

Proposed Solar PV Development

Preliminary Environmental Information Report Volume 2 - Technical Appendices

Byers Gill Solar

Reference: EN010139

Revision 1 | May 2023



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Proposed Solar PV Development

Preliminary Environmental Information Report

Appendix 13.1 Matrix of other developments

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1 Identification of 'other development' for CEA

1.1 Introduction

- 1.1.1 This appendix provides a matrix to summarise Stages 1 and 2 of the CEA, in accordance with PINS Advice Note Seventeen.

Table 1-1 Long List of Existing and/or Approved Development

'other development' details			Stage 1			Stage 2					
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4 ?
Nationally Significant infrastructure Projects											
1	EN010150	Lighthouse Green Fuels Limited Lighthouse Green Fuels Project A 'waste-to-sustainable aviation fuel' facility with on-site generating station capacity of up to 150 MW. The facility will treat a combination of commercial & industrial waste, refuse derived fuel (domestic waste) and solid recovered fuel and convert it to various energy-related products, including sustainable aviation fuel and naphtha.	Approx. 9.5km east of the Site Area	Pre-application meeting held July 2022. Anticipated to be operational by Q3/4 2027	Tier 3	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Yes – will require EIA however no application submitted yet	No – insufficient detail available to conduct a cumulative assessment.	No
2	N/A	H2 Teesside Limited H2Teesside A hydrogen production plant of up to 1,200 megawatt thermal capacity; hydrogen distribution pipelines; an air separation unit or oxygen supply pipeline; carbon dioxide capture and compression facilities and a connection to the Northern Endurance Partnership infrastructure (also known as Net Zero Teesside); a natural gas supply connection; other gas pipelines; an electricity grid connection; water supply and treatment infrastructure; wastewater treatment and disposal infrastructure; and other utilities connections, telecommunications and other associated and ancillary infrastructure.	Approx 6.3km east of the Site Area	Project registered on the PINS portal. Application is expected to be submitted to PINS Q4 2023.	Tier 3	Yes	No – not within ZOI	Yes – likely temporal overlap with the Proposed Development	Yes – will require EIA however no application submitted yet	No – insufficient detail available to conduct a cumulative assessment.	No
3	EN010103	Net Zero Teesside power and Net Zero North Sea Storage Limited The Net Zero Teesside Project A full chain carbon capture, utilisation and storage ('CCUS') project, comprising a CO2 gathering network, including CO2 pipeline connections from industrial facilities on Teesside to transport the	Approx. 6.3km east	Project is awaiting a decision from the Secretary of State by 10 May 2023.	Tier 1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Yes - EIA	N/A	Yes

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
			<p>captured CO2 (including the connections under the tidal River Tees); a combined cycle gas turbine ('CCGT') electricity generating station with an abated capacity circa 850 gigawatts output (gross), cooling water, gas and electricity grid connections and CO2 capture; a CO2 gathering/booster station to receive the captured CO2 from the gathering network and CCGT generating station; and the onshore section of a CO2 transport pipeline for the onward transport of the captured CO2 to a suitable offshore geological storage site in the North Sea.</p>									
Transport and Works Act Order												
None within 10km search area												
Minerals and Waste EIA applications – Tees Valley Joint Minerals and Waste Development Plan Documents												
4	13/2892/EIS	<p>Eutech Site Land South Of Chemoxy International Billingham Site New Road 1 Stockton-on-Tees Borough Council Development of materials recycling facility and production of energy from waste, including demolition of the existing offices and erection of new buildings, tanks and silos with access taken from the existing access at New Road, Billingham. The main building will be portal frame, profiled steel clad with stacks at a maximum height of 80m and 28m. (Residual wastes will be processed through an advance thermal treatment process,</p>	Approx. 5.4km east of the Site Area	Under construction	1	Yes	Yes	No – construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	Yes - EIA	<p>Linked to application 22/1145/SCO. This is Phase 1.</p> <p>Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP6 and MWP10(b)</p>	No – incorporated into future baseline	

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			gasification, to produce renewable heat and power).									
5	22/1145/SCO	Eutech Site Land South Of Chemoxy International Billingham Site New Road 1 Stockton-on-Tees Borough Council Screening opinion for proposed hydrogen production plant, battery storage and hydrogen re-fuelling point. Energy from Waste Plant.	Approx. 5.4km east of the Site Area	Screening decision 21 July 2022	3	Yes	Yes	Insufficient information, no formal application	Yes – EIA however only Screening submitted.	Linked to application 16/0195/VARY this would be Phase 2 Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP6, MWP10(b) New Road, Billingham, Stockton-on-Tees	No	
6	23/0090/EIS	Suez Tees Valley Site Haverton Hill Road Billingham Stockton-on-Tees Borough Council Carbon capture facility for existing Energy from Waste site	Approx. 6.8km east of the Site Area.	Application validated 24 January 2023. Awaiting decision.	1		Yes	Insufficient information - awaiting decision.	Yes - EIA	Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP5, MW10(b) Haverton, Stockton-on-Tees	Yes	
7	20/0193/VARY	Port Clarence Landfill Site 1 Stockton-on-Tees Borough Council Section 73 application to vary condition no.3 (Environmental Statement) of planning approval 07/2984/EIS to extend the waste types specifically to include the management and treatment of low level radioactive waste.	Approx. 9.7km east of the Site Area.	Application validated 24 January 2020. Awaiting decision.	1		Yes	Insufficient information - awaiting decision.	Yes - EIA	Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP7, MWP10(b) Port Clarence, Stockton-on-Tees	Yes	

