of 3 housing providers					
		signations which precl	lude d	evelopment			
N/A				•			
•	: national or	local designations wh	ich ma	ay impact on d	levelopment pot	ential	
		ge, Primary Open Spac					
		ion of the planning ap			·	· ·	
Current land us							
Building site un	der construct	ion					
Surrounding lar							
		e, velodrome, residenti	al, car	park, green w	edge and primar	y open space.	
hospital car par		, 22 2 2, 22 20 000	,	, , , , ,	J	, ,	
Site access							
Alan Peacock W	av						
		onstraints to developm	nent				
N/A							
Does the site ha	eve housing p	otential		Yes			
		nent in adopted Local	Plan	Yes – part of the site allocated for residential use			
		mission at 1.04.23		res parcor	the site anotate.	a for restactitial ase	
		/0516/RES granted 6.1	2 19 f	or 350 dwelling	JC		
Development P		7 0 5 1 0 7 KL 5 Grantea 0.1	.2.13	or 330 awening	27		
		npleted, 38 are under c	onstri	iction and 46 a	re vet to start		
Estimate of dev		•	.0113111	iction and 40 a	ire yet to start.		
Indicative deve				10.95			
Basis of calcula					lication layout		
Indicative site y		pable alea		84	ilcation layout		
Basis of calcula		old		Planning app	lication		
Is site suitable f	•			Yes	incacion		
Potential types					affordable and n	rivate rented	
roteiitiai types	oi resideritia	i developilient		Market (the affordable and private rented dwellings have been completed)			
Is site available	for residenti	al development now		Yes	ve been complet	cu <sub>j</sub>	
		tial development with	in Ω-		ısing dəvələnmə	nt is well	
5 years -includi		aai aevelopiilelli With	0-	Yes – the housing development is well established, with dwellings under construction			
5 years includin	Travilly			and progressing well. There is a realistic prospec			
					_	mpleted within 5	
				years.		p.otoa maiiii o	
Is site achievah	le for residen	tial development with	in 6-	•	ove, it is expecte	ed that the	
15 years -includ		dereiepinent With			•	ed prior to 6 years.	
Is site deliverab		ole		Deliverable	20 001115100	p	
		lopment to commence	<u> </u>	0-5 years (already started).			
Potential annua		•	-	39 dwellings – based on average build rate			
i Steimai aiiilu	ii uciivci y i al			achieved for the open market dwellings over			
				previous two years.			
Actions needed	to overcome	constraints			N/A		
			.•	1 17/ 🗅			
ou aignunne dis	tance nom C	entre of site (in km) to	•				

Ref No MAE1		MAE1	Site name		Bracken Grange				
Primary school		condary nool	Neighbourhood / Local Centre	Town Centre / District Centre		Designated employment site / mixed use site	Bus stop	Train station	GP
0.91	1.2	27	0.63	1.33		2.83	0.38	0.47	0.78





D (A)		<b>6</b> **	<b>.</b>	5 1					
Ref No	MAE4	Site name	Rowa	n Park					
Site area (ha)	2.9	Site address							
Is site	Yes	Ward	Marto	on East					
vacant?					I	T			
Brownfield /	Mostly	Eastings	451	646	Northings	517160			
Greenfield	greenfield								
Ownership									
Private sector of									
		ignations which pred							
		l Floodplain' along no	orthern	part of the site	e – this is the route	of the beck and			
will not be deve	•	_							
		local designations w							
		along north of site (		•		•			
		elopment. The west		•	_				
		ken as part of the pla				velopment on			
		ablished through the	planni	ng application	•				
Current land us									
Building site – c									
Surrounding la									
	orts facilities, o	pen space and railwa	y line						
Site access									
Vehicle access t		-							
	ironmental co	nstraints to develop	ment						
N/A									
Does the site h	ave housing po	otential		Yes					
Is site allocated for development in adopted Local Plan Yes – most of the site is allocated for housing									
		ission at 1.04.23							
Yes, outline pla	nning permissi	on 18/0477/OUT gra	nted 26	5.7.19 for 72 d	wellings and reserv	ed matters			
application 20/	0755/RES appr	oved on 11.2.21.							
Development F	rogress								
31 dwellings un	der construction	on, 41 dwellings not	started	at date of asse	essment				
Estimate of dev	elopable pote	ntial							
Indicative deve	lopable area (l	ha)		2.3					
Basis of calcula	tion of develop	pable area		Planning app	lication				
Indicative site	yield			72					
Basis of calcula	tion of site yie	ld		Planning app	lication				
Is site suitable	for residential	development		Yes - plannin	g permission grante	ed			
Potential types	of residential	development		Market, affo	rdable				
Is site available	for residentia	l development now		Yes					
Is site achievab	le for resident	ial development wit	hin 0-	Yes – dwellin	gs are under const	ruction by a			
5 years -includi	ng viability			volume hous	ebuilder. The site is	s in a location			
				attractive to	the market. There	is a realistic			
				prospect tha	t development will	be completed			
				within 5 year	·s				
Is site achievab	le for resident	ial development wit	hin 6-	As set out ab	ove it is expected t	hat development			
15 years -includ	ding viability			will be comp	leted prior to 6 yea	rs.			
Is site deliveral	ole/developabl	le		Deliverable					
Potential times	cale for develo	pment to commend	e	0 – 5 years					
	Potential annual delivery rate 31 (number of dwellings under construction at								
				date of asses	sment)				
Actions needed	to overcome	constraints		N/A					
		ntre of site (in km) to	0:						

Ref No MAI		MAE4	4 Site name			Rowan Park					
Primary school		condary hool		ghbourhood ocal Centre	Tow Cent Disti Cent	re / rict	Designated employment site / mixed use site	Bus stop	Train station	GP	
0.54	1.1	1	0.79	9	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 R	oseland Drive and Th	e Grove
Site area (ha)	4.37	Site address	Roseland Drive		
Is site	Yes	Ward	Marton East		
vacant?					
Brownfield /	Greenfield	Eastings	452308	Northings	516323
Greenfield					
Ownership					
Private sector of	ne owner				
Category 1 site	s: national des	ignations which p	reclude developmen	t	
A very narrow s	trip of land eit	her side of Ormesk	y Beck, towards the	south of the site falls	within Flood
Zone 3B (functi	onal floodplair	n), which covers 0.0	5ha. This part of the	site is not developab	le.
Category 2 site	s: national or	local designations	which may impact of	n development pote	ntial
The site is design	nated as Gree	n Wedge in the Loc	cal Plan. Housing dev	elopment is contrary	to this
designation. Th	e site contains	a significant tract	of land in Flood Zone	2 that runs diagonal	ly across the site
in a south east	to north west	direction and land i	in Flood Zone 3 in th	e south east of the sit	e. A sequential
test would be r	equired if any	housing developme	ent were to be propo	sed in zones 2 and 3	a. An exception
				sed within zone 3a. I	
				green corridor in ord	
•	•		•	Conservation Area (C	
	•		rate that they would	sustain or enhance t	he significance of
the CA as per p					
Current land us					
	·=	trees, with beck flo	owing through site. A	a public right of way o	rosses the
southern section					
Surrounding la					
	way to easterr	n periphery of the s	ite and beck to the s	outh.	
Site access					
Roseland Drive					
-		nstraints to develo	-		
•	_		•	e /landscape. Flood ri	sk. Potential for
		· · · · · · · · · · · · · · · · · · ·	NWL water main rur		
Does the site h	ave housing po	otential		is designated as Gre	
				development is contr	ary to this
			designat		
	•	ent in adopted Lo	cal Plan No – site	is designated as Gre	en Wedge.
	planning perm	nission at 1.04.23			
No					
Development F					
	_		•	residential developn	nent through the
		emerging Local Plar	n review.		
Estimate of dev					
Indicative deve			0		
Basis of calcula	tion of develo	pable area		signated as Green W	
				ment is contrary to th	is designation.
Indicative site			0		
Basis of calcula	tion of site yie	eld	Site is de	signated as Green W	
				_	
			developi	ment is contrary to th	is designation.
Is site suitable	for residential	development	developi When co	ment is contrary to th Insidered against ado	is designation. pted Local Plan
Is site suitable	for residential	development	develops When co Policies,	ment is contrary to the ensidered against adoughther the site is not suitable	is designation. pted Local Plan e as it is in a
Is site suitable	for residential	development	developi When co Policies, Green W	ment is contrary to the insidered against ado the site is not suitable 'edge and developme	is designation. pted Local Plan e as it is in a
			developi When co Policies, Green W contrary	ment is contrary to the ensidered against adouthers the site is not suitable	is designation. pted Local Plan e as it is in a
Potential types	of residential		developi When co Policies, Green W contrary N/A	ment is contrary to the insidered against ado the site is not suitable 'edge and developme	is designation. pted Local Plan e as it is in a ent would be

Ref No	MAE5	Site name		Land	to East of Rosel	and Drive ar	nd The Grov	е	
					_	site is subject to an unresolved 'ransom strip'.			
					The owner h	The owner has advised that the matter is			
					expected to l	oe resolved l	ater this ye	ar	
Is site achiev	vable for resid	lential developme	nt with	in 0-5	No – there is	No – there is not a realistic prospect of			
years -includ	ding viability				development	development within 5 years as the site is			
					designated a	designated as Green Wedge.			
Is site achievable for residential development within 6-					No – there is	No – there is not a reasonable prospect of			
15 years -including viability					development	t within 15 y	ears as the	site is	
				designated a	s Green Wed	dge.			
Is site deliverable/developable				Not Developa	Not Developable				
Potential timescale for development to commence			N/A						
Potential an	annual delivery rate N/A								
Actions nee	ded to overco	me constraints			Consideratio	n through Lo	cal Plan rev	iew	
					whether the	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 fron	n centre of site (in	km) to	:	•				
Primary	Secondary	Neighbourhood	Town	1	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centr	re /	employment		station		
			Distri	ict	site / mixed				
			Centr	re	use site				
0.95	1.89	1.04	2.07		2.92	0.39	0.66	1.98	





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

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.

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.

# **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

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.

The state of the s	,,
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' fo	r 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 ty	pes of residen	tial development	•		N/A			
Is site avail	able for reside	ntial development	now	,	Yes – owner has	indicated	that site is a	available
Is site achie	vable for resid	lential developmer	nt within (	0-	No – it is conside	ered that d	lue to the d	etrimental
5 years -inc	luding viability	,		i	impact on the CA	A there is r	not a realist	ic prospect
					of development.			
Is site achievable for residential development within 6-				6-	No – it is conside	ered that d	lue to the d	etrimental
15 years -including viability				impact on the CA	A there is r	not a reasor	nable	
					prospect of deve	elopment.		
Is site deliv	erable/develo	pable		Not developable				
Potential ti	mescale for de	velopment to com	mence		N/A			
Potential a	nnual delivery	rate			N/A			
Actions nee	ded to overco	me constraints						
Straight line	e distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town		Designated	Bus	Train	GP
school	school	/ Local Centre	Centre /	′	employment	stop	station	
District			site / mixed					
			Centre		use site			
0.74	2.17	0.83	1.87		2.68	0.68	0.68	1.86





Table 5: MAW2 Ford Close Riding Centre

Ref No	MAW2	Site name	Ford (	Close Riding Ce	entre	
Site area (ha)	5.44	Site address	+	Castle Lane		
Is site vacant?	No	Ward		n West		
Brownfield /	Both	Eastings	453		Northings	513911
Greenfield	200		.55			020022
Ownership	L	L	1		<u> </u>	L
Private sector o	ne owner					
		signations which pred	clude d	evelopment		
N/A						
•	s : national or	local designations w	hich ma	av impact on d	evelopment pote	ential
		n of the site is covere		-		
Current land us			<u> </u>		<u> </u>	
		hedges, riding schoo	l and dy	velling Woodl	and and matures	trees to the south
•		t running across the r		_		trees to the south
Surrounding lar		<del>-</del>	10111111	Timose pare or	the site.	
		lential site under con	structio	n. golf club		
Site access	,	.ciai site aliaei coll	21. 401.0	, 50.11 01010		
Access from Bra	ss Castle Lane	7				
		nstraints to develop	ment			
		mature trees to the se		edge which a	are protected by	TPO and will
	_	pes in a south east di		_	ire protected by a	a ii O and wiii
Does the site ha			rection.	Yes		
		nent in adopted Loca	l Dlan		ed for residential	UCΩ
		nission at 1.04.23	ii r iaii	res anocati	ed for residential	use
		1199/FUL for 69 dwell	lings wa	s refused on 8	12.20 and a subs	equent anneal
	-	ng application 22/052	_			
	-	he assessment date.		or 45 awening	,3 was submitted	011 20.07.22, Willeli
Development P		ne assessment date.				
N/A	1061633					
Estimate of dev	elopable note	ential				
Indicative deve				3.03		
Basis of calcula		•			planning applica	tion layout
Indicative site y		pasic area		45	planning applica	tion layout
Basis of calcula				Planning app	lication	
Is site suitable f	•			Yes- allocate		
Potential types		•		Executive	u site	
		al development now			oner has submitt	od the planning
is site available	ioi residentia	ai developillelli IIOW		application	oper has submitt	eu tile piallillig
Is site achievah	le for resident	tial development wit	hin ∩₋		nning application	has heen
5 years-includir		uai uevelopillelli Wil	0-		r fewer dwellings	
5 years-meiduli	. b viability				. The site is in a lo	
					t. There is a realis	
					t starting and con	•
				years.	. Starting and CON	ipicuiig withini 3
Is site achievah	le for resident	tial development wit	hin 6-	•	considered that	the development
15 years-includ		uai aevelopilielit Wit	0-		pleted before th	-
13 years-includ	ing viability			commences.	ipieteu beible til	c o year periou
Is site deliverab	la/davalonah	ماه		Deliverable		
		opment to commend				
		•		0-5 years		
Potential annua	ai delivery rat	e		30		

Ref No	MAW2	Site name		Ford C	Close Riding Centr	е		
Actions nee	ded to overco	me constraints		N/A				
Straight line distance from centre of site (in km) to:								
Primary school	Secondary school	Neighbourhood / Local Centre	Tow Cent Disti Cent	re / rict	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



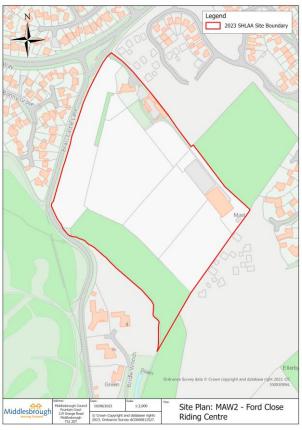


Table 6: MAW4 Land at Middlesbrough Golf Club

Ref No	MAW4	Site name	Landa	t Middlesbrou	igh Golf Club		
Site area (ha)	0.47	Site address	<b>+</b>	Castle Lane	ign don club		
Is site vacant?	Yes	Ward	iviarto	n West			
Brownfield /	Greenfield	Eastings	452	776	Northings	513603	
Greenfield	Greenneid	Eastings	432	776	Northings	313003	
Ownership							
Private sector of	ne owner						
		ignations which pred	cludo do	velonment			
N/A	s. Hational desi	ignations winth pret	liuue ue	velopilient			
•	· national or lo	cal designations whi	ich may	impact on de	velonment noten	tial	
		Development – resi					
-		pace. Policy E7 safeg		•	-	y EZU. THE SILE IS	
Current land us			uarus o <sub>l</sub>	Jen space noi	ii developilielit.		
		:I nedge and trees - for	ms nart	of Middlochro	augh Colf Club		
			ms part	oi iviidalesbro	ough Gon Club		
Surrounding land		aiduei					
Site access	gricultural land						
Brass Castle Lar							
		nstraints to develop		+ -f  i		docomo ocationo	
	•	, Primary Open Spac	e, impac	_	•		
Does the site have housing potential					en Space. Housing	evelopment and is	
						Planning Inspector	
				-	_		
				concluded that site is in an unsustainable location in the countryside and would be			
					to visual amenity	a would be	
Is site allocated	l for developm	ent in adopted Loca	l Dlan		ated as Primary O	nen Snace and	
is site anotated	i ioi developiii	ent in adopted Loca	i i iaii	_	it to Development		
Does site have	nlanning nerm	ission at 1.04.23		beyond Limi	it to bevelopment		
		OUT/0017/16/P for 6	dwellin	s refused on	7 03 16 and dismi	ssed by Planning	
Inspector at ap			avvenini	53 1614364 011	7.03.10 and alsim	ssea by Hamming	
Development P							
N/A	8						
Estimate of dev	elopable pote	ntial					
Indicative deve	• •			0			
Basis of calcula				Site not considered developable as contrary to			
24010 01 0410414				Policy E7 an	-	,	
Indicative site	/ield			0	<u> </u>		
Basis of calcula		ld			sidered developak	ole as contrary to	
		-		Policy E7 an	•		
Is site suitable	for residential	development		-	dered against the	adopted Local	
		•			s, the site is not su	•	
					Limit to Developm		
				-	en Space and woul		
				Policy E7 an	d E20. In addition,	the Planning	
					ncluded that site		
			unsustainable location in the countryside and				
				would be de	etrimental to visua	l amenity	
Potential types	of residential	development		N/A			
		development now		Yes – the ow	vner has previousl	y proposed	
				housing dev	elopment on the l	and.	

Ref No	MAW4	Site name	Land	at Middlesbrou	gh Golf Club			
Is site achiev	vable for resid	lential developme	nt within 0-5	No - there is	No - there is not a realistic prospect that			
years -including viability				housing deve	elopment wil	l occur withi	n 5 years	
				as the site is	beyond the	limit to deve	lopment	
				and primary	and primary open space.			
Is site achievable for residential development within 6-				No - there is	not a reason	able prospe	ct that	
15 years -inc	cluding viabili	ty		housing deve	elopment wil	l occur withi	n 15 years	
-	_			as the site is	beyond the	limit to deve	lopment	
				and primary	open space.		•	
Is site delive	Is site deliverable/developable				Not developable			
Potential tin	nescale for de	velopment to com	mence	N/A	N/A			
Potential an	nual delivery	rate		N/A	N/A			
Actions nee	ded to overco	me constraints		Consideratio	Consideration through Local Plan review			
				whether any amendments are required to the				
				Limits to Development and Primary Open Space				
				designations.				
Straight line	distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
District			site / mixed					
			Centre	use site				
1.31	2.35	1.7	1.93	2.28	0.57	1.8	1.9	



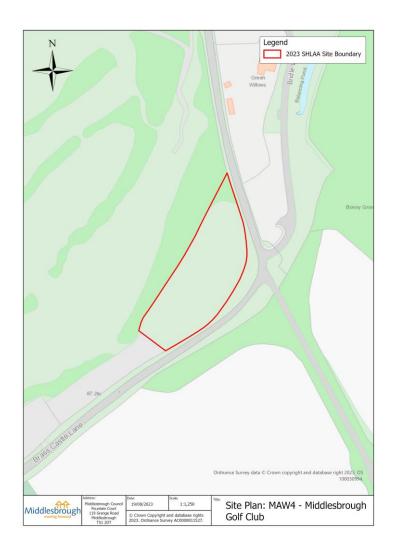


Table 7: NEW1 303-307 Linthorpe Road

Ref No	NEW1	Site name	303-3	307 Linthorpe Ro	ad	
Site area (ha)	0.03	Site address				
Is site	Yes	Ward	Newp	ort		
vacant?						
Brownfield /	Brownfield	Eastings	449	9236	Northings	519436
Greenfield	Brownied		' '	,200		323 130
Ownership						
Private sector of	ne owner					
		gnations which prec	lude d	evelopment		
N/A		-Situations arrived proce				
•	s : national or l	ocal designations wh	hich ma	av impact on dev	elopment pote	ntial
		f 19th Century Brick				
Current land us					8	
		nd to side of comme	rcial nr	emises		
Surrounding la			reiai pi	erriises		
Residential, ret						
Site access						
Access from Gr	esham Road					
		straints to developr	nent			
N/A		13 истоюрі				
Does the site h	ave housing no	tential		Yes		
		ent in adopted Local	Plan		ntre Southern Se	ector
		ission at 1.04.23		100 10001 001	ine southern se	
		P/0140/13/P, grante	-d 20 0	5 13 for 8 anartr	nents as nart of	mixed-use
scheme	,	1 / 01 + 0/ 15/1 , grante	Ju 20.0	3.13 101 0 aparti	ilents as part or	mixed use
Development F	Progress					
-	_	oment not started. Po	ermissi	on kept alive by	implementation	of non-
residential elen	•	omene not started.	C11111331	on Rept diffe by	picinentation	0111011
Estimate of dev		ntial				
Indicative deve				0.03		
Basis of calcula	-	-		Planning applic	ation	
Indicative site				8		
Basis of calcula		ld		Planning applic	ation	
Is site suitable	•				permission gran	ted
Potential types		•			private rented, s	
		development now				own as restaurant
					f the mixed-use	
				•	und floor now in	
Is site achievab	le for residenti	al development with	hin 0-		residential elen	
5 years - includ		•	-	_	not been imple	
-	- ,				not a realistic pro	
					vill occur within	•
Is site achievab	le for residenti	al development with	hin 6-		residential elen	
15 years - inclu				_	not been imple	
				2013 and the c	urrent owner's i	ntentions are not
				known there is	insufficient evid	lence to
				demonstrate a	reasonable pros	spect of
				development v	vithin 15 years.	
Is site deliveral	ole/developabl	e		Not developab	le	
Potential times	cale for develo	pment to commence	e	N/A		

Ref No	NEW1	Site name	30	303-307 Linthorpe Road			
Potential an	nual delivery	rate	N/A	N/A			
Actions nee	ded to overco	me constraints	N/A	N/A			
Straight line distance from centre of site (in km) to:							
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre		•	Train station	GP
			Distric	t site / mixe	d		
			Centre	use site			
0.28	1.08	0.49	0	1.26	0.04	1.31	0.17





Table 8: NEW2 Union Village

Site area (ha)   4.73   Site address   Union Street	s site No Ward vacant? Brownfield / Brownfield Eastings Greenfield	Newpor					
Is site   No   Ward   Newport	s site No Ward vacant? Brownfield / Brownfield Eastings Greenfield		rt				
Prownfield   Brownfield   Eastings	Brownfield   Brownfield   Eastings Greenfield						
Greenfield 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 cleare 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 Poes 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 (ph I).  Development Progress Phase I is under construction – 108 dwellings under construction, 37 dwellings not started Estimate of developable potential Indicative developable area (ha) Basis of calculation of developable area Indicative developable area (ha)  Basis of calculation of developable area Indicative developable area (ha)  Basis of calculation of developable area Indicative developable area (ha) Basis of calculation of developable area Indicative developable area (ha) Basis of calculation of developable area Indicative developable area (ha) Basis of calculation of developable area Indicative developable area (ha) Basis of calculation of developable area Basis of calculation of developable ar	Greenfield	44912					
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Indicative developable area (ha)  Basis of calculation of developable area  Indicative site yield  Basis of calculation of site yield  Basis of calculation of site yield  Western part of the is site based on plannin permission for 145 dwellings. Eastern part of based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procurement exercise seeking an experienced developer of the mixed use development of the eastern portion of the site. The number of dwellings proposed mDC has not been made public at the date.							
Indicative developable area (ha)  Basis of calculation of developable area  Indicative site yield  Basis of calculation of site yield  Western part of the is site based on plannin permission for 145 dwellings. Eastern part of based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developers the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	hase I is under construction – 108 dwellings under	r constru	ction, 37 dw	ellings not started	b		
Basis of calculation of developable area  Indicative site yield  Basis of calculation of site yield  Western part of the is site based on planning permission for 145 dwellings. Eastern part of based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developers the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	stimate of developable potential						
Indicative site yield  Basis of calculation of site yield  Western part of the is site based on plannin permission for 145 dwellings. Eastern part of based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developers the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	ndicative developable area (ha)	4	4.02				
Basis of calculation of site yield  Western part of the is site based on planning permission for 145 dwellings. Eastern part of based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developers the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	Basis of calculation of developable area	5	85% multiplie	er			
permission for 145 dwellings. Eastern part of based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developer the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	ndicative site yield	1	211				
based on a proposal from the RSL developing phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developer the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	Basis of calculation of site yield	,	Western part	of the is site bas	ed on planning		
phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developer the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.	·		-				
phase I for an additional 66 dwellings.  Middlesbrough Development Corporation (I has subsequently commenced a procureme exercise seeking an experienced developer the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date.		l i	based on a p	roposal from the	RSL developing		
has subsequently commenced a procureme exercise seeking an experienced developer the mixed use development of the eastern professite. The number of dwellings proposed MDC has not been made public at the date							
exercise seeking an experienced developer the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date		l i	Middlesbrou	gh Development	Corporation (MDC)		
exercise seeking an experienced developer the mixed use development of the eastern pof the site. The number of dwellings proposed MDC has not been made public at the date		l I	has subseque	ently commenced	l a procurement		
the mixed use development of the eastern proposed of the site. The number of dwellings proposed MDC has not been made public at the date							
of the site. The number of dwellings propos  MDC has not been made public at the date					•		
MDC has not been made public at the date					•		
·							
				•			
showing apartments would suggest a high				_	_		
density development. Once MDC has publis							
details of proposed yield these will be include							
in the next available update to the SHLAA.							
Is site suitable for residential development  Yes – western part of site has planning	s site suitable for residential development		·				
permission, remainder of site allocated for	- 1112 1 and and 1 and			-			
residential use							
Potential types of residential development Affordable rent	Ontential types of residential development						
r oscinstar types of restaction actetophilette   Alloluable lett					der construction		
Is site available for residential development now  Yes - western part of site is under construct	sace available for residential development now			-	OC has commenced		

Ref No	NEW2	Site name	Unic	n Village				
					a procurement exercise seeking a development			
				partner.				
Is site achiev	vable for resid	lential developmer	nt within 0-	Yes – site is unde	er constru	ction, being	developed	
5 years -incl	uding viability	/		by an RSL and de	evelopmen	it is supporte	ed by	
				funding from the	e Brownfie	ld Housing F	und.	
				Phase 1 for 145	dwellings l	nas a realisti	c prospect	
				of completion w	ithin 5 yea	ırs.		
Is site achiev	vable for resid	dential developmer	nt within 6-	Yes – phase II is	to be deliv	ered by MD	C and is	
15 years -inc	cluding viabili	ty	supported by an	£8 million	levelling up	grant. At		
			the date of the a	ssessmen	t no details o	of the		
			number of dwell	ings propo	osed 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 delive	rable/develo	pable		Deliverable – phase I				
Potential tin	nescale for de	velopment to com	mence	0-5 years (already started) phase I, 6-10 years				
				phase II	phase II			
Potential an	nual delivery	rate		50	50			
Actions nee	ded to overco	me constraints		N/A	N/A			
Straight line	distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	employment	stop	station		
			District	site / mixed				
			Centre	use site				
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 Cresce	nt Road				
Site area (ha)	0.15	Site address	Laria at	. rear or cresce	TETOUU				
• • •			Marrie -	r+					
Is site vacant?	Yes	Ward	Newpo	ΤL					
	Duna un final al	Factions	4440	04	Ni - utlata -	F40224			
Brownfield /	Brownfield	Eastings	4410	91	Northings	519234			
Greenfield	<u> </u>								
Ownership									
Private sector o									
	s: national desi	gnations which prec	lude dev	/elopment					
N/A									
		ocal designations wh							
		rk and Linthorpe Roa			•	-			
	_	Park Methodist Chu				_			
		orpe Road. Developm							
not harm the he	eritage assets, c	or would result in les	s than su	ıbstantial harm	and deliver publi	c benefits.			
Current land us	e and characte	r							
Part tarmac, pa	rt overgrown ro	ough grassland							
Surrounding lar	nd uses and cha	aracter							
Park with childr	en's play area,	residential and comr	mercial u	ises.					
Site access									
Access from Cre	escent Road								
Physical or envi	ironmental con	straints to developn	nent						
Impact on herit	age assets. Site	access – vehicle acc	ess is via	alleyway only.					
Does the site ha	_			Yes					
	Is site allocated for development in adopted Local Plan No								
	-	ission at 1.04.23							
		16/05/2016 for 72 st	tudios						
Development P	•								
		n, which has kept the	nermico	sion alive hut n	o construction we	ork has heen			
		•				•			
_		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.								
		nce of the Conservati	-		Tangements, une	l adverse impact			
maicative ueve	elopable poter	nce of the Conservati ntial	-		Tangements, and	l adverse impact			
Basis of calculation of developable area			-	0.15		l adverse impact			
Basis of calcula	elopable poter lopable area (h tion of develop	nce of the Conservati ntial na)	-	0.15 Planning perm		l adverse impact			
Basis of calculate Indicative site y	velopable poter lopable area (h tion of develop vield	nce of the Conservati ntial na) pable area	-	0.15 Planning perm	ission	adverse impact			
Basis of calculate Indicative site y Basis of calculate	relopable poter lopable area (h tion of develop rield tion of site yiel	nce of the Conservati ntial na) pable area	-	0.15 Planning perm 72 Planning perm	ission				
Basis of calcular Indicative site y Basis of calcular Is site suitable f	relopable poter lopable area (h tion of develop rield tion of site yiel for residential (	nce of the Conservati ntial na) pable area d development	-	0.15 Planning perm 72 Planning perm Yes – planning	nission nission permission gran				
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types	relopable poter lopable area (h tion of develop rield tion of site yiel for residential o of residential o	nce of the Conservation tial (na) (na) (na) (na) (na) (na) (na) (na)	-	0.15 Planning perm 72 Planning perm Yes – planning Private rented	nission nission permission gran				
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential of	ntial na) pable area  d development development now	on Area.	0.15 Planning perm 72 Planning perm Yes – planning Private rented Yes	nission nission permission gran , students	ted			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	nce of the Conservation tial (na) (na) (na) (na) (na) (na) (na) (na)	on Area.	0.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha	nission ission permission gran , students t a revised planni	ted Ing application			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	0.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted	nission permission gran students t a revised planni ti t would appear	ted ing application unlikely that the			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	0.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted original permi	nission permission gran , students t a revised planni d it would appear	ng application unlikely that the			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	0.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted original permi constructed. T	nission ission permission gran , students t a revised planni d it would appear tted scheme from	ing application unlikely that the 2016 will be ication (in the			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	O.15  Planning perm 72  Planning perm Yes – planning Private rented Yes  No. Given tha was submitted original permi constructed. T design and acc	dission dission dispermission grant, students t a revised plannid it would appear ted scheme from the planning applicess statement) for	ing application unlikely that the a 2016 will be ication (in the or the revised			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	0.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted original permi constructed. T design and acc scheme stated	nission permission grant permission gran	ing application unlikely that the a 2016 will be ication (in the or the revised ctive purchasers			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	O.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted original permi constructed. T design and acc scheme stated of the site con	nission  permission gran  students  t a revised planni d it would appear tted scheme from the planning appli cess statement) for I that the prospections	ing application unlikely that the a 2016 will be ication (in the or the revised ctive purchasers s scheme to be			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	O.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted original permi constructed. T design and acc scheme stated of the site con unviable. As p	nission  permission grand, students  t a revised plannid it would appear ted scheme from the planning applicess statement) for that the prospective previous lanning permission	ing application unlikely that the a 2016 will be ication (in the or the revised ctive purchasers s scheme to be on for a revised			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	O.15 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given tha was submitted original permi constructed. T design and acc scheme stated of the site con unviable. As p scheme was re	ission ission permission gran , students  t a revised planni it would appear tted scheme from he planning applicess statement) for I that the prospec sider the previous	ng application unlikely that the n 2016 will be ication (in the or the revised ctive purchasers s scheme to be on for a revised of a realistic			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential le for residential	ntial na) pable area  d development development now	on Area.	O.15  Planning perm 72  Planning perm Yes – planning Private rented Yes  No. Given tha was submitted original permi constructed. T design and acc scheme stated of the site con unviable. As p scheme was re prospect of de	dission dission dispermission grant, students t a revised plannit it would appear ted scheme from the planning applicess statement) for that the prospection is the previous lanning permission of the planning permission of the previous lanning permission of the previous landing permission of the permission of the previous landing permission of the permission of t	ng application unlikely that the n 2016 will be ication (in the or the revised ctive purchasers s scheme to be on for a revised of a realistic			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab years -including	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential of for residential le for residential s viability	ntial ntial na) pable area  d development development development now al development with	on Area.	O.15  Planning perm 72  Planning perm Yes – planning Private rented Yes  No. Given tha was submitted original permi constructed. T design and acc scheme stated of the site con unviable. As p scheme was re prospect of de within 5 years	dission  ission  permission grant , students  t a revised plannit it would appear tted scheme from the planning applicess statement) for I that the prospect sider the previous lanning permission efused there is no	ing application unlikely that the n 2016 will be ication (in the or the revised ctive purchasers s scheme to be on for a revised of a realistic s completed			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab years -including	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential of for residential le for residentia g viability	ntial na) pable area  d development development now	on Area.	O.15 Planning perm 72 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given that was submitted original permiconstructed. T design and acc scheme stated of the site con unviable. As p scheme was re prospect of de within 5 years No. Given that	dission  permission grant, students  t a revised plannid it would appear tted scheme from the planning applicess statement) for that the prospect sider the previous lanning permission for the planning permission for the planning permission for the previous lanning permission for the previous landing permission for the permission	ing application unlikely that the 1 2016 will be ication (in the citive purchasers is scheme to be in for a revised it a realistic is completed			
Basis of calcular Indicative site y Basis of calcular Is site suitable f Potential types Is site available Is site achievab years -including	relopable poter lopable area (h tion of develop rield tion of site yiel for residential of for residential of for residential le for residentia g viability	ntial ntial na) pable area  d development development development now al development with	on Area.	O.15 Planning perm 72 Planning perm 72 Planning perm Yes – planning Private rented Yes No. Given that was submitted original permiconstructed. To design and acc scheme states of the site con unviable. As p scheme was re prospect of de within 5 years No. Given that was submitted	dission  ission  permission grant , students  t a revised plannit it would appear tted scheme from the planning applicess statement) for I that the prospect sider the previous lanning permission efused there is no	ng application unlikely that the n 2016 will be ication (in the or the revised ctive purchasers s scheme to be on for a revised of a realistic s completed ng application nt considers the			

Ref No	NEW3	Site name	Lan	d at rear of Cresc	at rear of Crescent Road				
				appear unlik	appear unlikely that the original permitted				
				scheme from	1 2016 will be	e constructed	d. As		
			planning per	mission for a	revised sch	eme was			
			refused there	e is not a rea	sonable pros	spect of			
			developmen			•			
Is site delive	erable/develo	pable	Not develop		<u>,                                      </u>				
Potential tir	nescale for de	velopment to com	N/A	N/A					
Potential an	nual delivery	rate		N/A	N/A				
Actions nee	ded to overco	me constraints							
Straight line	distance fron	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	employment		station			
			District	site / mixed					
			Centre	use site					
0.18	1.33	0.42	0.18	1.23	0.1	1.55	0.15		





	1							
Ref No	NEW4	Site name	٦	The Jui	nction			
Site area (ha)	0.11	Site address	2	2-6 Un	ion Street			
Is site	No	Ward	1	Newpo	rt			
vacant?								
Brownfield /	Brownfield	Eastings		4491	50	Northings	520050	
Greenfield								
Ownership								
Private sector –	one owner							
	s: national desi	gnations which pred	lu	de de	velopment			
N/A								
Category 2 sites	s : national or lo	ocal designations wl	hic	ch may	impact on dev	elopment poter	ntial	
N/A								
Current land us	e and characte	r						
2 storey former	public house w	ith mobile phone re	pa	air sho	p at ground floo	or level		
Surrounding land uses and character								
Residential, reta	Residential, retail							
Site access								
Union Street								
Physical or env	ironmental con	straints to developr	ne	ent				
Road traffic noi	se in locality							
Does the site have housing potential Yes								
Is site allocated for development in adopted Local Plan					Yes – located v	within Gresham,	Jewels Area	
Does site have	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 P	rogress							
Not started. A r	evised planning	g application, 22/008	35,	/FUL, f	or a 10 storey b	uilding with 183	studios was	
refused on 17.0	2.23. At the da	te of assessment this	s a	pplica	tion is subject c	of an undetermin	ned appeal.	
Estimate of dev								
Indicative deve	lopable area (h	a)			0.11			
Basis of calcula	•	able area			Planning perm	ission		
Indicative site y					59			
Basis of calcula	tion of site yiel	d			Planning perm	ission		
Is site suitable		•			Yes – planning permission granted			
Potential types		•			Students, private rented			
		development now			Yes			
		al development witl	hiı	n 0-5		t a revised planr		
years -including	g viability						r unlikely that the	
					• .	tted scheme fro		
						•	anning application	
						sed there is not a		
						velopment bein	g completed	
					within 5 years			
		al development witl	hiı	ո 6-		a revised plann		
15 years -includ	ling viability						r unlikely that the	
					• .	tted scheme from		
						•	anning application	
						sed there is not a		
						velopment bein	g completed	
			within 15 years.					
Is site deliverab					Not developat	ole		
		pment to commenc	e		N/A			
Potential annua	al delivery rate				N/A			

Ref No	NEW4	Site name	The	e Jur	nction			
Actions needed to overcome constraints					Noise assess	ment require	ed as a condi	tion of the
					planning per	mission		
Straight line distance from centre of site (in km) to:								
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	′   6	Designated employment	Bus stop	Train station	GP
			District		site / mixed			
			Centre		use site			
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 We	stbourne Grove					
Site area (ha)	0.04	Site address	11110						
Is site	Yes	Ward	North	Ormesby					
vacant?	163	vvalu	NOTUI	Officesby					
Brownfield /	Brownfield	Eastings	4509	134	Northings	519679			
Greenfield	Browninela	Lustings	130.	,54	1401 tillings	313073			
Ownership									
Private sector o	ne owner								
		gnations which prec	lude de	velonment					
N/A	3. Hational acsi	Briddions willen pree	iluuc uc	velopinent					
•	s · national or l	ocal designations wh	hich ma	v impact on dev	elonment note	ntial			
N/A	3. Hational of It	ocai designations wi	iicii iiia	y iiiipact on dev	relopinent pote	iitiai			
Current land us	o and characte	r							
		s fencing. Reed bed i	ic coloni	cing the area wi	noro foundation	tranchas wara			
	ced on by nam	s rending. Need bed	is coloili	sing the area wi	iere iouridation	tielicies weie			
dug.  Surrounding land uses and character									
	Surrounding land uses and character  Residential and vacant land								
	Site access								
Westbourne Gr	OVA								
		straints to developr	nert						
N/A	ii oiiiiieiitai ton	istranits to developr	HEIIL						
•	avo housing no	tontial		Yes					
Does the site ha			Dlan	No - whiteland	1				
Is site allocated for development in adopted Local Plan No - whiteland  Does site have planning permission at 1.04.23									
			00 000	22/00/2016	for O dwellings				
		//0412/15/P granted	on appe	eai 22/09/2016	for 9 aweilings.				
Development P		* -        -  -  -  -	had Fue						
		te has been demolis	nea. Exc	avations for fou	indations have t	been dug but work			
on site has subs									
Indicative deve				0.04					
Basis of calcula		-		Planning appli	cation				
Indicative site	-	able area		9	Cation				
					antian				
Basis of calcula				Planning appli					
Is site suitable		•			ning permission				
Potential types		•		Apartments, p	iivate rented				
		development now	hin C F	Yes	sito has stalled	since the			
		al development witl	iiii U-5	_	e site has stalled orks were under				
years -including	s viability					nstrate a realistic			
					velopment beir				
				within 5 years	-	ig completed			
Is site achievah	le for residenti	al development with	hin 6-			o work has been			
15 years -includ		ai vevelopillelli Will	0-			mount of time, as			
25 years -menut	Viability				_	owing where the			
				-	_	dug. Given the			
						•			
				lack of progress it is questionable whether private sector development is viable in this					
ı				location without a significant uplift in the					
				housing marke	_	- <sub>F</sub>			
Is site deliverab	ole/developable	 e		Not developak					
	,	-							

Ref No	NOR1	Site name	44 V	Vestbourne Grov	е		
Potential ti	mescale for de	velopment to com	mence	N/A			
Potential a	nnual delivery	rate	N/A				
		me constraints n centre of site (in		Site may require public sector intervention if viability is the reason why development has stalled.			
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

Site area (ha) 0.11 Site address 38-42 Westbourne Grove site vacant? Yes Ward North Ormesby  Brownfield / Greenfield Description of the process of the proce	Ref No	NOR3	Site name	Formo	r Cru	stal Gallorios s	ito			
s site vacant? Yes				_			ite			
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development within 15 years.  Not developable  Potential timescale for development to commence  Potential annual delivery rate  Actions needed to overcome constraints  Straight line distance from centre of site (in km) to:  Primary Secondary Neighbourhood Town Designated Bus Train GP school School / Local Centre Centre / employment stop station  District Site / mixed Use Site /	6-15 years -in	cluding viabil	ity		per	mission. There	e is insufficie	nt evidence	to	
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Potential annual delivery rate Actions needed to overcome constraints  Straight line distance from centre of site (in km) to:  Primary Secondary Neighbourhood Town Designated Bus Train GP school / Local Centre Centre / employment stop station  District site / mixed Use site	Is site delivera	able/develop	able		No	t developable				
Actions needed to overcome constraints  Straight line distance from centre of site (in km) to:  Primary Secondary Neighbourhood School	Potential time	escale for dev	elopment to com	mence	N/A	4				
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Primary Secondary school Schoo					N/A	4				
school school / Local Centre Centre / employment stop station District site / mixed Centre use site	Straight line d	istance from	centre of site (in	km) to:						
District site / mixed Centre use site	Primary	Secondary	Neighbourhood	Town		Designated	Bus	Train	GP	
Centre use site	school	school	/ Local Centre	Centre	/		stop	station		
				Distric	t	site / mixed				
0.33         1.11         0.11         0.45         0.42         0.09         1.71         0.22				Centre	•	use site				
	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	Grev T	owers Village				
Site area (ha)	41.4	Site address		ck Avenue				
Is site	Yes –	Ward			thorne Northe	rn part of site in		
vacant?	building site	vuid	-	n West.	itilorpe. Northe	in part or site in		
Brownfield /	Greenfield	Eastings	4531		Northings	514040		
Greenfield	or comicia	200011180	1333		i to timigo	321010		
Ownership			I					
Private sector -	one owner							
Category 1 site	s: national desi	gnations which pred	lude de	velopment				
N/A								
Category 2 site	s: national or lo	ocal designations wh	ich may	impact on dev	elopment poter	ntial		
Site contains a	number of pock	ets of woodland, wh	nich are	covered by Tree	Preservation O	rders. A right of		
way crosses the	e site. Site is imi	mediately to the nor	th of the	Nunthorpe and	d Poole Conserv	ation Area, which		
contains a num	ber of listed bu	ildings. These desig	nations	were conside	red through th	ne planning		
application.		-			-	. •		
Current land us	se and characte	r						
Building site – under construction								
Surrounding la								
		land, agricultural lan	d					
Site access		, 0						
Access from Elle	erbeck Avenue	and Cotcliffe Way.						
		straints to developr	nent					
Planning permission has been granted having regard to the constraints in category 2 above.								
Does the site have housing potential Yes								
		ent in adopted Local	l Plan		d for residential	use		
		ission at 1.04.23						
		060/FUL granted 27.0	06.18 ar	d 19/0458/FUL	granted 26.05.2	20 for a total of		
452 dwellings				, ,	0			
Development F	Progress							
•		nder construction, 1	19 not s	tarted.				
Estimate of dev	•							
Indicative deve				26.91				
Basis of calcula				65% multiplie	r			
Indicative site				166				
Basis of calcula		d			ellings under co	nstruction and not		
	•			started.	<u> </u>			
Is site suitable	for residential of	development		Yes				
Potential types		•		Executive, ma	rket			
		development now			ment is under co	onstruction		
		al development witl	hin 0-5			development is		
years -including		•			_	prospect that the		
	-			-	-	completed within		
				5 years.				
Is site achievab	le for residenti	al development with	hin 6-	As above, it is	expected that t	he development		
15 years -includ	ding viability			will be comple	eted within 5 yea	ars.		
Is site deliveral	ole/developable	e		Deliverable				
Potential times	cale for develo	pment to commence	e	0 – 5 years (already under construction)				
Potential annu	al delivery rate			33 dwellings (	average build ra	te over last 5		
				years for curre	ent housebuilde	r on site)		
Actions needed	to overcome o	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 Distric	e / employment ct site / mixed	Bus stop	Train station	GP	
0.91	1.86	1.36	2.27	2.79	0.46	1.34	1.43	





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.

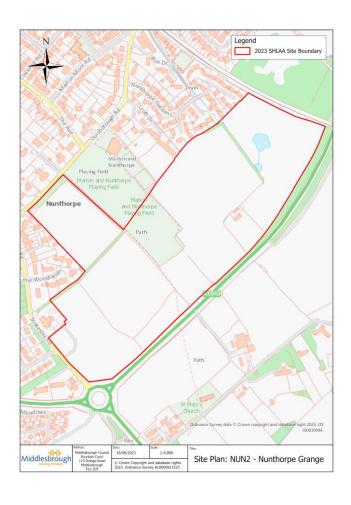
# **Development Progress**

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	Nun	horpe Grange				
			•	and taking accou	int of the l	and require	ment for	
				the community of	entre, the	capacity co	ould	
				increase to appr	oximately	340 dwellin	gs.	
Is site suitak	le for residen	tial development		Yes – allocated s	ite			
Potential ty	pes of residen	tial development		Executive, marke	et, affordal	ble		
Is site availa	ble for reside	ntial development	now	Yes –the private	•			
				site and at the n				
				available now. T				
				been released to the market at the date of th			te of this	
				assessment.				
		lential developmer	nt within 0-	Yes – the site is i				
5 years -incl	uding viability	1		housing market		•		
				Firm progress to		•		
				made through th				
				application for the		•		
				is a realistic pros	spect of de	velopment	within 5	
1				years.		- 4 4 4 4		
		lential developmer	nt within 6-	Yes – the site is i				
15 years -inc	cluding viabilit	ıy		housing market planning applica		•		
				submitted. Inter	•			
				various parts of		•		
				There is a reason				
				within 6-10 year		pect of deve	поринени	
Is site delive	rable/develo	oable		Deliverable	J.			
	-	velopment to com	mence	0-5 years				
Potential an	nual delivery	rate		35 dwellings initially, rising to 60 dwellings once				
				two developers	are on site			
Actions nee	ded to overco	me constraints		Flood risk assess	ments and	noise asse	ssments	
				required at plan	ning applic	ation stage		
Straight line	distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	employment	stop	station		
			District	site / mixed				
			Centre	use site				
0.97	1.01	0.63	2.89	3.6	0.28	0.62	0.65	





Ref No	NUN4	Site name	Nuntl	horpe Hall Farm		
Site area (ha)	0.86	Site address	Easts	•		
Is site vacant?	Yes	Ward		norpe		
Brownfield /	Both			1083	Northings	513256
Greenfield	БОП	Eastings	454	+003	Northings	313230
Ownership						
	one owner of	ald subject to contrac	st to do	volonor		
<u>.</u>		sold subject to contract signations which prec		•		
	s: national des	signations which prec	iuae a	evelopment		
N/A		1				
		local designations wh		-		
•	ona limit to a	evelopment - housing	develo	pment is contra	ry to Local Plan Po	olicies E20 and
E22.	u farmetaad is	a local list building. T	ho cito	ic within Numth	orno and Doolo Co	ncomuntion Aron
	•	a local list building. Tade II listed buildings,			•	
-		_		-		•
heritage assets.		estside and 1 Nunthor	pe villa	ge. Developmer	it has the potentia	ii to impact on
-		igh the cite				
Public rights of Current land us						
			c prod	ominantly tradit	ional brick built /	with windows
•		issociated outbuilding o of the buildings are n	-	-	וטוומו טווכא טעוול (/	vitii WilluOWS
			nouein	rai iii bullulligs.		
Surrounding lar			- +b - n	arth and agricul	tural/farmland to	the east
Former walled g		and west, residential t	o the n	orth and agricul	tural/larifilariu to	the east.
	garuen.					
Site access						
Eastside						
•		nstraints to develop				I a
-		Development. Matu		=	on western bound	iary
		landscape setting. Imp	Jact on	_		
Does the site ha			Dlass	Yes		
		nent in adopted Local	Pian	No – site is bey	ond the limit to d	evelopment.
		nission at 1.04.23	21.02.2	12 fa., 12 dallin	/C lal	- J 7
	ipplication 22,	/0693/MAJ approved	21.03.2	23 for 12 aweilin	gs (5 new build ar	na /
conversions).						
Development P	_					to bis otens
		s to be submitted to se	eek cor	isent to create 6	gardens and a lea	in-to bin store
within the walle	_	4:-1				
Estimate of dev				0.00		
Indicative deve	-	•		0.69	ovolonment er	on opposed
Basis of calcula	tion of aevelo	papie area			evelopment area	on approved
In all and the second	ئاما ا			planning applic	ation layout.	
Indicative site y		اما		12	nation	
Basis of calculat				Planning applic		
Is site suitable f		•			permission has be	een granted
Potential types		•		Market	audaia at territ	المنام ما ما
		al development now	him C		subject to contrac	
		tial development with	nın U-		as a recent plann	
5 years -includi	ng viability				a local developer	
					age development	
					e. There is a realis	
In also a deletere d	la fan na atal	tal damalanini interior	-! C		eing completed v	
		tial development with	11 <b>n</b> 6-		ve it is expected the	-
15 years -includ		.la			ted within 5 years	•
Is site deliverab	ie/aevelopab	ie		Deliverable		

Ref No	NUN4	Site name		Nunt	horpe Hall Farm				
Potential tin	nescale for de	velopment to com	mence		0-5 years				
Potential annual delivery rate					12				
Actions need	ded to overco	me constraints		N/A					
Straight line	distance from	centre of site (in	km) to	:					
Primary school	Secondary school	Neighbourhood / Local Centre	Tov Cent Dist Cen	re / rict	Designated employment site / mixed use site	Bus stop	Train station	GP	
1.74	2.19	2.18	3.3	36	3.63	0.03	1.86	1.91	