'other development' details		Stage 1					Stage 2				
		Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4 ?
8	20/0192/VARY	Port Clarence Landfill Site 2 Stockton-on-Tees Borough Council Section 73 application to vary condition no.3 (Environmental Statement) of planning approval 94/1049/P (TDC/94/065) to extend the waste types specifically to include the disposal of low level radioactive waste.	Approx. 9.6km east of the Site Area	Application validated 24 January 2020. Awaiting decision.	1		Yes	Insufficient information - awaiting decision.	Yes - EIA	Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP7, MWP10(b) Port Clarence, Stockton-on-Tees	Yes
9	MWP9 Stockton South Household Waste Recycling Centre	MWP9 Stockton South Household Waste Recycling Centre One household waste recycling centre in the area of search identified	Approx. 5.1km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
10	MWP10(a) Stockton Quarry	MWP10(a) Stockton Quarry Proposals for construction and demolition waste recycling.	Approx. 1.9km north of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
11	MWC9 Sewage Treatment	MWC9 Sewage Treatment Development involving the extension or upgrade of existing sewage treatment facilities, including at the Bran Sands Regional Sludge Treatment Centre (Redcar and Cleveland) will be supported.		Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
Town and Country Planning Projects											

'other development' details		Stage 1					Stage 2				
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
12	20/0191/EIS	Yarm Back Lane Stockton-on-Tees Borough Council Hybrid planning application comprising of 1) full application for the erection of 969 dwellings with associated infrastructure, access, landscaping, open space, SUDS and 2) Outline application for proposed primary school with all other matters reserved.	Approx. 1.8km south of the Site Area	Approved with conditions 24 June 2021 Under construction	Tier 1	Yes	Yes	No – construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	Yes - EIA	n/a	No – will be incorporated into future baseline
13	21/2130/FUL	Harrowgate Lane 1 Stockton-on-Tees Borough Council Application for the erection of 55 dwellings to include access, parking, open space and associated infrastructure. Approx. 2.05 hectares.	Approx 700m south of the Site Area	Awaiting decision, validated 15 September 2021	Tier 1	Yes	Yes	Insufficient information - awaiting decision.	Non EIA, selected environmental studies available including ecological appraisal, flood risk assessment, geo-environmental appraisal, noise assessment, arboricultural impact assessment, transport assessment	n/a	No - project too minor to lead to significant effects
14	22/0334/EIS	Summerville Farm Stockton-on-Tees Borough Council Hybrid planning application comprising of 1) full application for the erection of 385 dwellings with associated infrastructure, access and landscaping and 2) Outline application with some matters reserved (appearance, landscaping, layout and scale) for the erection of up to 285 dwellings	Directly adjacent south of the Site Area	Awaiting decision, validated 11 February 2022	Tier 1	Yes	Yes	Insufficient information - awaiting decision.	Yes - EIA	n/a	Yes
15	20/00343/SCO	Burtree Garden Village Darlington Borough Council Scoping Opinion request for a hybrid planning application consisting of 700 dwellings; Landscape, green space/POS, community garden/orchard, play facilities, SUDS and Village Hub and School; Employment and office space; Landscape, green space, POS, community garden and orchard; Retirement/over 55s accommodation	Approx 2.7km south-west of the Site Area	Scoping opinion issued 30 July 2020. Planning application to be submitted soon.	1	Yes	No – application not yet submitted	n/a	n/a	n/a	No

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
		circa and Central Hub including retail/mixed use, public house.										
16	22/00727/FUL	Gately Moor Darlington Borough Council Solar farm and energy storage facility together with associated works, equipment and infrastructure. Approx. 123.37 hectares.	Lies within the Site Area	Approved with conditions 10 November 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including landscape and visual assessment, transport assessment, noise assessment, heritage desk study, glint and glare study, and geophysical report.	n/a	Yes	
17	DM/20/03658/CPO	Durham Way Sewage works Durham County Council Certificate of lawfulness for ground mounted solar panels. Approx 2 hectares.	Approx 1.4km north-west of the Site Area	Approved 18 December 2020	1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non EIA – no environmental reports available.	n/a	No - project too minor to lead to significant effects	
18	22/1511/FUL	California Farm Stockton-on-Tees Borough Council Proposed solar farm (49.9mw) and battery energy storage system (BESS) and associated infrastructure, access and landscaping. Approx. 80 hectares.	Directly adjacent to the south of the Site Area	Approved with conditions 15 March 2023	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including landscape and visual, noise impact assessment, glint and glare assessment, biodiversity impact assessment	n/a	Yes	
19	14/0637/FUL	Carlton (Gentoo Homes) Stockton-on-Tees Borough Council Construction of 36 residential dwellings comprising 13 affordable dwellings and 23 open market dwellings with associated infrastructure and landscaping	Lies within the Site Area	Constructed	1	Yes	No – construction completed, part of baseline	n/a	n/a	n/a	No	
20	17/01187/FULE	Hauxley Farm Darlington Borough Council Erection of 4 agricultural buildings for poultry rearing and associated infrastructure. Approx 3.30 hectares.	Lies within the Site Area	Approved with conditions 4 May 2018	1	Yes	Yes	Insufficient information but assume construction will commence within	Yes - EIA	n/a	No - project too minor to lead to significant effects	