Table 16: NUN5 Brethren Meeting Hall

Ref No	NUN5	Site name	Prothrou	n Meeting I	اادا			
	0.62	Site address			iaii			
Site area (ha)			Gypsy La		- F+			
Is site	No	Ward	Nunthol	pe; Martor	n East			
vacant? Brownfield /	Brownfield	Factions	45200	7	Nouthings	F1F600		
Greenfield	Brownneid	Eastings	45308	/	Northings	515609		
Ownership Private sector of								
		anations which was	ماريطم طمير					
N/A	s: national desi	gnations which pred	ciude dev	eiopment				
	r, national or l	ocal designations wh	nich may i	mnast an a	dovolonment not	ontial		
N/A	s. Hational of it	ocai designations wi	iicii iiiay i	inpact on t	sevelopment pot	ential		
Current land us	o and characte	<del>.</del>						
			ntago of	ito				
Surrounding la		park, trees along fro	intage of s	ite				
			way lina					
Site access	ctricity sub-stat	tion, beck valley, rail	way iine					
Gypsy Lane		satuainta ta davalan						
		nstraints to developed to location of trees		o frontage	which contribute	to the visual		
-	_	to railway – train no	_	_				
Does the site h	-	•		es	sessifients require	eu.		
		ent in adopted Loca			ted for residentia	Luco		
	-	ission at 1.04.23	i Pidii   1	es – alloca	teu for residentia	ruse		
		on 18/0778/OUT gra	n+ad 0 00	10 for 7 d	vallings avnirad s	n 12 00 22 An		
•		_			- :	22 and has not been		
determined at			veilligs na	s been sub	illitted on 22.06.	22 and has not been		
Development F		assessifient.						
N/A	Togress							
Estimate of dev	olonable note	ntial						
Indicative deve			1	.45				
Basis of calcula	-	-			e indicative layou	at on planning		
basis of calcula	tion of develop	Jable alea		pplication.	e illuicative layou	it on planning		
Indicative site	iold		7	•				
Basis of calcula		d		lanning ap	nlication			
Is site suitable			1		ted for residentia	Luca		
Potential types		•		/larket	ted for resideritia	i use		
		•						
is site available	ioi residentiai	Is site available for residential development now  No – development of site requires re						
		development now			-			
		development now	r	eligious me	eting hall to a ne	w site. The new		
		development non	r I	eligious me ocation has	eeting hall to a ne been established	w site. The new d but has not yet		
Is site achievah	le for residenti		r I	eligious me ocation has rogressed	eeting hall to a ne been established to a planning app	w site. The new d but has not yet lication.		
		al development wit	r 	eligious me ocation has rogressed Io – given t	eeting hall to a ne been established to a planning app that the site does	w site. The new d but has not yet lication. not currently have		
Is site achievab 5 years-includii			r 	eligious me ocation has rogressed Io – given t lanning pe	eeting hall to a ne been established to a planning app hat the site does rmission and will	w site. The new d but has not yet lication. not currently have only become		
			r 	eligious me ocation has rogressed Io – given t lanning pe vailable on	eeting hall to a ne been established to a planning app hat the site does rmission and will ce the religious n	w site. The new d but has not yet lication.  not currently have only become neeting hall has		
			r 	eligious me ocation has rogressed Io – given t lanning pe vailable on een reloca	eeting hall to a ne been established to a planning app that the site does rmission and will ace the religious n ted there is insuf	w site. The new d but has not yet dication. not currently have only become neeting hall has ficient evidence to		
			r	eligious me ocation has rogressed lo – given t lanning pe vailable on een reloca emonstrat	eeting hall to a ne been established to a planning app hat the site does rmission and will ice the religious n ted there is insuf e a realistic prosp	w site. The new d but has not yet lication.  not currently have only become neeting hall has		
5 years-includii	ng viability	al development wit	r	eligious me ocation has rogressed Io – given t lanning pe vailable on een reloca emonstrat vithin 5 yea	eeting hall to a ne been established to a planning app hat the site does rmission and will ace the religious n ted there is insuf e a realistic prosp ars.	w site. The new d but has not yet dication. not currently have only become neeting hall has ficient evidence to ect of development		
5 years-including	ng viability le for residenti		hin 0- N  k  c  hin 6- N	eligious me ocation has rogressed lo – given t lanning pe vailable on een reloca emonstrat vithin 5 yea es – given	eeting hall to a new been established to a planning appoint the site does rmission and will ace the religious noted there is insuffice a realistic prospers.	w site. The new d but has not yet dication. not currently have only become neeting hall has ficient evidence to pect of development		
5 years-includii	ng viability le for residenti	al development wit	r	eligious me ocation has rogressed lo – given t lanning pe vailable on een reloca emonstrat vithin 5 yea res – given neeting hal	eeting hall to a new been established to a planning appearant the site does rmission and will ace the religious noted there is insuffice a realistic prospers.  I has been estables been estables been estables to each area to a replacement of the site of the s	w site. The new d but has not yet dication. not currently have only become neeting hall has ficient evidence to pect of development ont site for the dished, an outline		
5 years-including	ng viability le for residenti	al development wit	hin 0- N  k  c  v  hin 6- N	eligious me ocation has rogressed lo – given t lanning pe vailable on een reloca emonstrat vithin 5 yea es – given neeting hal pplication	eeting hall to a new been established to a planning appearant the site does rmission and will ace the religious noted there is insuffice a realistic prospers.  That a replaceme I has been established thousing development to the propersion of the	w site. The new d but has not yet dication. not currently have only become neeting hall has ficient evidence to pect of development on the site for the ished, an outline opment has been		
5 years-including	ng viability le for residenti	al development wit	hin 0- N	eligious me coation has rogressed lo – given talanning pe vailable on een reloca emonstrativithin 5 years – given neeting hal pplication ubmitted a	eeting hall to a new been established to a planning appearant the site does rmission and will ace the religious noted there is insuffice a realistic prospers.  That a replaceme I has been established thousing development to the propersion of the	w site. The new d but has not yet dication. not currently have only become neeting hall has ficient evidence to pect of development in the site for the ished, an outline opment has been in area attractive to		

Ref No	NUN5	Site name	Breth	nren Meeting Hall				
Is site deliv	erable/develo	pable		Developable				
Potential ti	mescale for de	velopment to com	mence	6-10 years				
Potential a	otential annual delivery rate			7				
Actions needed to overcome constraints Relocation of re					igious mee	eting hall		
Straight line	e distance fror	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	employment	stop	station		
			District	site / mixed				
			Centre	use site				
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 o	f Grey Towers Fari	n
Site area (ha)	0.67	Site address				•
Is site	Yes	Ward	Nunth	orne		
vacant?	103	Vara	Ivanici	iorpe		
Brownfield /	Greenfield	Eastings	153	614	Northings	513799
Greenfield	Greenneid	Lustings	455	014	ivoi tiiiig3	313733
Ownership						
Private sector of	ne owner					
		gnations which pre	scludo d	wolonmont		
N/A	s. Hational desi	gnations winth pre	ciuue u	evelopilient		
-	c : national or l	ocal designations v	vhich m	w impact on	dovolonment not	ontial
		nd Poole Conservat				
						h runs north-south
		te is beyond the lim			ewer and a rootpar	II Tulis Hortii-soutii
Current land us			iit to dev	elopinent.		
			-l:4:	£	اندند مم ممالدان ما	la and averyated
		d, remains of demo	טוונוטוז 10	iormer tarm	i bulluings are visit	ne and excavated
land mounded						
Surrounding la	iu uses and ch	aracter				
Residential						
Site access						
Sessay Grange						
-		straints to develor			. 6.1	
	_	has residential deve	-		•	_
•	-	ent. Design and layo		-	rve or enhance th	e Conservation
	•	wer will impact on	site layo			
Does the site h				Yes		
Is site allocated	l for developm	ent in adopted Loc	al Plan		part of the site is w	
				-	rs Village housing	
				remainder	is beyond the limit	to development.
		ission at 1.04.23		40.04.00	f 40 l ll:	el 1: .: I
•					_	The application has
		reduce the propose		pment to 8 o	dwellings. At the d	ate of the
		ad not been determ	iinea.			
Development F	rogress					
N/A						
	elopable pote					
	lopable area (h	na)		0.47		
Indicative deve Basis of calcula	lopable area (h	na)		Approxima	te indicative layou	t on planning
Basis of calcula	lopable area (h tion of develop	na)		Approxima application		t on planning
Basis of calcula	lopable area (h tion of develop yield	na) pable area		Approxima application 8		t on planning
Basis of calcula Indicative site y Basis of calcula	lopable area (h tion of develop yield tion of site yiel	na) pable area		Approxima application 8	pplication	
Basis of calcula	lopable area (h tion of develop yield tion of site yiel	na) pable area		Approxima application 8 Planning ap Yes – notw	pplication	art of the site is
Basis of calcula Indicative site y Basis of calcula	lopable area (h tion of develop yield tion of site yiel	na) pable area		Approxima application 8 Planning ap Yes – notw designated	pplication ithstanding that pa as beyond the lim	art of the site is it to development,
Basis of calcula Indicative site y Basis of calcula	lopable area (h tion of develop yield tion of site yiel	na) pable area		Approxima application 8 Planning ap Yes – notw designated it is surrour	oplication ithstanding that pa as beyond the lim	art of the site is it to development, n all sides. As such,
Basis of calcula Indicative site y Basis of calcula	lopable area (h tion of develop yield tion of site yiel	na) pable area		Approxima application 8 Planning ap Yes – notw designated it is surrour residential	oplication ithstanding that pa as beyond the lim nded by housing o development of th	art of the site is it to development, n all sides. As such, ne site would not
Basis of calcula Indicative site y Basis of calcula	lopable area (h tion of develop yield tion of site yiel	na) pable area		Approxima application 8 Planning ap Yes – notw designated it is surrour residential have a detr	oplication ithstanding that particular as beyond the liminded by housing of the development of the limental impact or	art of the site is it to development, n all sides. As such, ne site would not
Indicative site y Basis of calcula Is site suitable	lopable area (h tion of develor yield tion of site yiel for residential	na) pable area d development		Approxima application 8 Planning application 4 Yes – notwidesignated it is surrour residential have a detricountryside	oplication ithstanding that particular as beyond the liminded by housing of the development of the limental impact or	art of the site is it to development, n all sides. As such, ne site would not
Indicative site y Basis of calcula Is site suitable	lopable area (h tion of develor yield tion of site yiel for residential	na) pable area id development		Approxima application 8 Planning application 4 Yes – notwidesignated it is surrour residential have a detricountryside Market	oplication ithstanding that particles as beyond the liming of the development of the imental impact or	art of the site is it to development, n all sides. As such, ne site would not the open
Indicative site y Basis of calcula Is site suitable	lopable area (h tion of develor yield tion of site yiel for residential	na) pable area d development	,	Approxima application 8 Planning ap Yes – notw designated it is surrour residential have a detr countryside Market Yes – plann	oplication ithstanding that particle as beyond the liminded by housing ordevelopment of the imental impact or each of the impact or each of th	art of the site is it to development, n all sides. As such, ne site would not the open
Basis of calcula Indicative site y Basis of calcula Is site suitable  Potential types Is site available	lopable area (h tion of develop yield tion of site yiel for residential of residential	development		Approxima application 8 Planning ap Yes – notw designated it is surrour residential have a detr countryside Market Yes – plann being pursu	oplication ithstanding that particle as beyond the liminded by housing ordevelopment of the imental impact or each of the impact or each	art of the site is it to development, in all sides. As such, it is site would not the open develop site is
Basis of calcula Indicative site y Basis of calcula Is site suitable  Potential types Is site available Is site achievab	lopable area (h tion of develor yield tion of site yiel for residential of residential for residential	na) pable area id development		Approxima application 8  Planning ap Yes – notw designated it is surrour residential have a detr countryside Market  Yes – plann being pursu Yes – given	oplication ithstanding that particle as beyond the liminded by housing or development of the immental impact or expension application to used a full planning application appl	art of the site is it to development, in all sides. As such, it is esite would not the open develop site is
Basis of calcula Indicative site y Basis of calcula Is site suitable  Potential types Is site available	lopable area (h tion of develor yield tion of site yiel for residential of residential for residential	development		Approxima application 8 Planning ap Yes – notw designated it is surrour residential have a detr countryside Market Yes – plann being pursu Yes – given submitted it	oplication ithstanding that particle as beyond the liminded by housing ordevelopment of the imental impact or each of the impact or each	art of the site is it to development, in all sides. As such, it is site would not the open develop site is olication has been attractive to the

Ref No	NUN6	Site name	Lan	south west of Gre	y Towers F	arm	
				housebuilding site it is considered that there is a			
				realistic prospec	t of develo	pment with	in 5 years.
Is site achie	vable for resid	lential developmer	As set out above	e it is consi	dered that t	here is a	
15 years-ind	luding viabilit	у	realistic prospec	t of develo	pment befo	re 6	
				years.			
Is site delive	erable/develo	pable		Deliverable			
Potential tir	nescale for de	velopment to com	mence	0-5 years			
Potential ar	nual delivery	rate		8			
Actions nee	ded to overco	me constraints		Determination of planning application			
Straight line	distance fron	n centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP
school	school	/ Local Centre	Centre /	employment	stop	station	
			site / mixed				
			use site				
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)		Site address		. J. J. Barriabas						
Is site	No -	Ward	Pa	rk						
vacant?	building si		1.0	II K						
Brownfield /	Brownfield			448710	Northings	s 51	8836			
Greenfield	Di Owinien	Lastings		440710	Troi timigs	,   31	0030			
Ownership										
Private sector	one owner									
		designations which	h preclud	e development						
N/A		<u></u>	p. ceiaa	- acreiopinent						
•	es · national	or local designation	ns which	may impact on	develonment	notential				
N/A		or rotal acoignatio	J.1.5 W.1.1.61.	may impact on	<u>uerelepinent</u>	potentia				
Current land	use and char:	acter								
Building site -										
Surrounding										
Residential	and ases allo									
Site access										
	t Barnahas Ri	oad / Addison Road	d							
		constraints to dev		+						
N/A	ivii Oilillelital	constraints to dev	ciopinen	•						
Does the site	have housing			Yes						
		pment in adopted	Local Pla		and					
		ermission at 1.04.2		ii   NO Willen	ariu					
		1/0118/FUL grante		for 6 hungalow						
Development		1/0110/1 OL grante	3.00.21	. Tor o burigatow	). 					
The foundation										
Estimate of d										
Indicative de				0.06						
	-	elopable area		Planning ap	nlication					
Indicative site		elopable alea			plication					
Basis of calcu	•	vield			6 Blanning application					
		tial development			Planning application  Yes – has planning permission					
		tial development		Market, priv		31011				
		ntial development	now		by a local dev	volonor				
		ential developmen			uction work ha		ad There			
5 years -inclu		•	it within		prospect that					
J years -inclu	uning viability					-	iit wiii be			
Is site achieva	hle for resid	ential developmer	nt within		completed within 5 years.  As set out above it is expected that the					
15 years -incl		-			nt will be comp					
_5 ,53.56.		7		period.	50 00111	J.Stea prior	to and and			
Is site deliver	able/develor	pable		Deliverable	·					
		velopment to com	0-5 years (already started)							
Potential ann		•	0-5 years (already started)							
		me constraints	N/A							
		centre of site (in	km) to:	1						
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP			
school	school	/ Local Centre	Centre	_	-	station				
		,	Distric							
			Centre							
0.33	1.06	0.39	0.73	1.25	0.37	2.06	0.42			
	-			_		1	1			



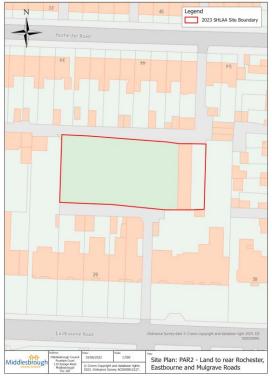


Table 19: PAR2 Land at rear of Rochester, Eastbourne and Mulgrave Road

Ref No	PAR2	Site name		at rear of Roches	ster, Eastbourne	e and	Mulgrave
			Road				
Site area (ha)	0.15	Site address					
Is site	Yes	Ward	Park				
vacant?							
Brownfield /	Brownfield	Eastings	449	9403	Northings	5	518348
Greenfield							
Ownership							
Private sector of							
	s: national des	ignations which pr	reclude d	evelopment			
N/A							
	s : national or l	local designations	which ma	ay impact on dev	elopment pote	ential	
N/A							
Current land us							
		surrounding prop	erties and	d back alleyway/g	garages - subjec	t to fl	y tipping
Surrounding la	nd uses and ch	aracter					
Residential							
Site access							
		- has alleyway typ		rom Rochester a	nd Eastbourne	Road	
•		nstraints to develo	•				
		nysical constraints	to develo	pment. Immedia	tely to north of	Linth	orpe
Conservation A	roa						
				1			
Does the site h	ave housing po			·	permission prev	viousl	y granted.
Does the site h	ave housing po	ent in adopted Lo	cal Plan	Yes – planning No – white land	· · · · · · · · · · · · · · · · · · ·	viousl	y granted.
Does the site h Is site allocated Does site have	ave housing po I for developm planning perm	ent in adopted Locission at 1.04.23		No – white land	b		
Does the site h Is site allocated Does site have	ave housing po I for developm planning perm	ent in adopted Lo		No – white land	b		
Does the site h Is site allocated Does site have No. Planning pe	ave housing po I for developm planning perm ermission M/FP	ent in adopted Locission at 1.04.23	nted 1.10	No – white land	gs and time limi	t was	extended by
Does the site has site allocated Does site have No. Planning perpermission M/I	ave housing pod for developm planning permermission M/FPF/1073/10 on	ent in adopted Localission at 1.04.23 1/1559/07 was gran	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0	gs and time limi DUT/0025/15/P	t was	extended by
Does the site has site allocated Does site have No. Planning perpermission M/I	ave housing pod for developm planning permermission M/FPF/1073/10 on	ent in adopted Locission at 1.04.23 7/1559/07 was gran 4.10.10 but expire	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0	gs and time limi DUT/0025/15/P	t was	extended by
Does the site h Is site allocated Does site have No. Planning permission M/I granted 15.06.2 expired. Development I	ave housing poor of for developm planning permermission M/FP P/1073/10 on L5 also expired.	ent in adopted Locission at 1.04.23 7/1559/07 was gran 4.10.10 but expire	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0	gs and time limi DUT/0025/15/P	t was	extended by
Does the site has site allocated Does site have No. Planning permission M/F granted 15.06.2 expired.	ave housing poor of for developm planning permermission M/FP P/1073/10 on L5 also expired.	ent in adopted Locission at 1.04.23 7/1559/07 was gran 4.10.10 but expire	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0	gs and time limi DUT/0025/15/P	t was	extended by
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of developme	ave housing poor of for developm planning permermission M/FP P/1073/10 on L5 also expired.  Progress	ent in adopted Localission at 1.04.23 of 1.04.23 of 1.059/07 was grar 4.10.10 but expired. Planning permissiontial	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0	gs and time limi DUT/0025/15/P	t was	extended by
Does the site h Is site allocated Does site have No. Planning perpermission M/R granted 15.06.2 expired. Development F N/A	ave housing poor of for developm planning permermission M/FP P/1073/10 on L5 also expired.  Progress	ent in adopted Localission at 1.04.23 of 1.04.23 of 1.059/07 was grar 4.10.10 but expired. Planning permissiontial	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0	gs and time limi DUT/0025/15/P	t was	extended by
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of developme	ave housing poor of for developm planning permembersion M/FPFP/1073/10 on 1.5 also expired.  Progress  velopable pote elopable area (1.5)	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi ntial	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0 23/FUL granted	gs and time limi DUT/0025/15/P 17.08.17 for 6 b	t was	extended by
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development develo	ave housing pod for developm planning permermission M/FP P/1073/10 on 15 also expired. Progress velopable pote elopable area (lition of development)	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi ntial	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0 23/FUL granted	gs and time limi DUT/0025/15/P 17.08.17 for 6 b	t was	extended by
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development develo	ave housing poor developments of the poor development	ent in adopted Localission at 1.04.23 P/1559/07 was grar 4.10.10 but expire Planning permissi Intial Pable area	nted 1.10 d. Outline	No – white land .07 for 9 dwelling e permission M/0 23/FUL granted  0.08 Planning applic	gs and time limi DUT/0025/15/P 17.08.17 for 6 b	t was for 9 oungal	extended by
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development develo	ave housing poor of for developm planning permembermission M/FP FP/1073/10 on 1.5 also expired.  Progress  Velopable pote elopable area (It tion of developy yield tion of site yield)	ent in adopted Localission at 1.04.23 1/1559/07 was grand 4.10.10 but expired. Planning permissintial hallonable area	nted 1.10 d. Outline	No – white land .07 for 9 dwelling permission M/0 23/FUL granted  0.08 Planning applic 6 Most recent plan	gs and time limi DUT/0025/15/P 17.08.17 for 6 b	t was for 9 bungal	extended by dwellings lows has also
Does the site h Is site allocated Does site have No. Planning pe permission M/F granted 15.06.2 expired. Development F N/A Estimate of development dev	ave housing poor of for developm planning permembermission M/FP FP/1073/10 on 1.5 also expired.  Progress  Velopable pote elopable area (It tion of developy yield tion of site yield)	ent in adopted Localission at 1.04.23 1/1559/07 was grand 4.10.10 but expired. Planning permissintial hallonable area	nted 1.10 d. Outline	No – white land .07 for 9 dwelling permission M/0 23/FUL granted  0.08 Planning applic 6 Most recent plan	gs and time limi DUT/0025/15/P 17.08.17 for 6 b ation	t was for 9 bungal	extended by dwellings lows has also
Does the site h Is site allocated Does site have No. Planning pe permission M/f granted 15.06.2 expired. Development F N/A Estimate of dev Indicative deve Basis of calcula Indicative site v Basis of calcula Is site suitable	ave housing pod for developm planning permermission M/FP P/1073/10 on L5 also expired. Progress velopable pote clopable area (lation of developyield tion of site yie for residential	ent in adopted Localission at 1.04.23 2/1559/07 was grar 4.10.10 but expire . Planning permissi  ntial ha) pable area  Id development	nted 1.10 d. Outline	No – white land  .07 for 9 dwelling e permission M/0 23/FUL granted  0.08  Planning applic 6  Most recent planning	gs and time limi DUT/0025/15/P 17.08.17 for 6 b ation	t was for 9 bungal	extended by dwellings lows has also
Does the site h Is site allocated Does site have No. Planning permission M/Is granted 15.06.3 expired. Development F N/A Estimate of development for the locative development indicative development indicative site with the locative site with the locativ	ave housing pod for developm planning permermission M/FP P/1073/10 on 15 also expired. Progress velopable area (Ition of developyield tion of site yield to residential sof residential	ent in adopted Localission at 1.04.23 2/1559/07 was grar 4.10.10 but expire . Planning permissi  ntial ha) pable area  Id development	nted 1.10 d. Outline on 17/02	No – white land  .07 for 9 dwelling e permission M/0 23/FUL granted  0.08  Planning applic 6  Most recent planning granted	gs and time limi DUT/0025/15/P 17.08.17 for 6 b ation	t was for 9 bungal	extended by dwellings lows has also
Does the site h Is site allocated Does site have No. Planning pe permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of develo	ave housing poor of for developm planning permembermission M/FP FP/1073/10 on the second progress area (lation of development) and the second progress area (lation of site yier for residential to for res	ent in adopted Localission at 1.04.23 P/1559/07 was grar 4.10.10 but expire Planning permissi Intial Phay Pable area Id Id Idevelopment Idevelopment	nted 1.10 d. Outline on 17/02	No – white land  .07 for 9 dwelling e permission M/0 23/FUL granted  0.08 Planning applic 6 Most recent planting granted Private rented Yes	gs and time limi DUT/0025/15/P 17.08.17 for 6 b ation	oungal	extended by dwellings lows has also ously been
Does the site h Is site allocated Does site have No. Planning pe permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of develo	ave housing poor of for development of the property of the pro	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi  I development I development no	nted 1.10 d. Outline on 17/02	No – white land  .07 for 9 dwelling e permission M/0 23/FUL granted  0.08  Planning applic 6  Most recent planted Yes – planning granted Private rented Yes No – given that	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  attion  anning permissi permission has	it was for 9 bungal ion previ	extended by dwellings lows has also ously been since 2007
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of the locative development of the locative site of th	ave housing poor of for development of the property of the pro	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi  I development I development no	nted 1.10 d. Outline on 17/02	No – white land  .07 for 9 dwelling e permission M/0 23/FUL granted  0.08 Planning applic 6 Most recent plane Yes – planning granted Private rented Yes No – given that (15 years ago)	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  ration anning permissi permission has	ion previous	extended by dwellings lows has also ously been since 2007 oped it would
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Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of the locative development of the locative site of th	ave housing poor of for development of the property of the pro	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi  ntial ha) pable area  Id development development I development no	nted 1.10 d. Outline on 17/02	0.08 Planning applic Most recent play res – planning granted Private rented Yes No – given that (15 years ago) appear that via with the lack of	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  cation  anning permissi permission has  various permis have not been c bility is an issue	ft was for 9 bungal ion previous ssions develoe, while e and	extended by dwellings lows has also ously been since 2007 oped it would ch combined outlook of
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of the locative development of the locative site of th	ave housing poor of for development of the property of the pro	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi  ntial ha) pable area  Id development development I development no	nted 1.10 d. Outline on 17/02	0.08 Planning applice Most recent plans Yes – planning granted Private rented Yes No – given that (15 years ago) appear that via with the lack of the site means	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  ration  anning permissi permission has  various permis have not been could bility is an issue of street frontage.	it was for 9 bungal ion previous ssions develoe, while and suffici	extended by dwellings lows has also ously been since 2007 oped it would outlook of ent evidence
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of calcula Indicative site w Basis of calcula Indicative site w Basis of calcula Is site suitable Potential types Is site achievab	ave housing poor of for development of the property of the pro	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi  ntial ha) pable area  Id development development I development no	nted 1.10 d. Outline on 17/02	0.08 Planning applice Most recent play Yes — planning granted Private rented Yes No — given that (15 years ago) appear that via with the lack of the site means to demonstrate	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  anning permissi permission has  various permis have not been of bility is an issue f street frontage that there is ins	it was for 9 bungal ion previous develoe, while e and suffici spect	extended by dwellings lows has also ously been since 2007 oped it would outlook of ent evidence
Does the site h Is site allocated Does site have No. Planning permission M/f granted 15.06.2 expired. Development F N/A Estimate of development of the locative development of the locative site with large site suitable Potential types Is site available Is site achievab 5 years -includi	ave housing pod for developm planning permermission M/FP P/1073/10 on L5 also expired. Progress velopable pote elopable area (lation of developyield tion of site yie for residential erfor resi	ent in adopted Localission at 1.04.23 1/1559/07 was grar 4.10.10 but expire Planning permissi  ntial ha) pable area  Id development development I development no	w	0.08 Planning applice Most recent play Yes — planning granted Private rented Yes No — given that (15 years ago) appear that via with the lack of the site means to demonstrate being develope	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  anning permissi permission has  various permis have not been c bility is an issue f street frontage that there is insee a realistic prose	it was for 9 bungal ion previous ssions develoe, while e and suffici spect ars	extended by dwellings lows has also ously been since 2007 oped it would ch combined outlook of ent evidence of the site
Does the site h Is site allocated Does site have No. Planning permission M/B granted 15.06.2 expired. Development F N/A Estimate of development of the locative development of the locative site with large site suitable Indicative site suitable Is site available Is site available Is site achievab 5 years -includi	ave housing pod for developm planning permermission M/FP P/1073/10 on 1.5 also expired. Progress  velopable pote planning area (lition of developy yield tion of site yier for residential planning viability.	ent in adopted Localission at 1.04.23 1/1559/07 was grand 4.10.10 but expired. Planning permission at all hallons area  Id development development and development was all development was	w	0.08 Planning applice Most recent play Yes – planning granted Private rented Yes No – given that via with the lack of the site means to demonstrate being develope No – given that	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  ration  anning permissi permission has  various permis have not been cobility is an issue f street frontage that there is insee a realistic prosed within 0-5 ye	it was for 9 bungal ion previous ssions develoe, while and suffici spect ars ng pel	extended by dwellings lows has also ously been since 2007 oped it would ch combined outlook of ent evidence of the site
Does the site h Is site allocated Does site have No. Planning pe permission M/f granted 15.06.2 expired. Development F N/A Estimate of dev Indicative deve Basis of calcula Indicative site v Basis of calcula Is site suitable Potential types Is site available Is site achievab 5 years -includi	ave housing pod for developm planning permermission M/FP P/1073/10 on 1.5 also expired. Progress  velopable pote planning area (lition of developy yield tion of site yier for residential planning viability.	ent in adopted Localission at 1.04.23 1/1559/07 was grand 4.10.10 but expired. Planning permission at all hallons area  Id development development and development was all development was	w	0.08 Planning applice Most recent play Yes – planning granted Private rented Yes No – given that (15 years ago) appear that via with the lack of the site means to demonstrate being develope No – given that have not been	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  ration  anning permissi permission has  various permis have not been of bility is an issue f street frontage that there is inseed a realistic prosed within 0-5 yes various planning	ft was for 9 bungal ion previous ssions develoe e, while e and suffici spect ars ng per e is no	extended by dwellings lows has also lower has also lows has also lower has also lows has also lower has also low
Does the site h Is site allocated Does site have No. Planning permission M/F granted 15.06.2 expired. Development F N/A Estimate of development of developme	ave housing pod for developm planning permermission M/FP P/1073/10 on 1.5 also expired. Progress  velopable pote planning area (lition of developy yield tion of site yier for residential planning viability.	ent in adopted Localission at 1.04.23 1/1559/07 was grand 4.10.10 but expired. Planning permission at all hallons area  Id development development and development was all development was	w	0.08 Planning applice Most recent play Yes – planning granted Private rented Yes No – given that (15 years ago) appear that via with the lack of the site means to demonstrate being develope No – given that have not been	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  ration  anning permissi permission has  various permis have not been of bility is an issue f street frontage that there is inseed within 0-5 ye various planning developed there	ft was for 9 bungal ion previous ssions develoe e, while e and suffici spect ars ng per e is no	extended by dwellings lows has also lows has
Does the site h Is site allocated Does site have No. Planning pe permission M/f granted 15.06.2 expired. Development F N/A Estimate of dev Indicative deve Basis of calcula Indicative site v Basis of calcula Is site suitable Potential types Is site available Is site achievab 5 years -includi	ave housing poor of for developm planning permission M/FP P/1073/10 on 15 also expired. Progress velopable area (It tion of developield tion of site yier for residential erfor residential erfo	ent in adopted Louission at 1.04.23  1/1559/07 was grar 4.10.10 but expire Planning permissi  ntial ha) pable area  Id development I development nov ial development w	w	0.08 Planning applice Most recent planted Private rented Yes No – given that (15 years ago) appear that via with the lack of the site means to demonstrate being develope No – given that have not been reasonable pro	gs and time limi DUT/0025/15/P 17.08.17 for 6 b  anning permissi permission has  various permis have not been c bility is an issue f street frontage that there is ins e a realistic prosed within 0-5 ye various planning developed there spect of develo	ft was for 9 bungal ion previous ssions develoe e, while e and suffici spect ars ng per e is no	extended by dwellings lows has also lower has also lows has also lower has also lows has also lower has also low

Ref No	PAR2	Site name	Land	d at rear of Rochester, Eastbourne and Mulgrave				
			Road	nd				
Potential an	nual delivery	rate		N/A				
		me constraints	km) to:	A significant uplift in the housing market may be required if the reason the site has not come forward is due to viability issues.				
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	





Ref No	PAR3	Site name	D	orma	ın House				
Site area (ha)	0.08	Site address	3	68-37	4 Linthorpe Ro	ad			
Is site	No –	Ward	P	ark	-				
vacant?	building site	2							
Brownfield /	Brownfield	Eastings		4491	L51	Northings	5	5189	70
Greenfield									
Ownership	-	-	•			•	•		
Private sector	one owner								
		signations whic	h precluc	de de	velopment				
N/A					•				
	es : national o	r local designation	ons whic	h mav	v impact on de	velopment	potentia	l	
		pe Road Conserv				•			art.
	se and charac	•							
		approaching con	npletion						
	and uses and c								
	l, residential, e								
Site access	., resideritial, e								
	nthorpe Road								
	· · · · · · · · · · · · · · · · · · ·	onstraints to de	velonme	nt					
N/A	vii oriii iciitar ci	onstraints to ac-	velopine						
	have housing p	notential			Yes				
		ment in adopted	d Local Di	an	Yes – site is w	ithin allocat	od local	contr	<u> </u>
		mission at 1.04.2		all	163 – 316 13 W	ritiiiii ailocat	.eu iocai	Centre	
		0/0347/FUL gran		3 10 /	for 16 studios s	and 2 solf so	ntained	ctudo	ntc flate
		ivalent dwelling		9.19 (1	101 46 Studios a	and 2 Sen-cc	mameu	stude	iits iiats
Development		iivaleiit uweiiiig	35)						
·		ly finished, inter	nal fit au	+ +0 6	omploto				
•		•	iiai iit ou	1 10 0	ompiete				
	evelopable pot				0.08				
	elopable area					liantinu			
	ation of develo	opable area			Planning app				
Indicative site	•				47 equivalent				
	ation of site yi				Planning app				
		l development			Yes – plannin		n granted	1	
		l development			Students, priv				
		al development			Yes – develop				
		ntial developme	nt within	0-5	Yes – develop		_		
years -includi	ng viability				There is a realistic prospect development will				
				be complete within 5 years.  6- As set out above the site is expected to be					
		ntial developme	nt within	6-			•		pe
15 years -incl					completed within the first 5 years				
	able/developa		Deliverable						
	escale for deve		0-5 years (already commenced)						
	ual delivery rat				47				
	ed to overcome				N/A				
		entre of site (in					Γ		
-	-	leighbourhood	Town		Designated	Bus stop	Train		GP
school	school	/ Local Centre	Centre		employment		statio	n	
			Distric		site / mixed				
			Centro	— <del></del>	use site				
0.39	1.44	0	0.39		1.46	0.05	1.79	1	0.02



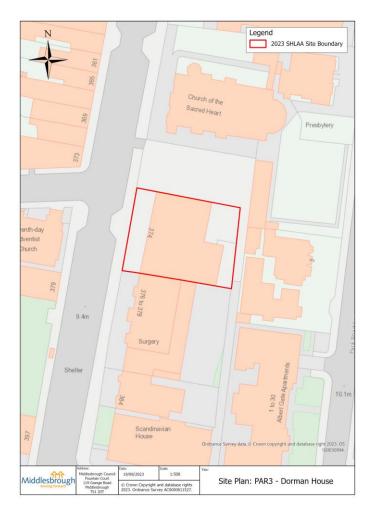


Table 21: PAR4 Former Sacred Heart Parochial Hall site

Ref No	PAR4	Site name	Forme	r Sacred Heart	Parochial Hall site	
Site area (ha)	0.13	Site address		5 Linthorpe Ro		
Is site vacant?	Yes	Ward	Park	3 Linthorpe Ne	·uu	
Brownfield /	Brownfield	Eastings	449	001	Northings	518931
Greenfield	Brownneid	Lastings	4430	091	Worthings	318931
Ownership						
Private sector of	ne owner					
		signations which	nreclude	develonment		
N/A	. Hational ac.	SIGNACIONS WINCH	preciauc	development	'	
	· national or	local designation	s which	may impact or	n development po	tential
					n the wider vicinit	
					e United Reform (	
• .					they would not ha	•
_	-	than substantial h			-	illi tile lielitage
Current land use			aiiii aiiu	deliver public	benents.	
			II grace			
		vergrown with tal	ii grass			
Surrounding lan		naracter				
Residential, café	e, nealth care					
Site access						
Chesham Street						
	ronmental co	nstraints to deve	lopmen	t		
N/A				1		
Does the site ha	ave housing p	otential		Yes		
	for developm	nent in adopted L	ocal	Yes – within	inthorpe Village L	ocal Centre
Plan				Yes – within	inthorpe Village L	ocal Centre
Plan		nent in adopted L		Yes – within	Linthorpe Village L	ocal Centre
Plan  Does site have p	olanning pern			Yes – within	inthorpe Village L	ocal Centre
Plan  Does site have p  No  Development P	planning pern	nission at 1.04.23				
Plan  Does site have p  No  Development P  A planning appli	rogress	nission at 1.04.23	nitted or	1 2.09.21. The p	proposed developr	ment is for 12
Plan Does site have p No Development P A planning appli student studio f	rogress	nission at 1.04.23	nitted or	1 2.09.21. The p		ment is for 12
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Plan Does site have p No Development P A planning appli student studio f determined. Estimate of dev	rogress ication, 21/06 lats above gro	38/FUL, was subnound floor retail. A	nitted or	n 2.09.21. The pate of the asses	proposed developr	ment is for 12
Plan Does site have p No Development P A planning applistudent studio f determined. Estimate of development development development p	rogress ication, 21/06 lats above gro	38/FUL, was subnound floor retail. A	nitted or	n 2.09.21. The pate of the asses	proposed developr sment the applica	ment is for 12
Plan Does site have p No Development P A planning appli student studio f determined. Estimate of dev	rogress ication, 21/06 lats above gro	38/FUL, was subnound floor retail. A	nitted or	n 2.09.21. The pate of the asses	proposed developr sment the applica	ment is for 12
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Plan  Does site have p  No  Development P  A planning applistudent studio f determined.  Estimate of devel Indicative devel Basis of calculat Indicative site y Basis of calculat Is site suitable f  Potential types Is site available	rogress ication, 21/06 lats above gro elopable pote lopable area ( tion of develo ield tion of site yie for residential for residential	38/FUL, was subnound floor retail. A ential ha) pable area eld development development ni development n	nitted or At the da	0.13 Planning app 12 Planning app Yes – residen on a similar in Road. Students, old Yes – site is b No – the site	Droposed development the application  lication tial development the application opposite the people, private eing marketed	ment is for 12 tion has not been  has been permitted te side of Linthorpe rented, affordable  . As the sale has not
Plan  Does site have p  No  Development P  A planning applistudent studio f determined.  Estimate of devel Basis of calculat Indicative site y Basis of calculat Is site suitable f  Potential types Is site available Is site achievable	rogress ication, 21/06 lats above gro elopable pote lopable area ( tion of develo ield tion of site yie for residential for residential	38/FUL, was subnound floor retail. A ential ha) pable area eld development development ni development n	nitted or At the da	0.13 Planning app 12 Planning app Yes – residen on a similar i Road. Students, old Yes – site is b No – the site yet gone thro	lication lication tial development hefill site on opposite er people, private eing marketed is being marketed	ment is for 12 tion has not been  mas been permitted te side of Linthorpe rented, affordable  . As the sale has not loes not yet have
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Plan  Does site have p  No  Development P  A planning applistudent studio f determined.  Estimate of devel Basis of calculat Indicative site y Basis of calculat Is site suitable f  Potential types Is site available Is site achievable 0-5 years -include	rogress ication, 21/06 lats above gro elopable pote lopable area ( tion of develor ield tion of site yiel for residential for residential le for residential ding viability	38/FUL, was subnound floor retail. A ential ha) pable area eld development development ni development n	nitted or At the da ow within	0.13 Planning app 12 Planning app Yes – residen on a similar in Road. Students, old Yes – site is b No – the site yet gone thro planning periodemonstrate dewelopment	lication lication tial development hafill site on opposite er people, private eing marketed is being marketed ough and the site demission and has proposite entry insufficient evaluation arealistic prospective.	ment is for 12 tion has not been  mas been permitted te side of Linthorpe rented, affordable  . As the sale has not loes not yet have eviously stood is considered that vidence to ext of residential
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Plan Does site have p No Development P A planning applistudent studio f determined. Estimate of devel Basis of calculat Indicative site y Basis of calculat Is site suitable f  Potential types Is site available Is site achievable 0-5 years -include  Is site achievable	rogress ication, 21/06 lats above gro elopable pote lopable area ( tion of develor ield tion of site yiel for residential for residential le for residential le for residential uding viability	38/FUL, was subnound floor retail. A ential ha) pable area eld development al development nial development of tial development	nitted or At the da ow within	0.13 Planning app 12 Planning app Yes – residen on a similar in Road. Students, old Yes – site is b No – the site yet gone thro planning peri vacant for a r there is curre demonstrate development Yes – given the submitted th	lication lication lication lication lication er people, private eing marketed is being marketed ough and the site d mission and has pri number of years it ently insufficient ex a realistic prospect within 5 years.	ment is for 12 tion has not been  mas been permitted te side of Linthorpe rented, affordable  . As the sale has not loes not yet have eviously stood is considered that vidence to et of residential lication has been e prospect of

Ref No	PAR4	Site name	Former Sa	er Sacred Heart Parochial Hall site					
Potential ar	nnual delivery	rate	1	2					
Actions nee	ded to overco	me constraints	N	I/A					
Straight line	e distance fron	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP		
school	school	/ Local Centre	Centre /	employment	stop	station			
			District	site / mixed					
			Centre	use site					
0.35	1.41	0	0.45	1.45	0.02	1.84	0.04		





Def No	DADE	Cita mama	Ι.	السمطا	lauli Hatal		
Ref No	PAR5	Site name	_		ark Hotel		
Site area (ha)	0.05	Site address	_		horpe Road		
Is site vacant?	Yes -	Ward	P	ark			
	vacant building						
Brownfield /	Brownfield	Eastings		4491	21	Northings	518827
Greenfield	Brownneid	Edstillgs		4491	21	Northings	31002/
Ownership							
Private sector o	ne owner						
		ignations which	nre	clude	develonment		
N/A	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	ng.i.u.i.oiio	<b>P</b> . C		ucte:opc	'	
·	s : national or	local designation	IS W	vhich r	nav impact or	n development pote	ential
						nstead; within Albe	
	_	_			-	Church. Developme	
•						would result in less	
harm and delive		-	. •1	2	0- 200000 01	2 3.3 20 3.7. 111 1000	
Current land us							
		Conversion works	sta	arted b	ut have subse	equently stalled.	
Surrounding lar						,	
Retail, residenti							
Site access		<u> </u>					
Access from Lin	thorpe Road						
Physical or envi	ironmental co	nstraints to deve	lop	ment			
N/A							
Does the site ha	ave housing p	otential			Yes		
Is site allocated	for developm	ent in adopted L	.oca	al	Yes - allocate	d local centre	
Plan							
		nission at 1.04.23					
	_					om student self-cor	
		g permission, 21/	043	31/FUL	, granted 22.0	06.21 for replaceme	nt windows.
Development P							
			bu	t inter	nal conversior	n works have stalled	
Estimate of dev							
Indicative deve					0.05		
Basis of calculat		pable area			Planning app	lication	
Indicative site y					22		
Basis of calculat					Planning app		
Is site suitable f		•				g permission grante	ed
Potential types		-			Students, priv		<u> </u>
		l development n			-	oment of site has co	
		ial development	wi	thin	_	at the internal work	
0-5 years -inclu	aing viability					tic prospect that de	velopment will be
lo sito pobilere le	la far racidant	ial davalarmant	,,,,,	th:-	delivered wit	•	tmont in the
		tial development	WI	נחוח	_	nat significant inves ks has been underta	
6-15 years -incl	uding vidDility	,				ks has been underta hat there is a reasor	
						: will be completed	•
Is site deliverab	le/develonsh				Development	. will be completed	vvicimi o-10 years.
	•	opment to comm	len	CB	6-10 years		
Potential annua			iCII		22		
Actions needed					N/A		
		entre of site (in kr	m) (	to:	14/ 🔼		
Juaigni mile dis	cance nom ce	inite of site (iii Ki	11)	ω.			

Ref No		PAR5		Site name		Albert Park Hotel				
Primary school		condary nool		eighbourhood ocal Centre	C	Town Centre / District Centre	Designated employment site / mixed use site	Bus stop	Train station	GP
0.36	1.4	15	0		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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Stainton and Thornton ward	11
Trimdon Ward	44
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Table 19: TRI6 Land to south of Stainsby Hall Farm farmstead	50

# Park End & Beckfield Ward

Table 1: 56 Cargo Fleet Lane

Ref No	PEB1	Site name	56 Ca	go Fleet Lane		
Site area (ha)	0.11	Site address	30 04.	80 1 1000 20110		
Is site	Yes	Ward	Park F	nd & Beckfield		
vacant?	103	, wara	I ark E	ina a beekinera		
Brownfield /	Brownfield	Eastings	452	924	Northings	517866
Greenfield	Browniela	200485	.52	J	. to timigo	327000
Ownership						
Private sector of	ne owner					
		gnations which pred	lude de	velopment		
N/A		<u> </u>				
	s : national or l	ocal designations w	hich ma	v impact on dev	elopment pote	ntial
		site is within Flood Z				
Current land us						
		site has been resurf	aced in	tarmac.		
Surrounding la						
Residential and						
Site access						
Site has frontag	ge onto Cargo Fl	eet Lane and Bourne	emouth	Avenue		
	<u> </u>	straints to develop				
•		n of development w		e site to avoid b	uilt developmen	t in Flood Zone 2.
Does the site h		•		Yes	•	
Is site allocated	l for developme	ent in adopted Local	l Plan	No – white lar	nd	
		ission at 1.04.23		1		
		/1614/04/P granted	14.12.0	04 for 13 apartm	ents. Ground w	orks commenced
to keep permiss				•		
Development P						
Development to	echnically comn	nenced and then imi	mediate	ly halted. The si	te had lain vaca	nt for numerous
years but has re	ecently been re-	-surfaced in tarmac.				
Estimate of dev	elopable poter	ntial				
Indicative deve	lopable area (h	ia)		0.11		
Basis of calcula	tion of develop	able area		100% of site -	as per planning	application
Indicative site y	/ield			13		
Basis of calcula	tion of site yiel	d		Planning appli	cation	
Is site suitable	for residential o	development		Yes - has plan	ning permission	
Potential types	of residential	development			ffordable, priva	te rented, older
				persons		
Is site available	for residential	development now			intentions for th	
						ressed since 2004
		al development wit	hin 0-5			04 there has been
years -including	g viability				on work on the c	· ·
					s site may not b	
				·		re-surfacing of
					suggest an alte	
				_	red. There is not	
					evelopment with	
		al development with	hin 6-			04 there has been
15 years -includ	ding viability				on work on the c	
					s site may not b	
						re-surfacing of
				tne site would	suggest an alte	rnative use is

Ref No	PEB1	Site name	56 (	Cargo Fleet Lane				
			-	being consid	ered. There i	s not a reaso	nable	
				prospect of o	development	: within 15 ye	ears.	
Is site deliv	erable/develo	pable	Not developa	able				
Potential ti	mescale for de	velopment to com	mence	N/A				
Potential a	nnual delivery	rate	N/A					
Actions nee	eded to overco	me constraints		An upturn in	the market	for apartmer	nts, if the	
				reason the si	reason the site has not been developed is due			
				to viability is	to viability issues.			
Straight lin	e distance fror	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
			District	site / mixed				
			Centre	use site				
0.22	0.76	0.03	1.36	2.07	0.1	1.41	1.33	





Table 2: PEB2 Land adjacent Vaughan Shopping Centre

	DEDO	Cita mana	1 \					
Ref No	PEB2	Site name	<u> </u>	adjacent Vaughan Shopping Centre				
Site area (ha)	0.13	Site address	Midville Walk					
Is site	Yes	Ward	Park End & Beckf	ield				
vacant?	0 (: 11		150040		547000			
Brownfield /	Greenfield	Eastings	453219	Northings	517988			
Greenfield								
Ownership								
Private sector of								
	s: national desi	gnations which precl	ude developmen	<u> </u>				
N/A								
	s: national or lo	ocal designations whi	ich may impact oi	n development poten	itial			
N/A								
Current land us	e and characte	er						
Grassed site wi	th footpath run	ning diagonally acros	s it, with light colu	ımns and a cctv mast	within the site			
Surrounding la	nd uses and cha	aracter						
Residential, loc	al shopping cen	itre						
Site access								
Vehicle access	rom Fosdyke G	reen						
Physical or env	ironmental cor	straints to developm	nent					
Extinguishment	through S247	of the Town & Countr	y Planning Act of	the footpath across tl	he site will be			
required. Cost	of relocation of	light columns and cct	tv would need to l	be met by developer.	Noise from			
shopping centr	e including air c	onditioning units adj	acent to site.					
Does the site h	ave housing po	tential	Yes					
		ent in adopted Local	Plan No – whi	te land				
	•	ission at 1.04.23	<u> </u>					
			0.21 for 6 bungalo	ws. Site has previous	ly had planning			
		_	_		, , ,			
•		ing permissions M/FI	P/1677/08/P; M/F	P/0730/11/P and 16/	5021/FUL) which			
expired unimple		ning permissions M/FI	P/1677/08/P; M/F	P/0730/11/P and 16/	5021/FUL) which			
expired unimplement F	emented.	ing permissions M/FI	P/1677/08/P; M/F	P/0730/11/P and 16/	/5021/FUL) which			
Development F Not started	emented.	ing permissions M/FF	P/1677/08/P; M/F	P/0730/11/P and 16/	(5021/FUL) which			
<b>Development F</b> Not started	emented. Progress		P/1677/08/P; M/F	P/0730/11/P and 16/	(5021/FUL) which			
Development F Not started Estimate of dev	emented. Progress Velopable pote	ntial		P/0730/11/P and 16/	(5021/FUL) which			
Development F Not started Estimate of development F	emented. Progress Velopable poter Volopable area (h	ntial na)	0.13		(5021/FUL) which			
Development F Not started Estimate of development F Indicative development F Basis of calcular	emented. Progress  velopable poter lopable area (F	ntial na)	0.13 Planning	P/0730/11/P and 16/	(5021/FUL) which			
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Ref No	PEB2	Site name	Lan	d adjacent Vaugh	nan Shopping	Centre	
Actions nee	ded to overco	me constraints	Noise assessment, extinguish footpath, relocate				
				light column	s. Potential ι	iplift in hous	ing
				market, if re	ason previou	ıs permissior	is were
				not impleme	nted was du	e to viability	issues.
Straight line	e distance fror	n centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP
school	school	/ Local Centre	Centre /	employment		station	
			District	site / mixed			
			use site				
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