'other development' details			Stage 1				Stage 2				
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4 ?
								three years of consent and therefore could overlap with Proposed Development			
21	DM/21/02816/FPA / 21/00958/FUL	Whinfield Durham County Council Installation of a solar photovoltaic array/solar farm with associated infrastructure. Approx 42.30 hectares.	Lies within the Site Area	Approved 4 October 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including landscape and visual, glint and glare, biodiversity, heritage impact assessment, floor risk assessment, transport statement and health impact statement	n/a	Yes
22	22/00324/FUL	Hazel Field Cottage Darlington Borough Council Change of use of agricultural land for tourist accommodation including the siting of 3 no. holiday lodges with hard standing and gravel pathways, conversion of store room to form office/reception and kitchen facility together with landscaping and associated works	Approx 200m south of the Site Area	Refused 15 November 2022	1	Yes	No – application refused	n/a	n/a.	n/a	No
23	21/01086/FUL	Bishopton Lakes Darlington Borough Council Change of use of land for the siting of 24 no. holiday lodges together with new access track and other associated infrastructure works. Approximately 5.10 hectares.	Directly adjacent to the south of the Site Area	Awaiting decision, validated 12 November 2021 Drainage strategy and landscape plan received 2 February 2023	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development.	Non EIA, selected environmental studies available including Ecological Impact assessment, Landscape and visual impact appraisal, foul drainage assessment, flood risk assessment and arboricultural method statement.	n/a	No - project too minor to lead to significant effects
24	22/00447/FUL	Redmarshall Road Darlington Borough Council Change of use of agricultural fields to glamping site with the siting of 10 no. bell tents with individual shower and toilet sheds, mobile kitchenettes, seating, extended access track , on-site parking provision, drainage and associated works.	Directly adjacent to the north of the Site Area	Awaiting decision, validated 23 June 2022	1	Yes	Yes	Insufficient information - awaiting decision.	Non EIA, selected environmental studies available including Biodiversity net gain assessment and ecological appraisal.	n/a	No - project too minor to lead to significant effects

'other development' details		Stage 1					Stage 2				
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
25	19/0938/REM	Townend Farm Stockton-on-Tees Borough Council Reserved matters application for the erection of 9 no. dwelling houses and associated access and infrastructure.	Approx 1.4km north of the Site Area	Approved 7 March 2022 Non material amendment approved 7 March 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including	n/a	No - project too minor to lead to significant effects
26	21/2290/FUL	High Meadow 2 Stockton-on-Tees Borough Council Construction of a temporary 10.8MW Solar Farm, to include the installation of Solar Panels with transformers, a DNO control room, a customer substation, GRP comms cabin, security fencing, landscaping and other associated infrastructure. Approx 15.03 hectares.	Approx 400m north of the Site Area	Approved with conditions 15 December 2021 Discharged conditions 13 April 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including traffic management, ecological impact assessment, flood risk assessment, glint and glare study and landscape and visual.	n/a	Yes
27	17/2735/REM	Summerville Farm Stockton-on-Tees Borough Council Reserved matters application for access, appearance, landscaping, layout and scale of residential development of 340 dwellings.	Lies within the Site Area	Under construction	1	Yes	Yes	No, construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.	Non EIA, no environmental reports available.	n/a	No – incorporated into future baseline
28	20/2692/FUL	Middlefield Farm Stockton-on-Tees Borough Council Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm), co-located battery storage, 132kV substation, associated equipment and infrastructure. Approx. 28.60 hectares.	Approx 80m north of the Site Area	Approved with conditions 28 April 2021	1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	Non EIA, selected environmental studies available including flood risk assessment, glint and glare, heritage statement, ecological impact assessment, noise impact assessment and landscape and visual	n/a	Yes
29	DM/19/00283/OUT	Forrest Park Durham County Council Outline planning application for an Industrial and Trade Park with ancillary office space, Hotel, Pub and Roadside Restaurant and Retail Units with petrol station and associated infrastructure including an electric power station, parking and landscaping. Approx. 55.15 hectares.	Approx 600m west of the Site Area	Approved 1 November 2019 Latest discharge of conditions 23 December 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including archaeological desk based assessment, landscape and visual appraisal, ecological assessment, transport	n/a	Yes

'other development' details			Stage 1				Stage 2				
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?
30	19/00339/OUT	Darlington Road Darlington Borough Council Outline planning permission for redevelopment of former reservoir site for residential purposes of up to 46 dwellings with all matters reserved apart from access (amended ecological appraisal received 23 May 2019 and additional Technical Transport note received 19 June 2019). Approx. 2.8 hectares.	Approx 3km south of the Site Area	Granted subject to 106 agreement 7 February 2020 Application to submit variation of condition withdrawn 14 December 2022.	1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	No - project too minor to lead to significant environmental effects	n/a	No
31	17/00358/FUL	Middleton Road Darlington Borough Council Erection of 25 no. dwellings and provision of access from Middleton Road (Amended and additional plans received 6th October 2017) (Amended Flood Risk Assessment received 4th October 2017)	Approx 3km south of the Site Area	Granted subject to 106 agreement 16 January 2018	1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development	No - project too minor to lead to significant environmental effects	n/a	No
32	22/00146/OUT	Beaumont Hill Darlington Borough Council Outline planning permission with all matters reserved except access for a residential development up to 600 no. dwellings, convenience store (up to 400m ²) and associated parking, open space, landscaping and infrastructure works	Approx 1km south of the Site Area	Awaiting decision, validated 16 February 2022	1	Yes	Yes	Insufficient information - awaiting decision.	Non EIA, selected environmental studies available including landscape and visual appraisal, ecological impact assessment, arboricultural assessment, heritage assessment, air quality assessment, noise assessment, transport assessment, flood risk assessment, socio-economics and health impact assessment	n/a	Yes
33	15/00804/OUT	Berrymead Farm 1 Darlington Borough Council Outline planning permission for the erection of 370 No dwelling houses	Approx 1.7km south of	Approved 27 June 2022 Latest approval of	Tier 1	Yes	Yes	Insufficient information - awaiting decision.	Non EIA, selected environmental studies available including	Linked to Berrymead Farm 2 (also 15/00804/OUT).	Yes – in combination with Berrymead Farm 2

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
		(Use Class C3) and land reserved for a primary school and nursery (D1) (Additional Information received 8th September 2016) (Additional information and amended plans received 3 July 2017, 6th July 2017 and 1 November 2017). (Additional and Amended plans received 23 January 2018)	the Site Area	details reserved by conditions awaiting decision.						archaeological desk based assessment, ecology report, transport assessment, geo-environmental appraisal, landscape assessment, flood risk assessment, arboricultural impact assessment, air quality assessment.	Allocated for residential development with an indicative yield of 370 dwellings (see ID 49)	
34	21/3097/FUL	Harrowgate Lane 2 Stockton-on-Tees Borough Council Application for the erection of 178 dwellings to include creation of new access from Redmarshall Road and Darlington Back Lane, associated infrastructure, landscaping and SUDS.	Approx 1.7km south of the Site Area	Awaiting decision, validated 5 January 2022	Tier 1	Yes	Yes	Insufficient information - awaiting decision.		Non EIA, selected environmental studies available including transport assessment, flood risk assessment, ecological appraisal, air quality assessment and arboricultural impact assessment.	n/a	Yes
35	18/0644/REM	Durham Road Stockton-on-Tees Borough Council Reserved matters application for 40 dwellings including details of appearance, scale, layout, landscaping and erection of pumping station.	Approx 1.5km north of the Site Area	Under construction	1	Yes	Yes	No, construction expected to be completed prior to commencement of Proposed Development, as such forms part of future baseline.		Non EIA, no environmental reports available.	n/a	No – incorporated into future baseline
36	22/00213/FUL	Burtree Lane Solar Darlington Borough Council Installation of a solar farm comprising of ground mounted bifacial solar panels, access tracks, string inverters, transformers, substation, storage containers, underground cables and conduits, perimeter fence, temporary construction compound and associated infrastructure and planting scheme. Approx. 58.96 hectares.	Approx 2km south-west of the Site Area	Approved 11 January 2023	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development		Non EIA, selected environmental studies available including an environmental report, contaminated land report, flood risk assessment, ecology assessment, landscape and visual assessment, archaeology and heritage assessment, noise assessment and glint and glare.	n/a	Yes

'other development' details		Stage 1					Stage 2				
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
37	15/01050/OUT	Burtree Lane (S) Darlington Borough Council Outline planning permission for residential development for up to 380 residential dwellings, with access arrangements, open space and landscaping with all matters reserved except for access (Amended Description) (Additional information received 8th September 2016) (Amended plans and information received 27th, 30 June 2017, 3 November 2017 and 31 January 2018).	Approx 2.3km south-west of the Site Area	Approved 21 August 2020. Non material amendment approved 19 August 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including an environmental report, ecological appraisal, arboricultural assessment, noise assessment, heritage statement, landscape assessment, flood risk assessment and air quality assessment.	Allocated for residential development with an indicative yield of 380 dwellings (see ID 48)	Yes
38	19/01072/OUT	Burtree Lane (N) Darlington Borough Council Outline application for residential development comprising up to 150 dwellings with all matters reserved except for means of access - a roundabout on Burtree Lane	Approx 2km south-west of the Site Area	Refused 23 November 2020. Appeal refused 12 October 2021.	1	Yes	No – application refused	n/a	n/a.	n/a	No
39	21/00346/RM1	Berrymead Farm 2 Darlington Borough Council Application for reserved matters approval relating to appearance, landscaping, layout and scale for the erection of 123 no. dwellings, hard/soft landscaping, drainage and associated works attached to outline planning permission 15/00804/OUT dated 06 February 2020 (Outline planning permission for the erection of 370 No dwelling houses (Use Class C3) and land reserved for a primary school and nursery (D1))	Approx 1.9km south-west of the Site Area	Granted 7 February 2020 Non-material amendment approved 7 November 2022	1	Yes	Yes	Yes – likely temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including archaeological desk based assessment, ecology report, transport assessment, landscape assessment, flood risk assessment, arboricultural assessment, air quality assessment, noise assessment and heritage impact assessment	Linked to Berrymead Farm 1 (also 15/00804/OUT). Allocated for residential development with an indicative yield of 370 dwellings (see ID 49)	Yes
40	20/2131/FUL	Hell Hole Farm Stockton-on-Tees Borough Council Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm) with associated equipment and	Approx 2km north of the Site Area	Approved with conditions 11 December 2020	1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could	Non EIA, selected environmental studies available including glint and glare, ecological impact assessment, heritage statement	n/a	Yes