5 (1)	DED2	6	l c:: 1		101 17	C: .:	
Ref No	PEB3	Site name			d Pub and Trans	figuration	
Cita avaa (ba)	0.22	Cita adduses		Pastoral Centre Penistone Road			
Site area (ha)	0.33	Site address					
Is site	Yes	Ward	Park E	nd and Beckfield	0		
vacant?	D - H-	F 41	1 452	206	Al a sala isa asa	F47274	
Brownfield /	Both	Eastings	452	306	Northings	517371	
Greenfield							
Ownership	. al ali .a a. N 4 i al al	laahaayah Dayalaasa					
	_	lesbrough Developm					
	s: national de	signations which pro	eciuae ae	velopment			
N/A							
	s: national or	local designations v	vhich ma	y impact on dev	elopment poter	itial	
N/A							
Current land us							
		dings cleared, part o	of site gras	ssed over, part h	ard surfaced		
Surrounding la		haracter					
Residential, ret	ail						
Site access							
Penistone Road	d .						
-	ironmental co	onstraints to develo	pment				
N/A							
Does the site h	ave housing p	otential		Yes			
Is site allocated	d for develop	ment in adopted Loc	al Plan	No			
Does site have	planning peri	mission at 1.04.23					
No							
Development F	Progress						
N/A							
Estimate of dev	velopable pot	ential					
Indicative deve	lopable area	(ha)		0.33			
Basis of calcula	tion of develo	opable area		Small site – 10	00% multiplier		
Indicative site	yield			11			
Basis of calcula	tion of site yi	eld		35 dwellings p	er ha		
Is site suitable				Yes			
Potential types				Affordable, pr	ivate rented		
		al development nov	v	•	ately owned lan	d is owned by a	
		•			d is available. Mi	•	
					Company owner	_	
				-		pany is to cease	
				-		ents for disposal	
				_	need to be estal	-	
Is site achievab	le for residen	itial development w	ithin 0-5		at a planning app		
years -including				_	sed for developr		
					•	o demonstrate a	
					ect of developm		
				years.	<b>-</b>	-	
Is site achievab	le for residen	itial development w	ithin 6-	,	at Middlesbroug	h Development	
15 years -include				_	cease trading ir	•	
- ,	J			1	the land will be		
				-	There is a reaso		
				-	nent will take pla	• •	
				years	.c.ic iiiii take pit		
Is site deliveral	hle/develonal	hle		Developable			
is site deliveral	o.c, acvelopal	V.C		Developable			

Ref No	PEB3	Site name	Site	of former Park E	former Park End Pub and Transfiguration			
			Past	oral Centre				
Potential timescale for development to commence 10-15 years								
Potential a	nnual delivery	rate		11				
Actions ne	eded to overco	me constraints		Disposal of N	/liddlesbrou	gh Developn	nent	
				Company's la	Company's land holding			
Straight lin	e distance fron	n centre of site (in	km) to:					
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	Designated employment	Bus stop	Train station	GP	
		,	District	site / mixed				
			use site					
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 We	e Willie Pub site			
Site area (ha)	0.14		Evesham Road				
Is site	Yes		Park End and Beckfield				
vacant?	165	, vaia	ark Eria ana Beer	(iicia			
Brownfield /	Brownfield	Eastings	451736	Northings	517345		
Greenfield	Brownield	20011180	131730	Troi timigo	327313		
Ownership							
Middlesbrough (	Council						
		gnations which preclu	de develonment				
N/A	. Hational desi	Briations which precia	ac acvelopment				
-	: national or l	ocal designations which	ch may impact or	development poten	ntial		
N/A			aypace or	development poter			
Current land use	e and characte	r					
		ilding demolished. The	re are trees withi	n the site			
Surrounding lan			re are trees with	in the site.			
Residential, reta							
Site access	iii, open space,	Breen weake					
Evesham Road							
	ronmental cor	straints to developme	ont				
		en wedge – developme		out should consider i	mnact on setting		
of green wedge	an area or gree	cabe acreiopine	acolbii alia lay	out should consider i	pace on seeing		
Does the site ha	ve housing no	tential	Yes				
		ent in adopted Local P					
	-	ission at 1.04.23	ian   No				
		/0601/FUL, for 8 dwell	ings was suhmitte	ed on 3 10 22 by Mid	dleshrough		
		nd not been determine	_	•	aicsbrougn		
Development Pi		ia not been determine	a at the date of the	10 00000011101101			
		ng permission M/OUT/	0952/10/P for an	18 hed care home a	nnroved on		
-		for an 8 bed care hom			•		
unimplemented					one empired		
Estimate of dev							
Indicative devel		ntial					
Basis of calculat	opable area (h		0.14				
Indicative site y	-	na)		ite – small infill site			
	ion of develop	na)	100% of s	ite – small infill site			
	ion of develor ield	na) pable area	100% of s				
	ion of develor ield ion of site yiel	na) nable area d	100% of s 5 35 dwellir				
	ion of develor ield ion of site yiel or residential	na) pable area d development	100% of s 5 35 dwellin Yes	ngs per ha			
Is site available	ion of develor ield ion of site yiel or residential of residential	d d development development	100% of s 5 35 dwellir Yes Affordable	ngs per ha	ment Company		
Is site available	ion of develor ield ion of site yiel or residential of residential	na) pable area d development	100% of s 5 35 dwellin Yes Affordable Yes – Mid	ngs per ha e dlesbrough Developr			
Is site available	ion of develor ield ion of site yiel or residential of residential	d d development development	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr	ngs per ha			
	ion of develop ield ion of site yiel or residential of residential for residential	d d development development	100% of s 5 35 dwellir Yes Affordable Yes – Mid have subr developm	ngs per ha e dlesbrough Developr nitted a planning app	olication for		
Is site achievabl	ion of develor ield ion of site yiel or residential of residential for residential	d development development development development now	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm n 0-5 No – giver	ngs per ha e dlesbrough Developr nitted a planning app ent of the site.	Development		
	ion of develor ield ion of site yiel or residential of residential for residential	d development development development development now	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm n 0-5 No – giver Company	ngs per ha e dlesbrough Developr nitted a planning app ent of the site. n that Middlesbrough	Development 2023 there is		
Is site achievabl	ion of develor ield ion of site yiel or residential of residential for residential	d development development development development now	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm n 0-5 No – giver Company insufficier	ngs per ha e dlesbrough Developr nitted a planning app ent of the site. n that Middlesbrough is to cease trading in	Development 2023 there is astrate a realistic		
Is site achievabl years -including	ion of develor ield ion of site yiel or residential of residential for residential e for residential	d development development development development now	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm Company insufficier prospect of	ngs per ha  dlesbrough Developr nitted a planning app ent of the site. In that Middlesbrough is to cease trading in at evidence to demor	Development 2023 there is estrate a realistic in 5 years.		
Is site achievabl years -including	ion of develorield ion of site yiel or residential of residential for residential e for residential viability	na) pable area  d development development development now al development within	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm No – giver Company insufficier prospect of	ngs per ha  dlesbrough Developr nitted a planning app ent of the site. In that Middlesbrough is to cease trading in at evidence to demor	Development 2023 there is estrate a realistic in 5 years. Development		
Is site achievabl years -including Is site achievabl	ion of develorield ion of site yiel or residential of residential for residential e for residential viability	na) pable area  d development development development now al development within	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm Company insufficier prospect of No – given Company	edlesbrough Development of the site. In that Middlesbrough is to cease trading in the evidence to demonstrate that Middlesbrough that Middlesbrough that Middlesbrough	Development 2023 there is estrate a realistic in 5 years. Development 2023 and that		
Is site achievabl years -including Is site achievabl	ion of develorield ion of site yiel or residential of residential for residential e for residential viability	na) pable area  d development development development now al development within	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm No – giver Company insufficier prospect of No – given Company	ngs per ha  dlesbrough Developr nitted a planning app ent of the site. In that Middlesbrough is to cease trading in at evidence to demor of development withi that Middlesbrough is to cease trading in	Development 2023 there is estrate a realistic in 5 years. Development 2023 and that te expired		
Is site achievabl years -including Is site achievabl	ion of develorield ion of site yiel or residential of residential for residential e for residential viability	na) pable area  d development development development now al development within	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm No – giver Company insufficier prospect of No – given Company previous p unimplem	ngs per ha  dlesbrough Developre nitted a planning appent of the site. In that Middlesbrough is to cease trading in the evidence to demorof development with that Middlesbrough is to cease trading in permissions on the site	Development 2023 there is estrate a realistic in 5 years.  Development 2023 and that the expired be an issue and,		
Is site achievabl years -including Is site achievabl	ion of develorield ion of site yiel or residential of residential for residential e for residential viability	na) pable area  d development development development now al development within	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm Company insufficier prospect of No – given Company insufficier prospect of Company previous p unimplem as such, th	edlesbrough Development of the site. In that Middlesbrough is to cease trading in the evidence to demoral development withing that Middlesbrough is to cease trading in the that Middlesbrough is to cease trading in the evidence to demoral development withing that Middlesbrough is to cease trading in the ermissions on the site ented viability may be	Development 2023 there is estrate a realistic in 5 years. Development 2023 and that the expired be an issue and, ble prospect of		
Is site achievabl years -including Is site achievabl	cion of develorield cion of site yiel or residential of residential for residential e for residential viability  e for residential	d development development development now al development within	100% of s 5 35 dwellin Yes Affordable Yes – Mid have subr developm Company insufficier prospect of No – given Company insufficier prospect of Company previous p unimplem as such, th	ngs per ha  dlesbrough Developr nitted a planning app ent of the site. In that Middlesbrough is to cease trading in the evidence to demor of development with that Middlesbrough is to cease trading in the trading in the enterty of the site that middlesbrough is to cease trading in the enterty of the site that is not a reasonal	Development 2023 there is estrate a realistic in 5 years. Development 2023 and that the expired be an issue and, ble prospect of		
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Ref No	PEB4	Site name		Site o	f former Wee V	Villie Pub sit	e	
Actions needed to overcome constraints					Disposal of N	Disposal of Middlesbrough Development		
					Company's la	and holding		
Straight line	e distance fron	n centre of site (in	km) to	:				
Primary	Secondary	Neighbourhood	Town	1	Designated	Bus stop	Train	GP
school	school	/ Local Centre	Centr	e /	employment		station	
			Distri	ct	site / mixed			
			Centr	·e	use site			
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	No	Ward	Stainton & Thornton			
vacant?						
Brownfield /	Greenfield	Eastings	447239	Northings	514010	
Greenfield						
0 1:						

#### 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<sup>th</sup> 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.

1 1	
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	Lan	d at Upper Farm				
Miller Home	s is working w	ith the owner to p	overall site for re	verall site for residential development through				
the SHLAA 'd	call for sites' a	nd emerging Local	Plan review	. A Vision Docum	A Vision Document has been prepared to support			
the promotion	on of the site	which indicates a p	otential yie	ld of circa 600 dv	vellings.			
Estimate of developable potential								
Indicative de	evelopable ar	ea (ha)		0				
Basis of calculation of developable area				Site is beyon	d the limit to	developme	nt.	
Indicative si	te yield			0				
Basis of calc	ulation of site	yield		Site is beyon	d the limit to	developme	nt.	
Is site suitab	le for residen	tial development		When consid	_	•		
				Policies, the			•	
				the Limit to I	•		be	
				contrary to P	olicies E20, I	E22, and H1.		
		tial development		N/A				
		ntial development		Yes				
		lential developme	nt within 0-		No – there is not a realistic prospect of			
years -includ	ling viability			-	development within 5 years as the site is			
					beyond the limit to development.			
		lential developme	nt within 6-					
15 years -inc	cluding viabili	ty		developmen	-		ite is	
				beyond the l		opment.		
	rable/develo			Not Develop	able			
		velopment to com	mence	N/A				
	nual delivery			N/A				
Actions need	ded to overco	me constraints		Consideratio	•			
				whether the		•	_	
				should be an			•	
				developmen			_	
Chuninha II	distance for a		luna\ An .	assets, the o	pen iandscap	e and nearb	y LWS.	
_	ı	n centre of site (in		Designated	Due ete:	Train	CD	
Primary school	Secondary school	Neighbourhood / Local Centre	Town	Designated	Bus stop	station	GP	
SCHOOL	SCHOOL	/ Local Centre	Centre / District	employment site / mixed		station		
			Centre	use site				
1.37	2.25	2.26	3.41	2.02	0.68	4.89	2.46	
,			J. 1-		0.00			





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	No	Ward	Stainton & Thornton			
vacant?						
Brownfield /	Mostly	Eastings	447094	Northings	514651	
Greenfield	greenfield					
O						

#### 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<sup>th</sup> and 19<sup>th</sup> Century stables and 19<sup>th</sup> 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

Νo

#### **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	Stair	ton Vale Farm, Sporting Lodge and Plum Tree Farm				
whose land h	nolding covers	the Sporting Lodg	ljacent field to tl	acent field to the north. This Vision Document				
(which does	not include th	e land at Plum Tre	ates a potential yield of approx. 700 dwellings at					
Stainton Vale	e Farm, along	with a new local ce	d on the Sportin	g Lodge part	of the site. I	Miller		
Homes have	prepared an i	ndicative layout of	s for the field in	the eastern	most corner	of the		
site.								
	developable p							
	evelopable are			0				
		elopable area		Site is design	ated as Gree	n Wedge		
Indicative sit				0				
	ulation of site	-		Site is design				
Is site suitab	le for residen	tial development		When consid	_	-		
				Policies, the				
				Green Wedg	e would be c	ontrary to P	olicies E2	
				and E22.				
		tial development		N/A				
		ntial development		Yes		_		
		lential developme	nt within 0-		No – there is not a realistic prospect of			
years -includ	ling viability				development within 5 years as the site is			
				designated a				
		lential developme	nt within 6-		No – there is not a reasonable prospect of			
15 years -inc	luding viabilit	ty			development within 6-15 years as the site is			
la sita daliva	wahla/dayalay	- a b l a		designated as Green Wedge.				
	rable/develor		monco	Not Developable				
	nual delivery	velopment to com	mence	N/A N/A	N/A			
		me constraints			n through Lo	cal Plan revi	OW	
Actions need	ieu to overco	ine constraints			Consideration through Local Plan review			
					whether the Green Wedge designation should be amended. Assessment of impact any			
				developmen		•	•	
				assets, the la				
Straight line	distance fron	n centre of site (in	km) to:	1, 2	p =			
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
			District	site / mixed				
			Centre	use site				
1.21	2.18	1.60	1.82	2.23	0.63	4.22	1.75	



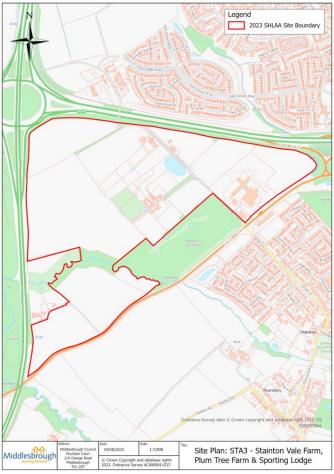


Table 7: STA4 Land East of Thornton and West of Stainton Beck

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	No	Ward	Stainton & Thornton				
vacant?							
Brownfield /	Greenfield	Eastings	448147	Northings	513739		
Greenfield							

#### 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<sup>th</sup> Century walled garden associated with Thornton Hall. The HER also records the 18<sup>th</sup> 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 res 'call for sites' submission, with an indicative yield of up to	, , ,
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 I	d 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 [	the Limit to Development and would be			
					contrary to P	contrary to Policies E20, E22 and H1. The Pony			
					Field part of the site is not suitable as it is Local				
				Green Space					
		tial development			N/A				
Is site availa	ble for reside	ntial development	now		Yes – leased	on annual ag	gricultural te	nancy	
Is site achiev	able for resid	lential developme	nt with	in 0-5	No – there is	not a realist	ic prospect o	of	
years -includ	ling viability				development	t within 5 ye	ars as the sit	e is	
					beyond the li	imit to devel	opment.		
Is site achiev	able for resid	lential developme	nt with	in 6-		No – there is not a reasonable prospect of			
15 years -including viability			development within 15 years as the site is						
				beyond the limit to development.					
Is site deliverable/developable				Not Develop	Not Developable				
Potential tin	Potential timescale for development to commence				N/A	•			
Potential an	nual delivery	rate			N/A				
Actions need	ded to overco	me constraints			Consideratio	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	Straight line distance from centre of site (in km) to:								
Primary	Secondary	Neighbourhood	Towr	1	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centi	re /	employment		station		
			Distri	ict	site / mixed				
			Centi	re	use site				
0.85	2.3	1.54	2.44		0.93	0.38	4.92	2.75	





Table 8: STA6 Hemlington North

Dof No	CTAC	C:40	111	ne II.	atan Nasth				
Ref No	STA6	Site name		Hemlington North Hemlington Village Road					
Site area (ha)		Site address			<u> </u>				
Is site vacant?	Yes	Ward	Sta	ainto	on & Thornton	on			
	Greenfiel	d Fastings		4500	100	Nouthings	F14'	227	
Brownfield / Greenfield	Greenner	d <b>Eastings</b>		4500	189	Northings	5143	527	
Ownership	tu ana aura	or							
Local authori		designations whic	h produd	ام طم	volonmont				
N/A	tes: national	designations winc	n preciuu	e ue	veiopinent				
	tos : national	or local designation	ons which	ma	v impact on de	velonment r	notontial		
N/A	tes . Hationai	or local designation	OIIS WIIICI	ııııa	y iiiipact oii de	velopilient p	otential		
Current land	use and char	acter							
		es facing onto Stair	nton Way	,					
Surrounding			iitoii vvay						
Residential, P		u character							
Site access	abile House								
Access from I	Hemlington V	illage Road							
		I constraints to dev	velopmen	nt					
N/A			- 5.5 pinen						
Does the site	have housin	g potential		J	Yes				
		opment in adopted	l Local Pla	an	Yes – allocated	l for mixed u	ISE		
		ermission at 1.04.2			Tes anotates	a tot mixea a			
		on as part of the w		lingto	on Grange site	(M/FP/0082	/16/P appro	ved	
11.04.16).	me permission	on as part of the W	idei iieiiii		on orange one	(111,111,0002)	, 10,1 app. c	•••	
Developmen	t Progress								
N/A									
Estimate of d	evelopable p	otential							
Indicative de					0.6				
	-	elopable area			90% multiplier				
Indicative sit	e yield	·			30				
Basis of calcu	lation of site	yield			Identified capa	acity in Execu	ıtive Report	of	
					12.07.22 that	gave approva	al to market	the site.	
Is site suitabl	e for residen	tial development			Yes				
Potential typ	es of residen	tial development			Affordable				
Is site availab	ole for reside	ntial development	now		Yes – the site is being marketed for affordable				
					housing.				
		lential developme	nt within	0-	Yes – following marketing it is expected that a				
5 years -inclu	ding viability	•			preferred developer will be appointed in the				
					summer. There is a realistic prospect of housing				
					being delivered within 5 years.				
		lential developme	nt within	6-	As set out above it is considered that housing				
15 year -including viability				_	will be delivered prior to 6 years.				
Is site deliverable/developable					Deliverable				
Potential timescale for development to commence					0 - 5 years				
Potential and				_	30				
		me constraints	Luca V # :						
_		n centre of site (in	1		D!		<b>T</b> *		
Primary	Secondary	Neighbourhood	Town		Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre	-	employmen	_	station		
			Distric Centr		site / mixed use site				
0.46	0.20	0.64	0.45			0.87	2 24	0.05	
0.40	0.38	0.04	0.45	1	0	0.67	3.34	0.95	





Table 9: STA7 Hemlington Grange

Ref No	STA7	Site name	Homlin	agton Grango			
Site area (ha)	46.04	Site address	Hemlington Grange				
Is site	No –	Ward	Stainton Way Stainton & Thornton				
vacant?	-	waru	Stainte	on & mornion			
	building site	Eastings	1409	276	Northings	E14007	
Brownfield /	Mainly	Eastings	4498	3/6	Northings	514007	
Greenfield	Greenfield						
Ownership		114					
Private sector –							
	s: national des	ignations which pred	ciuae ae	veiopment			
N/A			.:	. :			
		ocal designations wh					
		dentifies that this wa	is the sit	e of 19" centur	y Belle vue Farn	istead and of a	
medieval field s	-						
Current land us				<u> </u>			
_	-	ases complete. Grass	sland, sl	oping up toward	ds the south. Ma	ture trees in	
southern most	•						
Surrounding la							
	pioyment, poli	ce headquarters, equ	iestrian,	agriculture			
Site access							
Access from He							
		nstraints to develop					
		andscape setting. Pol					
	evelopment do	es not adversely affe	ct the d	istinctive local c	haracter of the o	open landscapes	
of the Parish.				T			
Does the site h				Yes			
		ent in adopted Loca	l Plan	Yes – allocate	d for residential	/ mixed use	
		ission at 1.04.23					
•		on M/FP/0082/16/P	-		•	_	
	•	ently granted for 856		-		_	
	_	s, 19/0530/RES for 23	38 dwel	ings, 16/5435/F	RES for 148 dwel	lings and	
19/0597/RES fo	_	S					
Development P	_						
	-	planning permission,			ent 578 dwelling	s had been	
		nstruction and 185 ha	ad not s	tarted.			
Estimate of dev				T			
Indicative deve	-	-		34.4			
Basis of calcula		pable area		Hemlington G	range Masterpla	ın	
Indicative site y				608			
Basis of calcula	tion of site yie	ld		_	with full planning		
					onstructed or no	•	
					with outline pla		
				-	_	ed in Hemlington	
					rplan at site STA	.6).	
Is site suitable		•			ning permission		
Potential types		-		Market			
Is site available	for residential	I dovolonment now			y two housebui	lders who are	
	ioi residentia	i development now		المرامين والمرادية الأرادات			
		<u> </u>		building out th			
Is site achievab	le for residenti	ial development wit	hin 0-5	Yes – initial ph	nases have been		
	le for residenti	<u> </u>	hin 0-5	Yes – initial ph rapid build rat	nases have been es and housebu	ilding is ongoing.	
Is site achievab	le for residenti	<u> </u>	hin 0-5	Yes – initial ph rapid build rat There is a real	nases have been es and housebu istic prospect of	ilding is ongoing. development	
Is site achievab years -including	le for residenti g viability	ial development wit		Yes – initial ph rapid build rat There is a real continuing wit	nases have been ses and housebu istic prospect of thin the next 5 y	ilding is ongoing. development ears.	
Is site achievab years -including	le for residenti g viability le for residenti	<u> </u>		Yes – initial ph rapid build rat There is a real continuing wit Yes – initial ph	nases have been tes and housebu istic prospect of thin the next 5 y nases have been	ilding is ongoing. development ears.	