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
		infrastructure. Approx. 38.50 hectares.							overlap with Proposed Development	and flood risk assessment.		
41	22/01329/FUL	Long Pasture Darlington Borough Council Proposed ground mounted solar farm consisting of the Installation of 49.9MW solar photovoltaic array/solar farm with associated infrastructure. Approx. 104.50 hectares.	Approx 700m south of the Site Area	Awaiting decision, validated 16 December 2022	1	Yes	Yes	Insufficient information - awaiting decision.		Non EIA, selected environmental studies available including landscape and visual assessment, glint and glare assessment, ecological impact assessment, heritage assessment, flood risk assessment, transport statement, noise report, geophysical survey report	n/a	Yes
42	DM/20/01991/FPA	Cowley House Farm Durham County Council Installation and operation of a Solar Farm and associated infrastructure. Approx. 87.77 hectares.	Approx 3.6km north of the Site Area	Approved 25 January 2021	1	Yes	Yes	Insufficient information but assume construction will commence within three years of consent and therefore could overlap with Proposed Development		Non EIA, selected environmental studies available including biodiversity management plan, setting impact assessment, ecological assessment, landscape and visual impact assessment, flood risk assessment,	n/a	Yes
43	15/1826/FUL	High Meadow Stockton-on-Tees Borough Council Construction of a solar farm, to include the installation of solar panels with transformers, substation, security fence and gate and other associated infrastructure.	Lies within the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	n/a	No
44	21/1635/SCO	Carrs Fishing Lakes Stockton-on-Tees Borough Council Screening opinion for proposed installation of a 60MW energy storage facility.	Approx 60m north of the Site Area	Application validated 11 June 2021.	3	Yes	Yes	Insufficient information, no formal application.		Non-EIA, EIA screening available (determined non EIA).	No – insufficient detail available to conduct a cumulative assessment.	No
45	13/00553/FUL	Aldi Distribution Centre – Darlington Solar Farm Darlington Borough Council	Approx 3.7km south-	Operational	1	Yes	No – operational,	n/a	n/a	n/a	n/a	No

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			Installation of 4800 roof mounted solar panels	west of the Site Area				part of the baseline				
46	14/01305/FUL	Field at School Aycliffe Lane Solar Farm Darlington Borough Council Installation and operation of solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverters, transformers, substations, communications building, access tracks, pole-mounted CCTV cameras and fence (amended site location plan received 2 February 2015) (additional constructional and operational access plans received 8 April 2015) (additional Landscape and Biodiversity Management Plan received 8 April 2015) (additional Landscape and Visual Impact Assessment received 16 April 2015) (amended plans received 16 April 2015) (additional email received 23 April 2015) (amended plans and elevations received 20 May 2015) (additional plans received 16 June 2015)	Approx 2.9km north-west of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	
47	15/1842/FUL	Eaglescliffe Solar Farm Stockton on Tees Borough Council Installation of a ground mounted a 5MWp photovoltaic solar farm comprising of solar panels, electronics, equipment housing, security measures, access and ancillary development.	Approx 4.8km south of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	
48	10/2549/EIS	Lambs Hill Wind Farm Stockton on Tees Borough Council Erection of 4 No. wind turbines (max height 125m) and associated infrastructure to include anemometer masts, access roads, crane pads, control building, substation and temporary construction compound	Approx 300m north of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	
49	H/2015/0315	Stob House Solar Farm Hartlepool Borough Council	Approx 6km	Operational	1	Yes	No – operational,	n/a	n/a	n/a	No	

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
		Construction of a temporary Solar Farm to include the installation of Solar Panels with transformers, a District Network Operator (DNO) substation, security fence and gate (incorporating infra-red beam system) and other associated infrastructure (10.05ha)	north-east of the Site Area					part of the baseline				
50	H/2009/0231	Red Gap Moor Wind Farm Hartlepool Borough Council Erection of 5 no. wind turbines, meteorological monitoring mast, switch room, contractors compound and associated works including improvements to the existing site access from the A19, construction of temporary haul road for construction purposes; permanent tracks to connect turbines and occasional deployment of temporary road from the improved A19 access to the turbine access tracks to support maintenance and other works which requires the use of heavy vehicles and plant.	Approx 6.3km north-east of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	
51	7/2004/0715/DM	Walkway Wind Farm Durham County Council Erection of seven wind turbines with associated tracks underground cables switchgear building and anemometer mast	Approx 7.4km north of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	
52	15/00484/FUL	Land West of Hunger Hill Solar Farm Darlington Borough Council Installation and operation of solar farm and associated infrastructure, including photovoltaic panels, mounting frames, inverter sunstations, access tracks, pole-mounted CCTV cameras and security fencing	Approx 5.9km south of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	
53	H/2015/0316	Land at Bluehouse Solar Farm Hartlepool Borough Council Construction of a temporary Solar Farm, to include the installation of Solar Panels with transformers, a District Network Operator (DNO) substation, security fence and gate	Approx 7.2km north-east of the Site Area	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No	

'other development' details		Stage 1					Stage 2				
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
		(incorporating infra-red beam system) and other associated infrastructure									
Local Plan Allocations											
Darlington Borough Council											
54	03	Site 3 South of Burtree Lane The site is an urban extension to the north of the main urban area. It is bounded by Burtree Lane to the north and Whessoe Road to the west. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 380 dwellings.	Approx 2.3km south-west of the Site Area	Allocation - adopted	3	No – already captured within application 15/01050/OUT	n/a	n/a	n/a	n/a	No – already captured within application 15/01050/OUT
55	08	Site 8 Berrymead Farm The site is an urban extension to the north of the main urban area; it is bounded by Burtree Lane to the south and Beaumont Hill to the east. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 370 dwellings.	Approx. 1.7km south of the Site Area	Allocation - adopted	3	No - already captured within application 21/00304/CON	n/a	n/a	n/a	n/a	No - already captured within application 15/00804/OUT
56	020	Site 20 Great Burdon The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 1250 dwellings; 500 of which are estimated to be delivered during the plan period.	Approx. 3.5km south of the Site Area	Allocation - adopted	3	Yes	Yes	Proposed / projected construction of 500 dwellings by 2036 and 750 dwellings post-2036	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
57	041	Site 41 - Coniscliffe Park, South The site is an urban extension to the south west of the main urban area. It is bound by Coniscliffe Road to the south. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 535 dwellings, 420 of which are estimated to be delivered during the plan period.	Approx. 6.2km south-west of the Site Area.	Allocation-adopted	3	No	No	Proposed / projected construction of 420 dwellings by 2036 and 115 dwellings post-2036	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
58	100	Site 100 - Hall Farm, Branksome	Approx. 5.6km	Allocation-adopted	3	Yes	Yes	Proposed / projected	No environmental detail available	No – insufficient detail available	No -excluded as only 'near

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			The site is an urban extension to the west of the main urban area. It is bound by the A1(M) to the west and Malvern Crescent to the east. The site is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 450 dwellings; 270 of which are estimated to be delivered during the plan period.	south-west of the Site Area.						construction of 270 dwellings by 2036 and 180 dwellings post-2036	to conduct a cumulative assessment	certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
59	249	Site 249 - Coniscliffe Park, North The site is an urban extension to the south west of the main urban area. It is bound by Staindrop Road (B6279) to the north. It is greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 985 dwellings; 516 are estimated to be delivered during the plan period.	Approx 5.9km south-west of the Site Area.	Allocation-adopted	3	No	No		Proposed / projected construction of 516 dwellings by 2036 and 469 dwellings post-2036	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
60	251	Site 251 – Skertingham An allocation is identified on the North side of Darlington at Skertingham (Site Reference: 251) to secure the delivery of up to 4,500 dwellings. During the plan period to 2036 this site is expected to deliver approximately 1,650 dwellings of which 600 dwellings are to be delivered on land adjacent to the A167 and west of the East Coast Mainline on the western part of the allocation; and 1,050 dwellings to be delivered on land to the east of the east coast mainline on the eastern part of the allocation with initial phases located on land adjoining Barmpton Lane.	Approx. 900m south of the Site Area.	Allocation-adopted	3	Yes	Yes		Proposed / projected construction of 1650 dwellings by 2036 and 2850 dwellings post-2036	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.
61	392	Site 392 - Elm Tree Farm The site is an urban extension to the north east of the main urban area . The site is to the north of Sparrow Hall Drive. It is a greenfield site which is largely in agricultural use and	Approx 2.8km south of the Site Area.	Allocation-adopted	3	Yes	Yes		Proposed / projected construction of 150 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			is proposed for allocation for residential development with an indicative yield of 150 dwellings.									This allocation is only 'reasonably foreseeable'
62	011	Site 11 - Cattle Mart This brownfield site is currently in use as a cattle and auction mart and is located to the south west of the town centre. Although not currently available work is underway to relocate the mart in the near future from the town centre area to a site at Humbleton Farm adjacent to the A68 currently under construction. The current mart site is proposed for allocation for residential development with an indicative yield of 76 dwellings.	Approx. 6.1km south of the Site Area.	Allocation-adopted	3	No	No		Proposed / projected construction of 76 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
63	318	Site 318 - N. Allington Way The site is open space / disused playing field and is located in the eastern part of the main urban area. It is bound by Allington Way to the south, McMullen Road to the west and Lingfield Close to the north. The site is proposed for allocation for residential development with a yield of 85 dwellings.	Approx. 5.3km south of the Site Area.	Allocation-adopted	3	Yes	Yes		Proposed / projected construction of 85 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
64	355	Site 355 - Lingfield Point (Mixed Use) The majority of this site is brownfield land and is occupied by some existing employment uses. It is situated to the east of the main urban area of the Borough and to the south of the B6279. It is proposed for allocation for mixed use development with an indicative yield of 331 dwellings and potential B2 and E(g) uses .	Approx. 4.6km south of the Site Area.	Allocation-adopted	3	Yes	Yes		Proposed / projected construction of 331 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
65	403	Site 403 - Blackwell Grange East The site is located to the south of the main urban area of the Borough and is an area of open space (disused golf course). The site is located to the east of Carmel Road South and to the west of Grange Road. It is part of the grounds of Blackwell Grange Hotel which is located to the north.	Approx. 7.4km south of the Site Area.	Allocation-adopted	3	No	No		Proposed / projected construction of 72 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only

‘other development’ details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for ‘other development’ and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
		The site is proposed for allocation for residential development with an indicative yield of 72 dwellings.										'reasonably foreseeable'
66	411	Site 411 - Chesnut Street Car Park This site is located close to the town centre along the Haughton Road. The site currently comprises an area of open space adjacent to the main road and a surface level car park accessed off Chesnut Street. The site is proposed for allocation for residential development with an indicative yield of 34 dwellings.	Approx. 5.2km south of the Site Area.	Allocation-adopted	3	Yes	Yes	Proposed / projected construction of 34 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
67	412	Site 412 - 12 to 18 Skinnergate The site is located in the heart of Darlington's town centre along Skinnergate. This brownfield site is currently occupied by a number of vacant commercial properties. The site is proposed for allocation for a mixed commercial and residential redevelopment with an indicative yield of 15 dwellings.	Approx. 6.2km south of the Site Area.	Allocation-adopted	3	Yes	Yes	Proposed / projected construction of 15 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
68	095	Site 95 - Beech Crescent East, Heighington The site is located to the north of east of Heighington village and is bound by the A6072 to the east. It is greenfield land currently in agricultural use. The site is proposed for allocation for residential development with an indicative yield of 20 dwellings	Approx. 3.8km north-west of the Site Area.	Allocation-adopted	3	Yes	Yes	Proposed / projected construction of 20 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
69	099	Site 99 - Maxgate Farm, MSG The site is located to the north west of Middleton St George and to the west of Station Road. It is currently in agricultural use and is to the north of Middleton St George water park. The site is proposed for allocation for residential development with an indicative yield of 260 dwellings.	Approx 5.5km south of the Site Area.	Allocation-adopted	3	Yes	Yes	Proposed / projected construction of 260 dwellings by 2036.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
70	080	Site 80 - East of Lingfield The 10.3 hectare site is located on the East side of Darlington between Lingfield Point to the west and	Approx. 4.6km south of	Allocation-adopted	3	Yes	Yes	Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a	No -excluded as only 'near certain' or 'more than likely'	