Ref No	STA7	Site name	Hem	lington Grange				
			There is a rea	There is a reasonable prospect of development				
			continuing w	continuing within 6-15 years.				
Is site deliverable/developable				Deliverable				
Potential ti	mescale for de	velopment to com	mence	0-5 years (alr	eady started	d)		
Potential ar	nnual delivery	rate		109 while 2 d	developers o	n site (based	lon	
	_			previous ave	previous average annual delivery rate over			
			previous 5 ye	previous 5 years) reducing to 32 once only 1				
			builder on sit	builder on site (based on that developer's				
				average build	average build rate on the site over previous 5			
				years)	years)			
Actions needed to overcome constraints				N/A	N/A			
Straight line	e distance fror	n centre of site (in	km) to:	•				
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
			District	site / mixed				
			Centre	use site				
0.61	0.88	1.11	0.92	0	0.31	3.66	1.42	



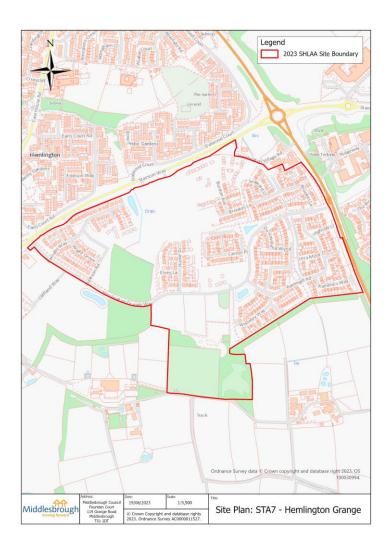


Table 10: STA8 Hemlington Grange South

Ref No	STA8	Site name	Hemli	ngton Grange	South				
Site area (ha)	7.08	Site address	Stoke	sley Road					
Is site	Yes	Ward		on & Thornton	n				
vacant?									
Brownfield /	Greenfield	Eastings	450	261	Northings	513706			
Greenfield									
Ownership	L	L				I			
Local authority	one owner								
		ignations which pred	clude d	evelopment					
N/A		О							
	s: national or lo	ocal designations wh	nich ma	v impact on d	evelopment pot	ential			
		ndicates that scatter							
found on the si		idicates that scatter	ca pot	ery montrene r	tomano British p	criod has been			
Current land us		or							
		rith prominent tree b	اماد المد	ng northern ho	nundary				
Surrounding la			Jeit aloi	ig northern be	Juliual y.				
Farmland, oper									
Site access	i space and resi	luentiai							
	the wider Hem	lington Crango hour	sing cite	to the north					
Access through the wider Hemlington Grange housing site to the north  Physical or environmental constraints to development									
				-f +b - C+-:+-	o O Theorete a Ne	Salala a contra a al Diana			
	• •	andscape setting. Po	•			-			
		es not adversely affe							
		orthern boundary -	to be re	etained other i	than to allow acc	ess through from			
wider Hemlingt				V					
Does the site h			1.51	Yes	1.6				
		ent in adopted Loca	i Pian	Yes – allocat	ed for mixed use				
	planning perm	ission at 1.04.23							
No									
Development F						6.1 1 11			
•		e site was adopted 1	8.10.20	. The lease for	the agricultural	use of the land has			
been surrender									
Estimate of dev				T					
Indicative deve	-	-		4.6					
Basis of calcula	tion of develor	oable area		65% multiplier – takes account of woodland belt					
					ern boundary				
Indicative site				130					
Basis of calcula	tion of site yie	ld		-		des an indicative			
				•	150 dwellings				
Is site suitable		•		Yes – an allocated site					
Potential types		-			cutive, affordable				
Is site available	for residentia	development now			•	07.22 gave approval			
					•	anning application			
					submitted in sum	nmer 2023 with			
				marketing to					
			Is site achievable for residential development within 0- Yes – the site is in a location attractive to						
		ial development wit	hin 0-						
Is site achievab 5 years -includi		ial development wit	hin 0-	market, adja	cent to an existir	ng housing site			
		ial development wit	hin 0-	market, adja where high b	ouild rates have b	ng housing site been achieved.			
		al development wit	hin 0-	market, adja where high k There is a rea	ouild rates have balistic prospect o	ng housing site been achieved.			
		al development wit	hin 0-	market, adja where high t There is a rea within 5 year	ouild rates have t alistic prospect o rs.	ng housing site been achieved. f development			
5 years -includi	ng viability	ial development wit		market, adja where high k There is a re- within 5 year Yes – the site	ouild rates have balistic prospect ors. e is in a location a	ng housing site been achieved. f development attractive to the			
5 years -includi	ng viability le for residenti	-		market, adja where high k There is a re- within 5 year Yes – the site	ouild rates have balistic prospect ors. e is in a location a	ng housing site been achieved. f development			
5 years -includi	ng viability le for residenti	-		market, adja where high k There is a re- within 5 year Yes – the site market wher	ouild rates have balistic prospect ors. e is in a location a	ng housing site been achieved. If development attractive to the s viable. There is a			

Ref No	STA8	Site name	Hen	lington Grange Sou	ıth			
Is site deliv	erable/develo	pable	Deliverable					
Potential ti	mescale for de	velopment to com	0-5 years					
Potential a	nnual delivery	rate	35					
Actions nee	ded to overco	me constraints	Market the site	Market the site				
Straight line	e distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP	
school	school	/ Local Centre	Centre /	employment	stop	station		
			District	site / mixed				
			Centre	use site				
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	S	trait I	ane (south of M	Iontpellier Man	or)		
Site area (ha)	0.66	Site address							
Is site	Yes	Ward	Ç	tainto	n & Thornton				
vacant?	163	Walu	ر	tanite	ii & momton				
Brownfield /	Greenfield	Eastings	447763		63	Northings	514528		
Greenfield	Greenneid	Lustings		77//	03	Worthings	314320		
Ownership									
Private sector o	ne owner								
		gnations which pred	-liu	do do	velenment				
N/A	s. Hational desi	gnations which pred	Jiu	ue ue	velopilient				
-	s : national or l	ocal designations w	hic	h mai	impact on dou	volonment note	ntial		
		ent Record as medie					iitiai		
Current land us			va	Helu	system of Nose	Cottage Fairii			
Grassed field	e and characte	; <b>i</b>							
Surrounding land uses and character									
-									
Residential, older persons residential home									
Site access									
Strait Lane Physical or environmental constraints to development									
	ironmentai cor	istraints to develop	me	nτ					
N/A									
Does the site have housing potential					Yes – allocated for residential use				
	Is site allocated for development in adopted Local Plan					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									
		_				-			
		ermission was an out	tlin	e for	1 no supported	living accommo	dation		
Development P			_		<del> </del>				
•		16/5284/OUT was re	efu	sed a	nd subsequentl	y dismissed at a	ppeal		
Estimate of dev				-					
Indicative deve		•			0.6				
Basis of calcula	-	oable area			90% multiplier	•			
Indicative site y					0				
Basis of calcula	tion of site yiel	d			Not considered developable for the scale of				
					development the owner wishes to bring				
					forward				
Is site suitable		•			Yes				
Potential types	of residential	development				sought permiss			
					-	modation, but			
					•	narket, affordab	le or self-build		
		development now			Yes				
		al development wit	hin	0-5			284/OUT refused		
years -including	g viability					ismissed at app			
						evised scheme t			
insufficient evidence to demonstrate a realisti									
	prospect of development within 5 years.								
		al development wit	hin	6-	•	nning permissio	•		
15 years -includ	ing viability				ative developme				
					have not been forthcoming. There is insufficien				
							asonable prospect		
						nt within 15 yea	rs.		
Is site deliverable/developable Not developable									
		pment to commenc	e		N/A				
Potential annua	al delivery rate				N/A				

Ref No	STA9	Site name		Strait	Lane (south of	Montpellier	Manor)		
Actions needed to overcome constraints					Owner to red	onsider scal	e of		
					development	development/alternative development options			
Straight line	distance from	n centre of site (in							
Primary	Secondary	Neighbourhood	Tow		Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centi	- /	employment		station		
			Distr	rict	site / mixed				
			Cent	tre	use site				
0.72	2.24	1.5	2.7	2	1.58	0.08	4.62	1.71	





	Ref No	STA10	Site name	Grange Farm		
vacant?Brownfield / GreenfieldEastings448787Northings513683	Site area (ha)	site/11.65 northern	Site address	Stainton Way		
		No	Ward	Stainton & Thornton		
Greentield	Brownfield / Greenfield	Greenfield	Eastings	448787	Northings	513683

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<sup>th</sup> Century and 19<sup>th</sup> 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	No – site is beyond the limit to development
Plan	

# 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	Gra	ange Farm				
Basis of calcu	ulation of site	yield		Site is beyond	the limit to	developme	nt	
Is site suitab	le for residen	itial 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 typ	es of residen	tial 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 achiev	Is site achievable for residential development within					nable prospe	ct of	
6-15 years -i	ncluding viab	ility		development within 15 years as the site is beyond the limit to development.				
Is site delive	rable/develo	pable		Not Developable				
Potential tim	nescale for de	velopment to com	mence	N/A				
Potential an	nual delivery	rate		N/A				
Actions need	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 fron	n 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	



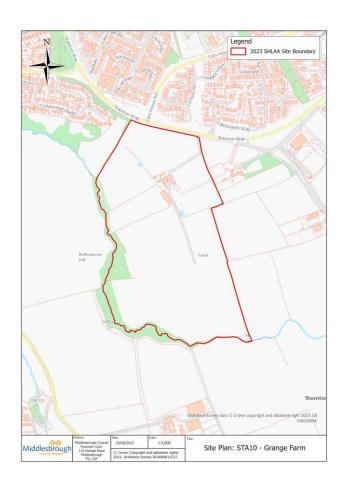


Table 13: STA11 Field east of Maltby Road and west of Thornton

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	No	Ward	Stainto	n & Thornton				
vacant?								
Brownfield /	Greenfield	Eastings	4476	525	Northings	513646		
Greenfield								
Ownership								
Private sector o	ne owner							
Category 1 sites	s: national desi	gnations which pred	lude de	velopment				
N/A								
Category 2 sites	s: national or lo	ocal designations wh	ich may	impact on dev	elopment potenti	al		
	-	nit to Development -	_	•	•	_		
	-	nediately adjacent to						
		e includes 'Throstle						
		Any development p	-			•		
	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							
		-				roposals would		
		e would not be a de	trimenta	II impact on the	LWS.			
Current land us								
		w boundaries. Field	slopes d	own towards so	outh.			
Surrounding la								
	Residential, farmland, beck valley  Site access							
Maltby Road								
		straints to develop		· C	n Auga Tha Canaa	mustice Ausels		
1	•	g of the Stainton and ges and residential of						
_		. Page 25 of the Cons	-					
	_	which are important						
		the Conservation Are						
_		Policy ST3 of the Sta		-				
		ely affect the distinct		_		•		
		t part of the site ma						
Does the site ha		•	,		yond the limit to	development.		
	٥.				<i>.</i> opment is contrar	•		
				designation.				
Is site allocated	for developme	ent in adopted Local	Plan	No – site is beyond the limit to development				
Does site have	planning permi	ssion at 1.04.23						
No								
Development P								
		site for consideration		-		revious SHLAA		
		an indicative yield o	f approx	imately 250 dw	ellings.			
Estimate of dev								
Indicative developable area (ha) 0								
Basis of calculation of developable area  Site is beyond the limit to development								
Indicative site yield 0								
Basis of calcula	-			the limit to devel				
Is site suitable	for residential of	development		When considered against adopted Local Plan				
					te is not suitable a	•		
					evelopment and w			
Datantial trus	contrary to Policies E20, E22 and H1.							
Potential types of residential development N/A								

Ref No	STA11	Site name	Fie	d east of Maltb	Road and we	est of Thornt	on		
Is site availa	ble for reside	ntial development	now	Yes	Yes				
Is site achiev	able for resid	lential developme	nt within 0	·5 No – there	is not a realist	tic prospect o	of		
years -includ	ling viability			developme	nt within 5 ye	ars as the sit	te is		
				beyond the	limit to deve	lopment.			
Is site achiev	Is site achievable for residential development within 6-				is not a reaso	nable prospe	ect of		
15 years -inc	15 years -including viability				nt within 15 y	ears as the s	ite is		
				beyond the	limit to deve	lopment.			
Is site delive	Is site deliverable/developable				pable				
Potential timescale for development to commence				N/A	N/A				
Potential an	nual delivery	rate		N/A	N/A				
Actions need	ded to overco	me constraints		Considerat	Consideration through Local Plan review				
				whether th	whether the Limits to Development designation				
				should be a	should be amended. Assessment of impact any				
				developme	development proposals would have on heritage				
				assets, ope	n landscape c	haracter and	LWS.		
Straight line	distance fron	n centre of site (in	km) to:						
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	employmen	t	station			
	District		site / mixed						
			Centre	use site					
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	Hemlir	emlington Grange West				
Site area (ha)	8.14	Site address	Hemlir	lington Grange Way				
Is site	Yes	Ward	Stainto	n & Thornto	n			
vacant?								
Brownfield /	Greenfield	Eastings	4494	194	Northings	513757		
Greenfield								
Ownership					•			
Local authority	– one owner							
Category 1 site	s: national de	signations which pre	clude de	velopment				
N/A								
Category 2 site	s : national or	local designations w	hich ma	y impact on c	levelopment pote	ntial		
Site is approx. 2	230 m from list	ted building Stainton	Grange (	Grade II), tho	ough separated visi	ually by a line of		
trees. In accord	lance with NPF	PF paragraph 196 any	develop	ment propos	als would need to	demonstrate tha		
there would be	less than subs	stantial harm to the h	neritage a	assets and wo	ould result in public	c benefits.		
Current land us	se and charact	er						
Rough grasslan	d, plantation v	voodland (approx. 1.	4ha), larg	ge balancing p	oond (approx. 0.28	ha). Land rises i		
southerly direc	tion.							
Surrounding la	nd uses and cl	naracter						
Residential, Pol	lice headquart	ers, agricultural, ridir	ng school	, tree belt				
Site access								
Hemlington Gra	ange Way							
Physical or env	rironmental co	nstraints to develop	ment					
A buffer strip m	nay be required	d along northern bou	ındary dı	ie to proximit	y of Stainton Way	and along		
Hemlington Gra	ange Way for ι	ırban design purpose	es / creat	ing a sense of	f place. Balancing p	ond area not		
developable. Ed	cological asses	sment of woodland a	rea likely	y to be requir	ed and parts may i	need to be		
retained/incorp	orated into th	e site layout. Impact	on open	countryside/	landscape setting.	Policy ST3 of th		
Stainton & Tho	rnton Neighbo	urhood Plan requires	s that de	velopment do	es not adversely a	iffect the		
distinctive loca	l character of t	he open landscapes	of the Pa	rish.				
Does the site h	ave housing p	otential		Yes				
Is site allocated	d for developn	nent in adopted Loca	al Plan	Yes – site is	within the Hemlin	gton Grange		
				Mixed use allocation. This part of the site is				
				identified in Policy H24 for employment use				
Does site have	planning pern	nission at 1.04.23						
No								
Development F	Progress							
N/A								
Estimate of dev	velopable pote	ential						
Indicative deve	elopable area (	ha)		5.7				
Basis of calcula	ition of develo	pable area		70% multip	lier			
Indicative site	yield			170				
Basis of calcula	ition of site yie	eld		30 dwelling	•			
Is site suitable	for residential	development		Yes – imme	diately adjacent to	new residential		
				neighbourh	oods being created	d at Hemlington		
				Grange				
Potential types	of residential	development		Market, affo	ordable, older pers	ons, self-build		
Is site available	for residentia	al development now		No – The sit	e has not been rel	eased 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	Н	emlii	ngton Grange West				
Is site achie	vable for resid	lential developmer	nt within	0-5	No – as the site is not available now there is				
years -inclu	ding viability				insufficient e	vidence to d	emonstrate	a realistic	
					prospect of d	levelopment	within 5 year	irs.	
Is site achie	Is site achievable for residential development within 6-				Yes – the site	is in a locati	ion attractive	e to the	
15 years -including viability				market, when	re new housi	ing on adjoin	ing		
					Hemlington (	Grange site h	as sold well.	There is a	
				reasonable p	rospect of de	evelopment	within 6-		
					10 years.				
Is site delive	Is site deliverable/developable				Developable				
Potential tir	nescale for de	velopment to com	mence		6-10 years				
Potential ar	nual delivery	rate			35				
Actions nee	ded to overco	me constraints							
Straight line	distance fron	n centre of site (in	km) to:		•				
Primary	Secondary	Neighbourhood	Town	1	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre	:/	employment		station		
			Distric	ct	site / mixed				
			Centre	е	use site				
0.77	1.18	1.00	1.22		0	0.41	3.95	1.73	





Ref No	STA16	Site name	Holme Farm					
Site area (ha)	19.8	Site address	South of	Stainton Way	/			
ls site	No	Ward	Stainton	& Thornton				
vacant?								
Brownfield /	Greenfield	Eastings	449107		Northings	513612		
Greenfield								
Ownership								
Private sector –	one owner							
Category 1 site	s: national des	ignations which precl	lude devel	opment				
N/A								
Category 2 site	s: national or l	ocal designations whi	ich may in	pact on dev	elopment poter	ntial		
All of the site is	beyond the lin	nit to development - h	nousing de	velopment is	contrary to this	s designation.		
Stainton Beck r	uns immediate	ly to the south of the	site – a bu	ffer between	the beck valley	and housing		
		* listed building, Stain						
		nt Records list the 18	•		_	•		
the site to the r	north and the 1	8 <sup>th</sup> and 19 <sup>th</sup> Century f	armsteads	, Glebe/Holr	ne Farm outside	of the site to the		
east. Any devel	opment propos	sals would need to de	monstrate	that they w	ould sustain or e	enhance the		
heritage assets	in accordance	with paragraph 190 o	f the NPPF					
Current land us								
	•	d boundaries defined		•	•			
	_	e beck corridor at the	southern	boundary of	the site. Rights	of way run alor		
		daries of the site.						
Surrounding la								
Farmland and r	esidential, inclu	uding Grade II* listed	building, S	tainton Grar	ge Farm, Police	headquarters		
Site access								
		t of the site connectin	_		•	-		
		a development of the						
		gton Grange West site	to the ea	st. Access th	rough Hemlingt	on Grange woul		
require access a								
		nstraints to developm						
•	_	ainton Grange II* list				le/landscape		
		ton & Thornton Neigh	nbourhood	-	s that davalann	•		
•		Nocal character of the				nent does not		
lines run throug	th nart at cita		•	dscapes of tl		•		
		would need relocating	ng.	•	ne Parish. Wood	nent does not len utility poles/		
Does the site h		would need relocating	ng.	o – site is be	ne Parish. Wood yond the limit to	nent does not len utility poles/ o development.		
		would need relocating	ng. N	o – site is be ousing devel	ne Parish. Wood	nent does not len utility poles/ o development.		
Does the site h	ave housing po	would need relocatin	ng. N H d	o – site is be ousing devel esignation.	ne Parish. Wood yond the limit to opment is contr	nent does not len utility poles/ o development. ary to this		
Does the site h	ave housing po	would need relocating otential ent in adopted Local	ng. N H d	o – site is be ousing devel esignation.	ne Parish. Wood yond the limit to	nent does not len utility poles/ o development. ary to this		
Does the site h  Is site allocated  Does site have	ave housing po	would need relocatin	ng. N H d	o – site is be ousing devel esignation.	ne Parish. Wood yond the limit to opment is contr	nent does not len utility poles/ o development. ary to this		
Does the site h  Is site allocated  Does site have  No	ave housing po I for developm planning perm	would need relocating otential ent in adopted Local	ng. N H d	o – site is be ousing devel esignation.	ne Parish. Wood yond the limit to opment is contr	nent does not len utility poles/ o development. ary to this		
Does the site h  Is site allocated  Does site have  No  Development F	ave housing po I for developm planning perm Progress	would need relocating of tential ent in adopted Local ission at 1.04.23	N H d	o – site is be ousing devel esignation. o – site is be	ne Parish. Wood yond the limit to opment is contr yond the limit to	nent does not len utility poles/ o development. ary to this		
Is site allocated Does site have No Development F Bellway Homes	of for developmed for developmed planning permensely is working with	would need relocation otential ent in adopted Local ission at 1.04.23	N H d d	o – site is be ousing devel esignation. o – site is be	yond the limit to opment is contractional the limit to you the limit to ial development	nent does not len utility poles/ o development. rary to this o development		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for	d for developm planning permoress is working with sites' and emer	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review	N H d d	o – site is be ousing devel esignation. o – site is be	yond the limit to opment is contractional the limit to you the limit to ial development	nent does not len utility poles/ o development. rary to this o development		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev	d for developm planning perm Progress is working with sites' and emerelopment of 50	would need relocating tential  ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings.	N H d d	o – site is be ousing devel esignation. o – site is be	yond the limit to opment is contractional the limit to you the limit to ial development	nent does not len utility poles/ o development. rary to this o development		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev Estimate of dev	ave housing poor differ developm planning perm Progress is working with sites' and emerelopment of 50 yelopable pote	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings.	Plan N  ote the site	o – site is be ousing devel esignation. o – site is be	yond the limit to opment is contractional the limit to you the limit to ial development	nent does not len utility poles/ o development. rary to this o development		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev Estimate of development every the site of development of development every site	d for developm planning perm Progress is working with sites' and emerelopment of 50 yelopable pote	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings.  Intial Ina)	Plan N  ote the site  v. A Spatia	o – site is be ousing devel esignation. o – site is be for resident I Vision Docu	yond the limit to opment is contr yond the limit to ial development ument has been	nent does not len utility poles/ o development. rary to this o development t through the prepared which		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev Estimate of development educative development by the Basis of calculary calculary carriers and the site of the basis of calculary carriers and calculary carr	d for developm planning perme Progress is working with sites' and emerelopment of 50 velopable pote elopable area (lition of develop	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings.  Intial Ina)	Plan N  ote the site  v. A Spatia	o – site is be ousing devel esignation. o – site is be for resident I Vision Docu	yond the limit to opment is contractional the limit to you the limit to ial development	nent does not len utility poles/ o development. rary to this o development t through the prepared which		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev Estimate of developmented to the locative developmented to th	ave housing portion of development of 50 velopable area (Ittion of developyield	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings. Intial Ina) Deable area	Plan N  ote the site  N. A Spatia	o – site is be ousing develesignation. o – site is be	yond the limit to opment is controlled the limit to development the limit to development the limit to development the limit to development.	nent does not len utility poles/ o development. ary to this o development t through the prepared which		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev Estimate of development of development of development of development of development of calcula Indicative site y Basis of calcula	ave housing poor deferming permoders is working with sites' and emerelopment of 50 velopable pote elopable area (Ition of developyield tion of site yie	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings. Intial ha) Dable area	Plan N  ote the site  w. A Spatia	o – site is be ousing devel esignation. o – site is be	yond the limit to opment is controlled the limit to development the lim	nent does not len utility poles/ o development. ary to this o development through the prepared which elopment		
Is site allocated Does site have No Development F Bellway Homes SHLAA 'call for proposes a dev Estimate of development everything to be the simulation of the locative development of the locative dev	ave housing poor deferming permoders is working with sites' and emerelopment of 50 velopable pote elopable area (Ition of developyield tion of site yie	ent in adopted Local ission at 1.04.23  In the owner to promorging Local Plan review 00 dwellings. Intial ha) Dable area	Plan N  ote the site  N. A Spatia  O  S  V	o – site is be ousing devel esignation. o – site is be for resident I Vision Docute is beyond te is beyond /hen conside	yond the limit to opment is controlly yond the limit to development iment has been the limit to development and the limit to development has been the limit to development and the limit to development and against ado	nent does not len utility poles/ o development. ary to this o development through the prepared which elopment		

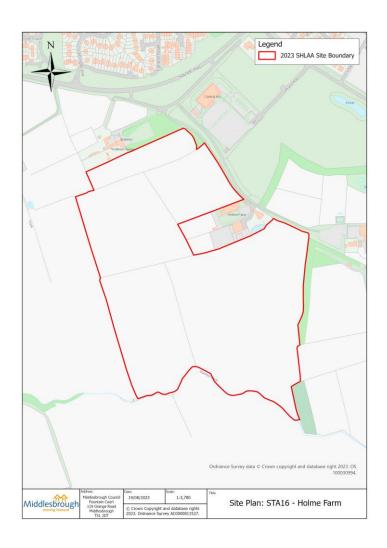
Potential types of residential development

the Limit to Development and would be contrary to Policies E20, E22 and H1.

N/A

Ref No	STA16	Site name		Holme	e Farm			
Is site availa	ble for reside	ntial development	now		Yes			
Is site achiev	able for resid	lential developme	nt withi	in 0-5	No – there is	not a realist	ic prospect o	of
years-includ	ing viability				development	within 5 yea	ars as the sit	e is
		beyond the limit to developm				opment.		
Is site achievable for residential development within 6-				No – there is	not a reasor	nable prospe	ct of	
15 years-inc	luding viabilit	У			development	within 15 ye	ears as the s	ite is
					beyond the li	mit to devel	opment.	
Is site delive	rable/develo	pable			Not Developa	able		
Potential tin	Potential timescale for development to commence			N/A				
Potential an	Potential annual delivery rate			N/A				
Actions need	ded to overco	me constraints			Consideration through Local Plan review			
					whether the Limits to Development designation			
					should be amended. Assessment of impact any			
					development	t proposals would have on heritage		
					assets and la	ndscape.		
Straight line	distance from	n centre of site (in	km) to:	;				
Primary	Secondary	Neighbourhood	Tow	/n	Designated	Bus stop	Train	GP
school	school	/ Local Centre	Centr	re /	employment		station	
			Distr	rict	site / mixed			
			Cent	tre	use site			
1.15	1.61	1.32	2.0	3	0.45	0.51	4.54	2.19





Indicative site yield

Ref No	STA17	Site name	Glebe Field - West of Thornton Road						
Site area (ha)	0.7	Site address	Thornton Road						
Is site	No	Ward	Stainton and Thornton						
vacant?				101111011					
Brownfield /	Greenfield	Eastings	447945	Northings	514006				
Greenfield	Greenneid	Lustings	747545	Northings	314000				
Ownership									
Private sector –	one owner								
		ignations which pred	sluda davalanma	nnt					
N/A	s. Hational desi	ignations which pret	iude developine	:iit					
	r: national or l	acal decignations wh	ich may impact	on development poter	stial				
<u> </u>			•	•					
				vation Area – the south					
				ape setting of the cons					
			-	iton and Thornton and					
	-			and vistas to and from					
	-		_	of the surviving grade	_				
		- '	_	ns of Thornton Hall (de					
		-	_	St Perter and St Paul's ( ad Bridge, and Thorntor					
				oment – only a thin sliv					
•	• •	•	-	opment. Housing develo	•				
				nin the lower field. A se	•				
•	•	• •		e 2. Policy ST3 of the S	•				
-	-			adversely affect the di					
_		-	-	: housing development					
				ea and as such would b					
paragraph 190		ic significance of the	Conscivation Ai	ca ana as sacii woala b	c contrary to				
Current land us		or							
			riding area Mati	ure trees around edge o	of site Fields				
slope down to S		table structures and	rianig area. Mati	are trees around cage t	or site. Fields				
Surrounding la		aracter							
Beck valley, fari									
Site access	mana, residem	Liui							
Thornton Road									
	ironmontal cor	nstraints to develop	mont						
-				e/landscape and trees in	a the site				
Does the site h		·		te is beyond the limit to					
Does the site in	ave nousing po	iteritiai		g development is contr	•				
				ation. The site contribut	•				
				en development gap be	•				
				ornton.	etween stainton				
Is site allocator	l for developm	ent in adopted Loca		te is beyond limit to de	velonment				
		ission at 1.04.23	1110 - 31	ie is beyond minit to de	velopinent.				
No	Piaining heim	1331011 at 1.04.23							
	rogress								
Development P		the owner for recide	ntial dayalanma	nt through the SHLAA 'o	call for citos' and				
			•	ed an indicative capaci					
			מועטוק ווטופפווויטג	eu an muicative capaci	ty 01 14 -1/				
dwellings or 8 e									
Estimate of dev									
Indicative deve			0	a ta bassasa di Oli 19 - 19 - 19 -	4				
Basis of calcula	tion of develop	papie area		e is beyond the limit to					
				g development is contr	ary to this				
			designa	ation.					

0

Ref No	STA17	Site name	Gleb	e Field - West of	Thornton R	oad		
Basis of calcu	ulation of site	yield		The site is be	The site is beyond the limit to development.			
				Housing deve	Housing development is contrary to this			
				designation.				
Is site suitab	le for residen	tial development		No. The site	is not suitab	le as it is be	yond the	
				limit to deve	lopment wh	ich is contra	ry to	
				Policies E20,	E22 and H1	and develop	oment	
				would not su	istain or enh	ance the sig	nificance	
				of the Conse	rvation Area			
Potential typ	es of residen	tial development		N/A				
Is site availa	ble for reside	ntial development	now	Yes				
Is site achiev	able for resid	lential developme	nt within 0-5	No – there is	not a realist	tic prospect	of	
years -includ	ling viability			development	t within 5 ye	ars as the si	te is	
				designated a	designated as beyond the limit to development.			
Is site achiev	able for resid	lential developmei	nt within 6-	No – there is	not a reaso	nable prosp	ect of	
15 years -inc	luding viabili	ty			development within 15 years as the site is			
				designated a	designated as beyond the limit to development.			
Is site delive	rable/develo	pable		Not developable				
Potential tim	nescale for de	velopment to com	mence	N/A	N/A			
Potential an	nual delivery	rate		N/A	N/A			
Actions need	ded to overco	me constraints		Consideration through Local Plan review				
				whether the	whether the limit to development designation			
				should be an			•	
				significance of	of Conservat	ion Area. Flo	ood risk	
				sequential te	est required.			
Straight line	distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
			District	site / mixed				
			Centre	use site				
0.66	2.55	1.5	2.92	1.41	0.15	4.88	3.12	





# Trimdon Ward

Table 17: TRI3 Stainsby

Site area (ha)   87.4   Site address   Jack Simon Way	Ref No	TRI3	Site name	Stainsby				
vacant?     Brownfield / Greenfield     Eastings     447110     Northings     516057	Site area (ha)	87.4	Site address	Jack Simon Way				
		No (farmed)	Ward	Trimdon				
		Greenfield	Eastings	447110 <b>Northings</b> 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<sup>th</sup> Century Farmstead and 19<sup>th</sup> 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<sup>th</sup> 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	Sta	nsby					
Basis of calcula	ation of dev	elopable area	•	Planning app	Planning application layout for southern part of				
					site and estimate for northern part based on				
				similar densi	similar density per ha.				
Indicative site	yield			1300					
Basis of calcula	ation of site	yield		Planning app	olication on s	outhern pa	rt of site		
				(600 dwellin	gs) and call f	or sites sub	mission on		
				northern pai	rt of the site	(700 dwelli	ngs).		
Is site suitable	for residen	tial development		Yes - allocate	ed for reside	ntial use			
Potential types	s of residen	tial development		Market, affo	rdable				
Is site available	e for reside	ntial development	now	Yes – housel	ouilders have	options or	n the land		
Is site achieval	ole for resid	ential developmer	nt within 0	-5 Yes – A plani	ning applicat	ion has bee	en		
years -includin	g viability			submitted fo	or the southe	ern part of t	he site,		
				including a f	ull applicatio	n for 432 d	wellings		
				and outline t	for 168 dwel	lings. Pre-a <sub>l</sub>	pplication		
				consultation	has taken p	lace on rem	ainder of		
				the site and	a planning a	pplication is	s expected		
				to be submit	ted in 2023.	The site is	in an area		
				attractive to	the housing	market, wh	nere		
				previous pha	ases of the d	evelopment	t have sold		
				well. There	is a realistic	prospect of	housing		
				developmen	t within 5 ye	ars.			
Is site achieval	ble for resid	ential developmer	nt within 6	Yes – A planı	ning applicat	ion has bee	en		
15 years -inclu	ding viabilit	ty		submitted fo		-			
				including a f	ull applicatio	n for 432 d	wellings		
					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				
la sita daliwaya	hla/davalar	- a la la		Deliverable	of the site, through Council owned land.				
Is site delivera	-	velopment to com	monco	0-5 years					
Potential annu		•	mence	60 (based or	annual avoi	rago dolivor	ry rate of 2		
rotential annu	iai uelivei y	iate		housebuilde		_	-		
				years). This	•	•			
				once the nor					
Actions needed	d to overco	me constraints		Consideration					
				vehicle acces					
				is a requiren			-		
				H21.		0 -2 00.11			
Straight line di	stance from	n centre of site (in	km) to:	1					
	econdary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
_	chool	/ Local Centre	Centre /	employment		station			
			District	site / mixed					
1	ļ	Į.		0.00 /					
			Centre	use site					





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

Ref No	TRI5	Site name	Land	to south wost	of Stainsby Hall Fa	orm formstood
			Lanu	to south-west	or stairisby Hall Fo	aiiii iaiiiisteau
Site area (ha)	0.81	Site address	T:	lan		
Is site	No	Ward	Trimo	don		
vacant?	6 (:11			7060	Ta	545454
Brownfield /	Greenfield	Eastings	44	7068	Northings	515154
Greenfield						
Ownership						
Private sector o						
	s: national des	ignations which prec	lude d	evelopment		
N/A						
		local designations wh		-		
_		n Wedge - housing de	-		•	
Site has ridge a	nd furrow land	forms – which might	: have p	otential for ar	chaeological inter	est
Current land us	e and characte	er				
Fields used for l	horse grazing v	vith stabling in northe	ern sec	tion of site. Fie	ld boundaries ma	inly demarked by
post and rail fer	ncing with hed	gerows along souther	rn bour	ndary and field	in north-west cor	ner of site. Field
in north-west co	orner also cont	ains trees. There is a	row of	mature trees i	mmediately to th	e south of the
site.						
Surrounding lar	nd uses and ch	aracter				
Residential, gre	en wedge, agri	cultural/grazing, A17	4 & A1	9 transport cor	ridor, helipad	
Site access						
The site current	ly has vehicula	r access from an unn	amed i	oad off Low La	ne that crosses th	ne bridge over the
	•	be upgraded if it we				_
		ss to the site that link				
•		ly under construction		,		,
		nstraints to develop				
		to require mitigation		ires		
	-	ng the southern boun				
Does the site ha				Yes		
		ent in adopted Local	Plan		signated as Green	Wedge Housing
is site anotated		ent in adopted 200a.			is contrary to this	
Does site have	nlanning perm	ission at 1.04.23		паченоринение		, a.co.Ba
No	piaiiiiig periii	11331011 41 110-1123				
Development P	rngress					
	_	hrough a previous 'ca	II for si	tes' to be cons	idered for housing	r develonment
Estimate of dev		• •	111 101 31	ites to be cons	idered for flousing	g development
				0.45		
Indicative deve	-	-		0.45		- /
Basis of calcula	tion of develo	pable area		1		a (excludes land in
					tion of site where	•
					would need to be	•
				_	mpact of the A17	4)
Indicative site y				10		
Basis of calcula						
	<u>-</u>				or sites' submissi	
Is site suitable f	<u>-</u>			Yes. The site i	s within Green W	edge and, as such,
	<u>-</u>			Yes. The site in housing deve	s within Green W lopment is contra	edge and, as such, ry to Local Plan
	<u>-</u>			Yes. The site i housing deve Policies E2 an	s within Green W lopment is contra d E22. However,	edge and, as such, ry to Local Plan as a result of
	<u>-</u>			Yes. The site i housing deve Policies E2 an previous hous	s within Green W lopment is contra d E22. However, sing allocations ar	edge and, as such, ry to Local Plan as a result of nd development
	<u>-</u>			Yes. The site in housing deverse Policies E2 and previous house the Green Western	s within Green W lopment is contra d E22. However, sing allocations ar edge in the vicinit	edge and, as such, ry to Local Plan as a result of nd development y of the site is a
	<u>-</u>			Yes. The site in housing deversions F2 and previous house the Green We relatively small	s within Green W lopment is contra d E22. However, sing allocations ar edge in the vicinit all area that is end	edge and, as such, ry to Local Plan as a result of nd development y of the site is a losed by housing,
	<u>-</u>			Yes. The site in housing deversions F2 and previous house the Green We relatively small	s within Green W lopment is contra d E22. However, sing allocations ar edge in the vicinit all area that is end	edge and, as such, ry to Local Plan as a result of nd development y of the site is a
	<u>-</u>			Yes. The site in housing deverse Policies E2 and previous hous the Green We relatively small housing allocations.	s within Green W lopment is contra d E22. However, sing allocations ar edge in the vicinit all area that is end	edge and, as such, ry to Local Plan as a result of nd development y of the site is a losed by housing, 74. It is physically
	<u>-</u>			Yes. The site in housing deversible Policies E2 and previous house the Green We relatively small housing allock separate from	s within Green W lopment is contra d E22. However, sing allocations ar edge in the vicinit all area that is enc ations and the A1	edge and, as such, ry to Local Plan as a result of and development y of the site is a closed by housing, 74. It is physically wedge to the
	<u>-</u>			Yes. The site in housing deverage Policies E2 and previous house the Green We relatively small housing allocates and it is south and it is	s within Green W lopment is contra d E22. However, sing allocations ar edge in the vicinit all area that is end ations and the A1 n the wider Green	edge and, as such, ry to Local Plan as a result of and development y of the site is a closed by housing, 74. It is physically wedge to the it does not

Ref No	TRI5	Site name	Land	to south-west o	f Stainsby H	all Farm farn	nstead		
Is site availa	ble for reside	ntial development i	now	Yes – agent for	Yes – agent for landowner has confirmed it is				
				available imme	ediately				
Is site achiev	able for resid	ential developmen	t within 0-	<b>0</b> - Given that the site is designated as a Green					
5 years -incl	uding viability	,		Wedge and a planning application has not be					
				submitted the	re is not a re	alistic prosp	ect that		
		housing will be delivered within 5 years.				S.			
Is site achiev	able for resid	ential developmen	t within 6-	Yes. Given tha	t recent nea	rby housing			
15 years -inc	luding viabilit	:y		development l	nas sold well	there is a re	easonable		
				prospect of de	velopment v	within 6-10 y	ears.		
Is site delive	ite deliverable/developable			Developable					
Potential tin	tential timescale for development to commence			6-10 years					
Potential an	otential annual delivery rate			5 – assuming s	mall builder	or self-build			
Actions need	ded to overco	me constraints		Consideration	through Loc	al Plan revie	w		
				whether the Green Wedge designation should					
				be amended.					
Straight line	distance from	n centre of site (in k	m) to:						
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP		
school	school	/ Local Centre	Centre /	employment		station			
			District	site / mixed					
			Centre	use site					
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	Land to south of Stainsby Hall Farm farmstead					
Site area (ha)	0.72	Site address							
Is site	No	Ward	Trimo	lon					
vacant?									
Brownfield /	Greenfield	Eastings	447	7170	Northings	515144			
Greenfield		<b>0</b>							
Ownership	l								
Private sector of	ne owner								
		ignations which precl	ude d	evelonment					
N/A	s. national acs	ignations winer preci	uuc u	e ve lopine il					
•	s: national or l	ocal designations whi	ch ma	v impact on de	velonment noter	ntial			
		n Wedge - housing de		-					
_		ern boundary of the si	-	-					
		tead, Stainsby Hall Far							
potential for ar		-	III. KIQ	ige and fullow	ianu ioiins – wiii	cii iiigiit iiave			
Current land us									
						-ttal-			
	-	ow land forms. Field be		•	•	_			
_	_	undary. There is a row			•				
		leading into site from			-	_			
		oss the eastern sectio	n or tr	ie soutnern bol	indary of the site	<u>.                                      </u>			
Surrounding la									
	en wedge, agri	cultural/grazing, A174	1 & A1	9 transport cor	ridor				
Site access									
	-	ir access from an unna				_			
	-	pgrading if it were to s			_	•			
		Street on the wider Sta		Hall Farm hous	ing development				
-		nstraints to developm							
	-	to require mitigation							
_		ly in place across part	of sou	ithern boundar	y of site. Wooder	utility poles cros			
the site which r									
Does the site h				Yes					
Is site allocated	l for developm	ent in adopted Local	Plan		_	Wedge. Housing			
				development	is contrary to this	designation.			
Does site have	planning perm	ission at 1.04.23							
No									
Development F	Progress								
The site has be	en submitted tl	hrough a previous 'cal	I for si	tes' to be consi	dered for housing	g development			
Estimate of dev	velopable pote	ntial				-			
Indicative deve	•			0.37					
Basis of calcula					r applied to 0.49	ha (excludes land			
					ection of site whe				
				located)	otion of site wife	re moise sama is			
Indicative site	vield			10					
Basis of calcula		ld .		Agent's SHLAA	\ suhmission				
				_		odgo and as such			
Is site suitable	ioi residendal	uevelopilielit			opment is contra	edge and, as such			
				_	-	-			
					d E22. However, a				
					ing allocations ar				
					dge in the vicinity				
				-	ll area that is enc	-			
					tions and the A1				
				-	the wider Green	_			
				south and it is	considered that	it does not			

effectively perform the role of a Green Wedge.

Ref No	TRI6	Site name		Land	to south of Stair	nsby Hall Far	m farmstead	t	
Potential typ	oes of residen	tial development			Market houses and bungalows				
Is site availa	ble for reside	ntial development	now		Yes – agent for	r landowner	has confirm	ed it is	
					available imme	ediately			
Is site achiev	able for resid	ential developmen	nt with	nin 0-	Given that the	site is desig	nated as a G	reen	
5 years-including viability					Wedge and a p	olanning app	lication has	not been	
					submitted the	re is not a re	alistic prosp	ect that	
housing will be delivered wit				vithin 5 years	S.				
Is site achiev	able for resid	ential developmen	nt with	nin 6-	Yes. Given that	t recent nea	rby housing		
15 years-inc	luding viability	у			development l	nas sold well	there is a re	asonable	
					prospect of de	velopment v	vithin 6-10 y	ears.	
Is site delive	rable/develop	pable			Developable	Developable			
Potential tin	nescale for de	velopment to com	mence	9	6-10 years				
Potential an	nual delivery	rate			5 – assuming s	mall builder	or self-build	ild	
Actions need	ded to overco	me constraints			Consideration through Local Plan review				
					whether the Green Wedge designation should				
					be amended.				
Straight line	distance from	n centre of site (in l	km) to	):					
Primary	Secondary	Neighbourhood	To	wn	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Cen	tre/	employment		station		
			Dist	trict	site / mixed				
			Cer	ntre	use site				
0.87	1.72	1.21	3.	55	2.46	0.55	4.87	1.33	





# Appendix I: Policy Neutral Assessments

# List of sites

Table 1: MAE5 Land to east of Roseland Drive and The Grove	 2
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Table 1: MAE5 Land to east of Roseland Drive and The Grove

Potential types of residential development

Ref No	MAE5	Site name	Land to East of Ros	eland Drive and The	e Grove
Site area (ha)	4.37	Site address	Roseland Drive	ciana brive and rin	e diove
Is site		Ward			
vacant?	Yes	vvard	Marton East		
Brownfield /	Greenfield	Eastings	452308	Northings	516323
Greenfield	Greenneid	Lastings	432300	ivoi tiiiigs	310323
Ownership					
Private sector o	ne owner				
		gnations which pred	lude development		
			Beck, towards the so	uth of the site falls	within Flood
			na. This part of the si		
•	· · · · · · · · · · · · · · · · · · ·		hich may impact on		
			Zone 2 that runs dia		
			3 in the south east		
			e proposed in zones		
-	-	•	oposed within zone		
			/ green corridor in o		
			ve Conservation Area		•
			hance the significan		
the NPPF.					
Current land us	e and characte	r			
			ing through site. A p	ublic right of way co	rosses the
southern sectio	-			, , , , , , , , , , , , , , , , , , , ,	
Surrounding la		aracter			
			and beck to the sou	th.	
Site access	,	por production		***	
Roseland Drive					
	ironmental cor	straints to develop	ment		
			open countryside /	andscape. Flood ris	sk. Potential for
-	_		WL water main runs	•	
Does the site h	•			Green Wedge desig	nation were to be
	0.		·	om the site through	
				site would have ho	
Is site allocated	for developm	ent in adopted Loca		designated as Greer	
		ission at 1.04.23	<u> </u>		
No					
Development P	rogress				
		with the owner to pr	omote the site for re	sidential developm	ent through the
		•	eview. An indicative	•	_
			ssive for this location	-	
Estimate of dev					
Indicative deve			2.4 ha		
Basis of calcula			Housebuild	er's submission thr	ough call for sites
Indicative site y	•		11		<del>-</del>
Basis of calcula		d	Low-densit	y executive dwellin	gs
Is site suitable	-			n Wedge designation	
		•		om the site through	
				site could be suitab	
				passing the sequent	_
				exception tests and	
				Id sustain or enhan	
			significance	e of the CA.	
			†		

Executive

Ref No	MAE5	Site name	Lanc	l to East of Rosel	and Drive a	nd The Grov	e
Is site availa	ble for reside	ntial development	now	No. The site	is being acti	ively promo	ted for
		·	housing deve	_			
				housebuilde			
				subject to a i	ransom strip	so is not cu	ırrently
				available. Th	e landownei	r is seeking t	to resolve
				this matter.			
Is site achiev	able for resid	lential developme	nt within 0-	6 Housing coul	d be develo	ped if the ra	nsom strip
years -includ	ding viability			was resolved	l and the Lo	cal Plan Gre	en Wedge
				designation	were to be r	emoved. Giv	ven
				potential tim	escales for t	the review a	ind lead in
				times for dev	-		
				assessment t			
				housing will			
		lential developme	nt within 6-	If the Green		-	
15 years -inc	cluding viabili	ty		removed fro			
				review there			
				developmen			
	rable/develo			location attra			
is site delive	rable/develo	pable		If the Green		_	
					removed from the site through the Local Plan review the site could be developable.		
Potential tin	nescale for de	velopment to com	mence	6-10 years	te could be	developable	•
	nual delivery		inchec	11			
	<u>-</u>	me constraints		Consideration through Local Plan review			
Actions need		ine constraints			whether the Green Wedge designation should		
					be amended. Flood risk sequential test required		
					and potentially exception test required.		
			A 3.	Assessment	of impact an	y developm	ent
				proposals would have on heritage assets and			
				landscape.			
Straight line	distance fron	n centre of site (in	km) to:				
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP
school	school	/ Local Centre	Centre /	employment		station	
			District	site / mixed			
	•		Centre	use site			
0.95	1.89	1.04	2.07	2.92	0.39	0.66	1.98

Table 2: STA2 Land at Upper Farm

STA2	Site name	Land at Upper Farm		
41.85	Site address	Maltby Road		
No	Ward	Stainton & Thornton		
Greenfield	Eastings	447239	Northings	514010
	41.85 No	41.85 Site address No Ward	41.85 Site address Maltby Road No Ward Stainton & Thornton	41.85 Site address Maltby Road No Ward Stainton & Thornton

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<sup>th</sup> 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.

1 1 0	
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		at Upper Farm				
	_	ith the owner to p				-	_	
the SHLAA 'c	call for sites' a	nd emerging Local	Plan review.	A Vision Docum	ent has beer	n prepared to	o support	
the promotion	on of the site	which indicates a p	otential yield	d of circa 600 dw	vellings.			
	developable p							
Indicative de	evelopable ar	ea (ha)		21.85				
		elopable area		Approximation	on of develo	pable area sh	nown in	
		•		housebuilder				
				submitted in				
				consultation.	•			
				and land to e		_		
				adjacent to S				
				respectively.				
Indicative si	te vield			600				
	ulation of site	vield		Housebuilde	r's illustrativ	e masternlar		
busis of care	didtion of site	. yield		submitted in				
				consultation.				
Is site suitab	le for residen	tial development		If the Limit to		ent designation	on were to	
.5 51tc Suitab	ioi icaidell	acreiopiniciit		be removed				
				Plan review t				
				housing subj				
				sustain or en		_		
				would not be		-		
				landscape ch		•		
Potential tvi	nes of residen	tial development		Executive, ma				
		ntial development	now	Yes – site bei				
lo one avana	5.0 .005.40	ar development		housebuilder		-		
Is site achiev	able for resid	lential developme	nt within 0-5					
years -includ				_	Housing could be developed if the Local Plan Limit to Development designation were to be			
	0 11 1,	<b>~</b>		removed. Giv	-	_		
				review and le	-			
				the date of th		-		
				realistic pros	pect that ho	using will be	delivered	
				within 5 year	s.			
Is site achiev	able for resid	lential developme	nt within 6-	If the Limit to	Developme	nt designati	on were to	
15 years -inc	luding viabili	ty		be removed	from the site	through the	Local	
				Plan review t	here is a rea	sonable pros	spect of	
				development	within 6-10	years as the	site is in a	
				location attra	active to the	housing mar	ket.	
Is site delive	rable/develo	pable		If the Limit to	Developme	nt designation	on were to	
		=		be removed	•	_		
					Plan review the site could be developable.			
Potential tin	nescale for de	velopment to com	mence	6-10 years				
	nual delivery			60 – based o	n 2 builders	being on site	(N.B. The	
	-			planning age		_		
	<u> </u>			dwellings per	<u>annum</u> is re	ealistic)		
Actions need	ded to overco	me constraints		Consideratio	n through Lo	cal Plan revi	ew	
				whether the	Limits to De	velopment d	esignation	
				should be am	nended. Asse	essment of in	npact any	
				development	proposals v	vould have o	n heritage	
				assets, the o	oen landscap	e and nearb	y LWS.	
Straight line	distance fron	n centre of site (in	km) to:					
Primary	Secondary	Neighbourhood	Town	Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centre /	employment		station		
			District	site / mixed				
			Centre	use site				

Ref No	STA2	Site name		Land	at Upper Farm			
1.37	2.25	2.26	3.4	1	2.02	0.68	4.89	2.46



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	No	Ward	Stainton & Thornton				
vacant?							
Brownfield /	Mostly	Eastings	447094	Northings	514651		
Greenfield	greenfield						
0 1:							

Private sector multiple ownership

# Category 1 sites: national designations which preclude development

# 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

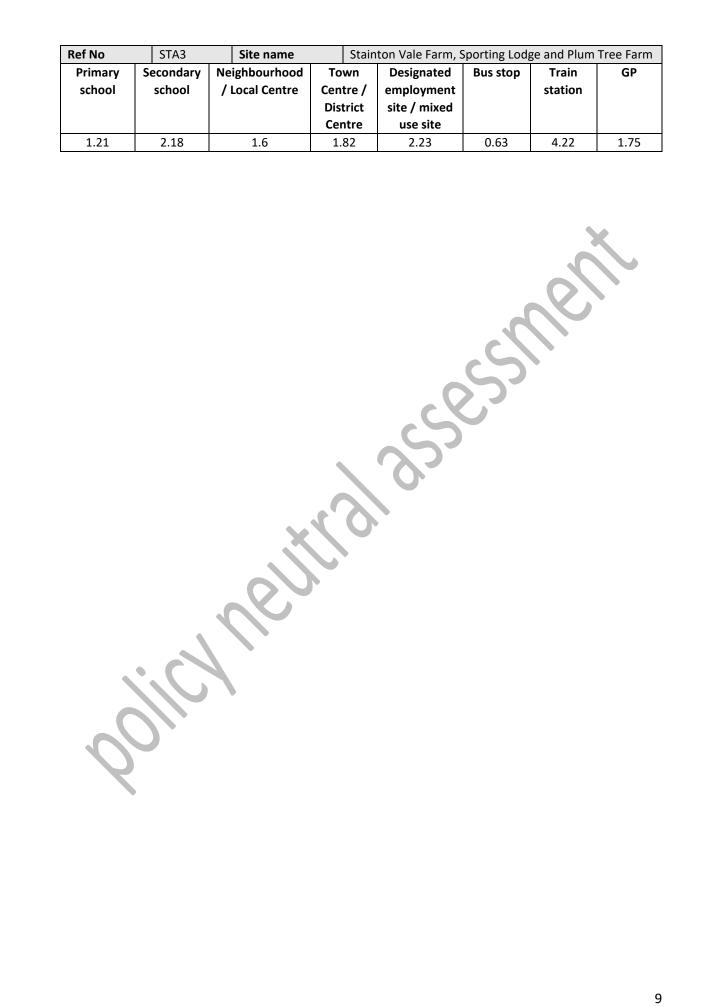
#### **Development Progress**

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 ST	ΓA3	Site name	Stainte	on Vale Farm, Sporting Lodge and Plum Tree Farm		
	_			n prepared on behalf of Here For You Hospitality		
=				cent field to the north. This Vision Document		
_	=		-	tes a potential yield of approx. 700 dwellings at		
•			•	on the Sporting Lodge part of the site. Miller		
				for the field in the eastern most corner of the		
	reu all illuica	itive layout of 50 dv	veilligs i	of the field in the eastern most corner of the		
site.		A:-1				
Estimate of develop				27.50		
Indicative developa				27.59		
Basis of calculation	1 of develop	able 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	n of site yield	d		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 r	residential d	evelopment		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		
			U	adjacent LWS.		
Potential types of r				Market, executive, affordable, self-build		
Is site available for	residential	development now		Yes		
Is site achievable for		al development wit	hin 0-5	Housing could be developed if the Local Plan		
years -including via	ability			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		al development wit	hin 6-	If the Green Wedge designation were to be		
15 years -including	viability			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/o	developable	<b>!</b>		If the Green Wedge designation were to be		
				removed from the site through the Local Plan		
				review the site could be developable.		
		amont to commons	e	6-10 years		
Potential timescale		Jillellt to comment		CO		
Potential annual de	elivery rate			60 – based on two housebuilders been on site		
	elivery rate			Consideration through Local Plan review		
Potential annual de	elivery rate					
Potential annual de	elivery rate			Consideration through Local Plan review		
Potential annual de	elivery rate			Consideration through Local Plan review whether the Green Wedge designation should		
Potential annual de	elivery rate			Consideration through Local Plan review whether the Green Wedge designation should be amended. Assessment of impact any		