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
		Link66/ Symmetry Park to the east. The northern boundary is with Tornado Way (DETC)and the southern boundary is with Yarm Road Industrial Estate.	the Site Area.								cumulative assessment	proposals are to be included. This allocation is only 'reasonably foreseeable'
71	356	Site 356 - Ingenium Parc The 40.8 hectare Ingenium Parc site is a prime industrial and commercial development site south of the Cummins Engine Factory on Yarm Road. The site is East of Maidendale Local Nature Reserve and North of the Darlington to Middlesbrough railway line. To the east of the site is the Cleveland Bridge building and Morton Palms Business Park. A masterplan for Ingenium Parc sets out potential design principles and requirements for the sites development	Approx 6.2km south of the Site Area.	Allocation-adopted	3	No	No		Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
72	360	Site 360 - Heighington North The 5.7 hectare Heighington North site is part of the cross boundary Merchant Park development with County Durham in which the Hitachi factory in Newton Aycliffe is located. The sites East and South boundaries are with the remainder of the Merchant Park site. The sites Northern boundary is with Heighington Lane.	Approx 2.5km north-west of the Site Area.	Allocation-adopted	3	Yes	Yes		Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
73	362	Site 362 - Teesside International Airport South The 39.30 hectare Teesside International Airport South site lies to the south of the operational airport and its eastern boundary is defined by the borough boundary with Stockton-on-Tees. The southern and western boundaries of the site are with agricultural land running towards the river Tees.	Approx 8km south of the Site Area.	Allocation-adopted	3	No	No		Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
74	368	The 9.84 hectare Central Park South site is a strategic employment site close to Darlington's town centre and Bank Top Station. The site is located north of Yarm Road and	Approx 5.4km south of the Site Area.	Allocation-adopted	3	Yes	Yes		Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely'

'other development' details			Stage 1				Stage 2				
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4 ?
		encompasses John Williams Boulevard South. The site is the only employment area classified as a Tees Valley Enterprise Zone in Darlington and is already the location for a number of buildings key to economic growth in the town such as Business Central, the Advanced Biologics Manufacturing Centre and the National Horizon Centre.									proposals are to be included. This allocation is only 'reasonably foreseeable'
Durham County Council											
75	H30	Copelaw The 98.6 hectare site is for 770 dwellings, a primary school, community facilities and transport links.	Approx 2.2km north of the Site Area.	Allocation-adopted	3	Yes	Yes	Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
76	H32	Land at Woodham College The 4.4 hectare site is for 100 dwellings.	Approx 3.8km north of the Site Area.	Allocation-adopted	3	Yes	Yes	Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
77	H33	Cobblers Hall The 1.8 hectare site is for 50 dwellings.	Approx 4.7km north of the Site Area.	Allocation-Adopted	3	Yes	Yes	Insufficient information, no formal application.	No environmental detail available	No – insufficient detail available to conduct a cumulative assessment	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
78	EMP138	Chilton Industrial Estate The 0.76 hectare site is for B1, B2 and B8 uses	Approx 8.3km north of the	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely'

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
			Site Area.									proposals are to be included. This allocation is only 'reasonably foreseeable'
79	EMP139	Chilton Extension The 3.42 hectare site is for B1, B2 and B8 uses	Approx 8.3km north of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
80	EMP132	Aycliffe North Business Park The 10.19 hectare site is for B1, B2 and B8 uses	Approx 1.7km north-west of the Site Area	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
81	EMP133	Aycliffe South Business Park The 11.09 hectare site is for B1, B2 and B8 uses	Approx 1.2km north-west of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
82	EMP135	Merchant Park The 10.12 hectare site is for B1, B2 and B8 uses	Approx 1.8km west of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
83	EMP154	Forest Park	Approx 600m	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			The 50.85 hectare site is for B1, B2 and B8 uses	west of the Site Area.								certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
84	EMP52	South Church Enterprise Park The 6.86 hectare site is for B1, B2 and B8 uses	Approx 9.7km north-west of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
85	EMP151	Future Business Park The 2.74 hectare site is for B1, B2 and B8 uses	Approx 5.9km north-west of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
86	EMP152	All saints Industrial Estate The 6.72 hectare site is for B1, B2 and B8 uses	Approx 6.1km north-west of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
87	EMP142	Fishburn Industrial Estate The 0.82 hectare site is for B1, B2 and B8 uses	Approx 9km north of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
Stockton-on-Tees Borough Council												
88	R1	North Shore Home Zone (Phase 3) The 1.9 hectare site is for 82 dwellings	Approx 4.9km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
89	R2	Navigation Way The 3.9 hectare site is for 150 dwellings	Approx 5.3km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
90	R3	Parkfield and Mill Lane Regeneration Scheme The 3.3 hectare site is for 117 dwellings.	Approx 4km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
91	R4	Former Visqueen Site The 15.8 hectare site is for 480 dwellings	Approx 5km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
92	R5	Alma House The 0.62 hectare site is for 34 dwellings.	Approx 3.7km south-east of the	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
			Site Area.									This allocation is only 'reasonably foreseeable'
93	R6	Parkin Street The 0.2 hectare site is for 43 dwellings	Approx 3.8km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
94	E1	Urlay Nook The 6.8 hectare site is for 145 dwellings.	Approx 7km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
95	E2	Allens West The 40.9 hectare site is for 845 dwellings	Approx 6.3km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
96	E3	West Acres The 2.6 hectare site is for 81 dwellings	Approx 7km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
97	E4	Hunters Rest Farm The 6.5 hectare site is for 130 dwellings	Approx 7.4km south of the	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely'