Ref No	STA3	Site name		Stain	ton Vale Farm, S	Sporting Lod	ge and Plum	Tree Farm
Primary school	Secondary school	Neighbourhood / Local Centre	Cent Dist	re / rict	Designated employment site / mixed use site	Bus stop	Train station	GP
1.21	2.18	1.6	1.8	32	2.23	0.63	4.22	1.75



Ref No	STA4	Site name	Land East Of Th	ornton and West of Sta	annion beck		
Site area (ha)	32.49	Site address	Seamer Road				
Is site	No	Ward	Stainton & Tho	rnton			
vacant?							
Brownfield /	Greenfield	Eastings	448147	Northings	513739		
Greenfield							
Ownership							
Private sector o	ne owner						
Category 1 sites	s: national des	ignations which p	reclude developme	ent			
Land at 'The Po	ny Fields' in th	e north western pa	art of the site is ide	ntified in Policy ST2 as	Local Green Spac		
in the Stainton	& Thornton Ne	eighbourhood Plan	<ul> <li>this part of the sit</li> </ul>	te would not be develo	pable.		
				on development pote			
				2 and should be retain			
-			•	f the site are recorded i			
		•	_	ated with Thornton Hal			
				ide but immediately ad			
•				al implications from the			
				medieval field system			
-				north western part of	-		
				ed development should			
				d identifies Seamer Roa			
		•	s run across the site	e, which would need to	be relocated.		
Current land us							
			by hedges, small n	umber of trees to north	h of site.		
Surrounding lai			10.				
-	I nature reserv	ve, residential, farn	nland				
Site access							
Seamer Road							
•		nstraints to develo	1				
_				n the setting of the heri	_		
_	•			rvation Area. Any deve	•		
				nhance the heritage as			
			_	ce is as two rural villag			
•				village character. Page			
				d on historic settlement	•		
				lageViews into and o			
				ide/landscape setting.			
	_	•	•	nt does not adversely a	iffect the		
		he open landscape					
Does the site h	ave nousing p	otentiai	· ·	the Limit to Developme	_		
1 12				be removed from the	_		
V				lan review the site wou	iia nave housing		
la alta elle de la	<b></b>	and to adams 11	potenti	•			
		ent in adopted Lo	cai Pian No (site	e is beyond limit to dev	eiopment).		
	pianning perm	nission at 1.04.23					
No							
	FORFOCE						
Development P		aika famaa aasa ista oo	iam fammanistrusi t	Januaria	mandan CIII AA		
The owner has	submitted the		ion for residential o	development through a	previous SHLAA		

Estimate of developable potential Indicative developable area (ha)

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 STA	44	Site name	Land	East of Thornto	n and West	of Stainton E	Beck	
Indicative site yield				500	500			
Basis of calculation	of site y	rield		Planning age	nt's submiss	ion		
Is site suitable for re	esidenti	al development		If the Limit to	If the Limit to Development designation were to			
				be removed from the site through the Local				
				Plan review t	he site woul	d be suitable	e for	
				housing subj	ect to demoi	nstrating tha	nt	
				development	development would sustain or enhance			
				heritage asse	ets and that i	t would not	be	
				detrimental to the open landscape character of				
				Stainton & Tl	Stainton & Thornton and would not have a			
				detrimental i	mpact upon	key views.		
Potential types of re	esidenti	al development		Market, exec	utive, afford	lable, self-bu	ıild, older	
				persons acco	mmodation.			
Is site available for	resident	tial development	now	Yes – leased	on an annua	l agricultura	l tenancy	
Is site achievable fo	r reside	ntial developmer	nt within 0-5	Housing coul	d be develo	oed if the Lo	cal Plan	
years -including vial	bility			Limit to Deve	elopment de	signation we	ere to be	
					removed. Given potential timescales for the			
			review and le					
				the date of this assessment there is not a				
				realistic prospect that housing will be delivered				
					within 5 years.			
Is site achievable fo		-	nt within 6-		If the Limit to Development designation were to			
15 years -including	viability			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/d	levelopa	able		If the Limit to	-	_		
			1 ()		be removed from the site through the Local			
			10	Plan review the site could be developable.				
Potential timescale			mence		6-10 years			
Potential annual de					60 (assumes two housebuilders on site)			
Actions needed to o	overcom	e constraints			Consideration through Local Plan review			
				whether the		-	_	
	•			should be an				
				development			•	
6				assets, lands	cape cnaract	ter, and key	views.	
Straight line distance Primary Secon		Neighbourhood		Designated	Duc cton	Train	GP	
Primary Secon school		/ Local Centre	Town Centre /	employment	Bus stop	Train station	GP .	
SCHOOL SCHOOL		Local Cellule	District	site / mixed		Station		
	,		Centre	use site				
0.85 2.3		1.54	2.44	0.93	0.38	4.92	2 75	
0.65 2.3		1.34	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 <b>Northings</b> 5136		513683	

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<sup>th</sup> Century and 19<sup>th</sup> 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	No (site is beyond the limit to development)
Plan	

# 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	develop	able potenti	al
-------------	---------	--------------	----

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 vield	Indicative site layout

Ref No	STA10	Site name	G	range Farm					
Is site suitab	le for residen	tial development		If the Limit to I	If the Limit to Development designation were to be				
				removed from	the site th	rough the Lo	cal Plan		
				review the site	would be	suitable for l	nousing		
				subject to dem					
				enhance herita	enhance heritage assets and that it would not be				
				detrimental to	the open I	andscape ch	aracter of		
				Stainton & Tho	ornton.				
		tial development		Executive, mar					
Is site availa	ble for reside	ntial development	now	Yes – housebu			•		
				on the land an	•				
				sites: (i) the wl	nole site as	assessed in	the SHLAA or		
				(ii) a smaller si	te covering	the norther	n half of the		
				site.					
		lential developme	nt within	_	-				
0-5 years -including viability			to Developme	_					
			Given potentia						
				in times for development, at the date of this					
				assessment there is not a realistic prospect that					
				_	housing will be delivered within 5 years.				
		lential developme	nt within	If the Limit to Development designation were to be					
6-15 years -i	ncluding viab	ility		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.				
					tive to the	housing mar	ket.		
	rable/develo			Developable					
		velopment to com	mence	6-10 years					
	nual delivery		-0	35 (assumes one builder on site)					
Actions nee	ded to overco	me constraints	1 (	Consideration through Local Plan review whether					
		X		the Limits to Development designation should be					
					amended. Assessment of impact any development				
				proposals wou	ld have on	heritage ass	ets and		
Churchela II.	-1:-+ £		1\ 4	landscape.					
_		n centre of site (in		Designated	D	T!	CD.		
Primary school	Secondary	Neighbourhood	Town	Designated	Bus	Train	GP		
school	school	/ Local Centre	Centre	employment site / mixed	stop	station			
			/ District	1					
•			Centre	use site					
0.95	1.93	1.32	1.97	0.51	0.66	4.61	2.51		
0.55	1.33	1.32	1.57	0.51	0.00	4.01	2.31		

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	THOUGH WITH WEST OF	· · · · · · · · · · · · · · · · · · ·		
Is site	No.	Ward	Stainton & Thornto	า			
vacant?	110	vuid	Stanton & monito				
Brownfield /	Greenfield	Eastings	447625	Northings	513646		
Greenfield	0.00			11011	3233.5		
Ownership	I						
Private sector of	ne owner						
		gnations which pred	lude development				
N/A		8 p. 0.					
-	s: national or lo	ocal designations wh	nich may impact on d	evelopment poten	tial		
			Stainton & Thornton				
	-	• •	Nest Enclosure' – a s				
			roposals would need				
			ce with paragraph 19				
	_		Wildlife Site (LWS) –				
			trimental impact on t		•		
Current land us			·				
Agricultural lan	d with hedgero	w boundaries. Field	slopes down towards	south.			
Surrounding la				7 7			
Residential, fari	mland, beck val	ley					
Site access	•	,					
Maltby Road			03.				
Physical or env	ironmental cor	straints to develop	ment				
			d Thornton Conserva	ion Area. The Cons	servation Area's		
	-	-	development of the s				
some of their vi	illage character	. Page 25 of the Cons	servation Area Appra	sal states "The Con	servation Area is		
based on histor	ic settlements,	which are important	t to its setting. It inclu	des open countrys	ide beyond the		
villageViews i	nto and out of	the Conservation Are	ea should be protecte	d." Impact on ope	n		
countryside/lar	dscape setting	Policy ST3 of the Sta	ainton & Thornton Ne	eighbourhood Plan	requires that		
development d	oes not adverse	ely affect the distinct	ive local character of	the open landscap	es of the Parish.		
			y impact on residenti	al site yield/layout.			
Does the site h	ave housing po	tential	Yes (if the L	mit to Developmer	nt designation		
			were to be	removed from the	site through the		
			Local Plan r	eview the site woul	d have housing		
			potential)				
		ent in adopted Loca	I Plan No (site is b	eyond the limit to	development)		
Does site have	planning perm	ssion at 1.04.23					
No							
Development P							
			n for residential devel		•		
		-	of approximately 250	dwellings. It is cons	idered that this		
yield may be ow		·					
Estimate of dev			T				
Indicative deve			7.41				
Basis of calcula		able area	65% multip	ier			
Indicative site y			220				
Basis of calcula			30 dwelling	•			
Is site suitable	for residential	development		o Development de	_		
				from the site thro	•		
				the site would be s			
			_	ject to demonstrat	_		
			sustain or e	nhance the heritag	e assets and that		

it would not be detrimental to the open

Ref No	STA11	Site name		Field 6	east of Maltby I	Road and we	st of Thornto	on	
					landscape character of Stainton & Thornton and				
					to the ecological value of the LWS.				
Potential typ	es of residen	tial development			Executive, m	arket, afford	able, self-bu	ild, older	
					persons	persons			
Is site availa	ble for reside	ntial development	t now		Yes				
Is site achiev	able for resid	lential developme	nt withi	in 0-5	Housing coul	Housing could be developed if the Local Plan			
years -includ	ling viability				Limit to Deve	elopment des	signation we	re to be	
					removed. Giv	ven potentia	l timescales 1	for the	
					review and le	ead in times	for developn	nent, at	
					the date of the	his assessme	nt there is n	ot a	
					realistic pros	pect that ho	using will be	delivered	
					within 5 years.				
Is site achievable for residential development within 6-			If the Limit to Development designation were to						
15 years -inc	luding viabilit	ty			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 delive	rable/develo <sub>l</sub>	pable			Developable				
Potential tim	nescale for de	velopment to com	nmence		6-10 years	6-10 years			
Potential an	nual delivery	rate			35				
Actions need	ded to overco	me 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 ch	naracter and	LWS.	
Straight line	distance fron	n centre of site (in	km) to:		9				
Primary	Secondary	Neighbourhood	Town		Designated	Bus stop	Train	GP	
school	school	/ Local Centre	Centr	e /	employment		station		
		<b>*</b>	Distric	ct	site / mixed				
			Centro	e	use site				
0.95	1.93	1.32	1.9	7	0.51	0.66	4.61	2.51	

STA16	Site name	Holme Farm		
19.8	Site address	South of Staintor	Way	
No	Ward			
Greenfield	Eastings	449107	Northings	513612
one owner				
s: national des	ignations which pre	clude developmen	t	
				<b>*</b>
s: national or l	ocal designations w	hich may impact or	n development poter	ntial
uns immediate	ly to the south of th	e site – a buffer bet	ween the beck valley	and housing
red. A Grade II	* listed building, Sta	inton Grange Farm,	is located outside of	the site to the
oric Environme	ent Records list the 1	.8th Century Farmste	ead, Stainton Grange	Farm, outside o
orth and the 1	L8 <sup>th</sup> and 19 <sup>th</sup> Century	farmsteads, Glebe,	/Holme Farm outside	of the site to th
			ey would sustain or e	enhance the
		of the NPPF.		
t runs along th	ne beck corridor at th	ne southern bounda	ry of the site. Rights	of way run alon
esidential, incl	uding Grade II* liste	d building, Stainton	Grange Farm, Police	headquarters
		1, 1		
_				
		te to the east. Acce	ss through Hemlingto	on Grange would
			t on open countrysid	
	iton & Thornton Nei			
		_	quires that developn	nent does not
	e local character of t	he open landscapes		nent does not
gh part of site -	e local character of t - would need relocat	he open landscapes ing.	quires that developn of the Parish. Wood	nent does not en utility poles/
	e local character of t - would need relocat	he open landscapes ling.  Yes (if the	quires that developn of the Parish. Wood Limit to Developme	nent does not len utility poles/ ent designation
gh part of site -	e local character of t - would need relocat	he open landscapes ing.  Yes (if the were to b	quires that developn of the Parish. Wood E Limit to Developme oe removed from the	nent does not len utility poles/ ent designation site through the
gh part of site -	e local character of t - would need relocat	he open landscapes ing.  Yes (if the were to b Local Plan	quires that developn s of the Parish. Wood e Limit to Developme be removed from the n review the site wou	nent does not len utility poles/ ent designation site through the
gh part of site - ave housing po	e local character of t - would need relocat otential	he open landscapes ing.  Yes (if the were to b Local Plan potential	quires that developn s of the Parish. Wood e Limit to Developme be removed from the n review the site wou )	nent does not len utility poles/ ent designation site through the ald have housing
gh part of site - ave housing po I for developm	e local character of t - would need relocat otential nent in adopted Loca	he open landscapes ing.  Yes (if the were to b Local Plan potential	quires that developn s of the Parish. Wood e Limit to Developme be removed from the n review the site wou	nent does not len utility poles/ ent designation site through the ald have housing
gh part of site - ave housing po I for developm	e local character of t - would need relocat otential	he open landscapes ing.  Yes (if the were to b Local Plan potential	quires that developn s of the Parish. Wood e Limit to Developme be removed from the n review the site wou )	nent does not len utility poles/ ent designation site through the ald have housing
gh part of site - ave housing po I for developm planning perm	e local character of t - would need relocat otential nent in adopted Loca	he open landscapes ing.  Yes (if the were to b Local Plan potential	quires that developn s of the Parish. Wood e Limit to Developme be removed from the n review the site wou )	nent does not len utility poles/ ent designation site through the ald have housing
gh part of site - ave housing po I for developm planning perm	e local character of t - would need relocat otential nent in adopted Loca nission at 1.04.23	he open landscapes ing.  Yes (if the were to b Local Plan potential al Plan  No (site i	quires that developmes of the Parish. Wood e Limit to Developme or removed from the nareview the site would be beyond the limit to	nent does not len utility poles/ ent designation site through the ald have housing development)
gh part of site - ave housing port I for developm planning perm Progress is working wit	e local character of to would need relocate otential  nent in adopted Locatesission at 1.04.23	Yes (if the were to be Local Plan potential No (site in the site for residing).	quires that developmes of the Parish. Wood e Limit to Developme be removed from the nareview the site would be beyond the limit to	nent does not len utility poles/ ent designation site through the ald have housing development)
gh part of site - ave housing port I for developm planning perm rogress is working wit sites' and eme	e local character of to would need relocate otential  ment in adopted Locate is a sission at 1.04.23  the the owner to pronging Local Plan reviews	Yes (if the were to be Local Plan potential No (site in the site for residue).	quires that developme s of the Parish. Wood e Limit to Developme be removed from the n review the site wou ) s beyond the limit to dential development Document has been	nent does not len utility poles/ ent designation site through the ald have housing development) t through the prepared which
gh part of site - ave housing port  I for development  Progress is working with sites' and emeelopment of 50	e local character of to would need relocate otential  ment in adopted Locatesission at 1.04.23  the the owner to pronouncing to go dwellings. It is continuous to the continuous description of the continuous description.	Yes (if the were to be Local Plan potential No (site in the site for residue).	quires that developmes of the Parish. Wood e Limit to Developme be removed from the nareview the site would be beyond the limit to	nent does not len utility poles/ ent designation site through the ald have housing development) t through the prepared which
I for development of sites of the sites of t	e local character of to would need relocate totential  nent in adopted Locate to a service to proper to proper to proper to grow dwellings. It is consential	Yes (if the were to be Local Plan potential No (site in the week of the week). The week of	quires that developme s of the Parish. Wood e Limit to Developme be removed from the n review the site wou ) s beyond the limit to dential development Document has been	nent does not len utility poles/ ent designation site through the ald have housing development) t through the prepared which
I for development of sites' and emeelopment of solutions	e local character of to would need relocate otential  nent in adopted Locate is a second seco	Yes (if the were to be Local Plan potential No (site in the site for resew. A Spatial Vision insidered that this yi	quires that developme s of the Parish. Wood e Limit to Developme be removed from the n review the site wou ) s beyond the limit to dential development Document has been eld may be overly hig	nent does not len utility poles/ ent designation site through the ald have housing development) t through the prepared which gh (see below)
I for development of sites of the sites of t	e local character of to would need relocate otential  nent in adopted Locate is a second seco	Yes (if the were to be Local Plan potential Plan No (site in the site for resident) was also be a sidered that this yield at the sidered that	quires that development of the Parish. Wood e Limit to Development review the site would be beyond the limit to so beyond the limit to beyond the limit to be below the limit to be beyond the limit to be below the limit to be belo	nent does not len utility poles/ ent designation site through the ald have housing development) t through the prepared which gh (see below)
I for development of sites of the sites of t	e local character of to would need relocate otential  nent in adopted Locate is a second seco	he open landscapes ling.  Yes (if the were to be Local Plais potential al Plan)  No (site is site for resident with the site for resident with the sidered that this yis sidered that this yis larger with the sidered that the sid	quires that developme s of the Parish. Wood e Limit to Developme be removed from the n review the site wou ) s beyond the limit to dential development Document has been eld may be overly hig	nent does not len utility poles/ ent designation site through the ald have housing development) t through the prepared which gh (see below)
gh part of site - ave housing per differ development planning perm erogress is working wit sites' and eme elopment of 50 velopable pote lopable area ( tion of develo	e local character of to would need relocate otential  ment in adopted Locatesission at 1.04.23  The the owner to proper to grow of the owner to proper to detect the control of the contro	he open landscapes ling.  Yes (if the were to be Local Plan potential Plan No (site in the site for resew. A Spatial Vision in the sidered that this yield at the sidered that t	quires that development of the Parish. Wood the Parish. Wood the Limit to Development or review the site would be beyond the limit to dential development Document has been all development has been the limit to be a site of the	nent does not len utility poles/ent designation site through the ild have housing development)  t through the prepared which igh (see below)  or housing within document.
I for development of site of the site of t	e local character of to would need relocate totential  nent in adopted Locate times and 1.04.23  the the owner to proper to group Local Plan review of the times and the control of the times are a local plan review of times are a local plan review of the times are a local plan review of times are a local plan r	Yes (if the were to be Local Plan potential al Plan No (site in the week). A Spatial Vision in the sidered that this yield al Plan Approximation housebuily al Ago and all vision al Plan Approximation in the sidered that this yield al Plan Approximation in the sidered that this yield al Plan Approximation in the sidered that this yield al Plan Approximation in the sidered that this yield al Plan Approximation in the sidered that this yield al Plan Approximation in the sidered that the sidered th	quires that development of the Parish. Wood end in the Parish. Wood end in the parish would be removed from the interview the site would be beyond the limit to dential development. Document has been all may be overly high mate area indicated for lider's Spatial Vision of the parish was per half applied to other the parish which is the parish was also be a parish with the parish was a parish which was a parish which was a parish was a parish with the parish was a parish	nent does not len utility poles/ent designation site through the ild have housing development)  It through the prepared which is (see below)  or housing within document.
I for development of site of the site of t	e local character of to would need relocate otential  ment in adopted Locatesission at 1.04.23  The the owner to proper to grow of the owner to proper to detect the control of the contro	he open landscapes ling.  Yes (if the were to be Local Plan potential Plan No (site in the site for residence that this yield Approximation housebuits and the site for residence that the site for re	quires that development of the Parish. Wood the Parish. Wood the Limit to Development or review the site would be beyond the limit to dential development Document has been all development has been the limit to be a site of the	nent does not len utility poles/ent designation site through the lid have housing development)  t through the prepared which is the see below)  or housing within document.
	19.8  No  Greenfield  one owner  s: national des  s: national des  s: national or l  uns immediate  red. A Grade II  pric Environment  north and the 1  opment propo  in accordance  re and charact  arable land, fie  t runs along the  western bour  nd uses and che  esidential, incl  runs to the eas  mitigation for  to the Hemling  across third pa  ironmental co  etting of the S	19.8 Site address  No Ward  Greenfield Eastings  one owner  s: national designations which press s: national or local designations we can simmediately to the south of the red. A Grade II* listed building, State or ic Environment Records list the 1 morth and the 18 <sup>th</sup> and 19 <sup>th</sup> Century opment proposals would need to come in accordance with paragraph 190 me and character arable land, field boundaries defined truns along the beck corridor at the western boundaries of the site. In duses and character residential, including Grade II* listed for the Hemlington Grange West site across third party land.  Sitonmental constraints to development of the tothe Hemlington Grange II* listed the Stainton Grange II in the stainton II in the stainton Grange II in the stainton II in the stainton Grange II in the stainton II in the stainton Grange II in the stainton I	No Ward Stainton & Thorn  Greenfield Eastings 449107  Tone owner  Stainton & Thorn  Greenfield Eastings 449107  Tone owner  Stantional designations which preclude development  Stantional or local designations which may impact or  Juns immediately to the south of the site – a buffer bettered. A Grade II* listed building, Stainton Grange Farm, oric Environment Records list the 18th Century Farmster on the and the 18th and 19th Century farmsteads, Glebe, popment proposals would need to demonstrate that the in accordance with paragraph 190 of the NPPF.  The and character or along the beck corridor at the southern boundary western boundaries of the site.  The duses and character esidential, including Grade II* listed building, Stainton for a development of the scale proposed. To to the Hemlington Grange West site to the east. Accel  To the Hemlington Grange West site to the east.	19.8 Site address South of Stainton Way  No Ward Stainton & Thornton  Greenfield Eastings 449107 Northings  one owner  s: national designations which preclude development  s: national or local designations which may impact on development poter  uns immediately to the south of the site – a buffer between the beck valley  red. A Grade II* listed building, Stainton Grange Farm, is located outside of  pric Environment Records list the 18 <sup>th</sup> Century Farmstead, Stainton Grange  north and the 18 <sup>th</sup> and 19 <sup>th</sup> Century farmsteads, Glebe/Holme Farm outside  popment proposals would need to demonstrate that they would sustain or e  in accordance with paragraph 190 of the NPPF.  The eard character  Tarable land, field boundaries defined by hedgerows, interspersed by occasing  t runs along the beck corridor at the southern boundary of the site. Rights  It western boundaries of the site.  Induses and character  Tesidential, including Grade II* listed building, Stainton Grange Farm, Police  Truns to the east of the site connecting the site to Stainton Way. This would  smitigation for a development of the scale proposed. There is also potentia  to the Hemlington Grange West site to the east. Access through Hemlington Grange Tarny land.  The proposed of the site of the east of the party land.  The proposed of the site of the east of the east of the east. Access through Hemlington Grange West site to the east.

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.				
		tial development		Market, affor	rdable, self-b	uild		
		ntial development		Yes	ما له ما ما ما		al Diam	
years-includ		lential developme	nt within 0-	5 Housing coul Limit to Deve	-			
years meidd	ing viability			removed. Giv	-	_		
				review and le				
				the date of t	nis assessme	nt there is n	ot a	
				realistic pros	-	using will be	delivered	
to site a solution		l		within 5 year				
		lential developme	nt within 6-	If the Limit to	-			
15 years-inc	15 years-including viability				here is a rea			
					t within 6-10		•	
				location attra	active to the	housing mar	ket.	
Is site deliverable/developable			Developable					
Potential timescale for development to commence				6-10 years	one bouse b	uildar an sit	(برامه م	
	Potential annual delivery rate  Actions needed to overcome constraints				35 (assumed one house builder on site only)  Consideration through Local Plan review			
Actions need	icu to overco	inc constraints			whether the Limits to Development designation			
					should be amended. Assessment of impact any			
					development proposals would have on heritage			
				assets and la	ndscape.			
		n centre of site (in		Designated	Dua stan	Train	CD	
Primary school	Secondary school	Neighbourhood / Local Centre	Town Centre /	Designated employment	Bus stop	station	GP	
3011001	3011001	/ Local Centre	District	site / mixed		Station		
			Centre	use site				
1.15	1.61	1.32	2.03	0.45	0.51	4.54	2.19	
		US	)*					