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
			Site Area.									proposals are to be included. This allocation is only 'reasonably foreseeable'
98	E5	South of Urlay Nook Road The 2.02 hectare site is for 23 dwellings	Approx 7.5km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
99	IB1	The Rings The 19 hectare site is for 480 dwellings	Approx 8km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
100	IB2	Sandhill The 7 hectare site is for 138 dwellings	Approx 7.9km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
101	IB3	Little Maltby Farm, Low Lane The 35 hectare site is for 1155 dwellings	Approx 9.2km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
102	IB4	Blair Avenue	Approx 8.5km	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near	

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			The 0.9 hectare site is for 40 dwellings	south of the Site Area.								certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
103	IB5	Roundhill Avenue The 4.3 hectare site is for 65 dwellings	Approx 8.4km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
104	IB6	Betty's Close Farm The 2.1 hectare site is for 17 dwellings	Approx 8.8km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
105	IB7	Lowfield The 4.2 hectare site is for 66 dwellings	Approx 9.6km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
106	S1	Summerville Farm The 17 hectare site is for 340 dwellings	Directly adjacent to the east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	

'other development' details			Stage 1				Stage 2				
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4 ?
107	S2	Corus Pipe Mill The 7.9 hectare site is for 311 dwellings	Approx 5km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
108	S3	Norton Park Regeneration Scheme The 4.4 hectare scheme is for 174 dwellings	Approx 3.5km south-east of the Site Area.	Allocations-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
109	S4	Former Blakeston School The 3.3 hectare site is for 80 dwellings	Approx 900m east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
110	S5	South of Junction Road The 3.9 hectare site is for 96 dwellings	Approx 2.4km east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
111	T1	Land South of Cayton Drive The 1.6 hectare site is for 45 dwellings	Approx 7.4km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only

'other development' details			Stage 1				Stage 2				
ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors	Progress to Stage 3/4 ?
											'reasonably foreseeable'
112	Y1	Morley Carr Farm The 22.2 hectare site is for 350 dwellings	Approx 10km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
113	Y4	Mount Leven and Land Off Busby Way The 30 hectare site is for 346 dwellings	Approx 9.3km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
114	W1	Land at Wynyard Village The 82.6 hectare site is for 500 dwellings	Approx 4.5km north of the Site Area	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
115	W2	Wellington Drive The 21 hectare site is for 44 dwellings	Approx 3.4km north-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
116	V1	Jasper Grove, Stilington The 1.7 hectare site is for 55 dwellings	Approx 900m north-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.

'other development' details			Stage 1				Stage 2						
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
													This allocation is only 'reasonably foreseeable'
117	V2	South Avenue, Stilington The 1.1 hectare site is for 39 dwellings	Approx 400m north of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a			No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
118	V3	Kirk Hill, Carlton The 3 hectare site is for 61 dwellings	Directly within the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a			No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
119	V7	Thorpe Beck Farm, Thorpe Thewles The 1.4 hectare site is for 24 dwellings	Approx 1.1km north of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a			No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
120	V8	Land North of Thorpe Thewles The 3.1 hectare site is for 40 dwellings	Approx 1.5km north of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a			No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
121	H1 (3.1)	Victoria Estate The 5.1 hectare site is for 210 dwellings	Approx 3.9km south-east	Allocation-adopted	3	No	No	n/a	n/a	n/a			No -excluded as only 'near certain' or 'more than likely'

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
			of the Site Area									proposals are to be included. This allocation is only 'reasonably foreseeable'
122	H1 (3.2)	Queens Park North The 15.3 hectare site is for 400 dwellings	Approx 3.3km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
123	H1 (3.3)	Land Off Grangefield Road The 19 hectare site is for 600 dwellings	Approx 3.3km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
124	H1 (3.4)	Yarm Road The 1.1 hectare site is for 30 dwellings	Approx 4.7km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
125	H1 (5.1)	Darlington Back Lane The 1 hectare site is for 25 dwellings	Approx 1.6km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
126	H1 (5.2)	Former Bilingham Campus School Site	Approx 5.8km	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near	

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			The 10.9 hectare site is for 150 dwellings	north-east of the Site Area.								certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
127	H1 (5.3)	Bowesfield The 6.5 hectare site is for 150 dwellings	Approx 5.7km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
128	H1 (5.4)	Kingfisher Way The 1.4 hectare site is for 37 dwellings	Approx 6km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
129	H1 (5.5)	South of Kingfisher Way The 0.5 hectare site is for 20 dwellings	Approx 6.1km south of the Site Area	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	
130	H1 (5.6)	Magister Road, Thornaby The 0.6 hectare site is for 20 dwellings	Approx. 7km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	

'other development' details		Stage 1					Stage 2				
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
131	H1 (5.7)	Eaglescliffe Golf Course The 8.9 hectare site is for 150 dwellings	Approx. 7.1km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
132		West Stockton SUE 'Allocated Land' The 115.2 hectare site is for 2150 dwellings	Directly adjacent to the south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
133		West Stockton SUE 'Reserve Land' Th 19.6 hectare site is for 400 dwellings	Approx. 1km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
134	H1.7	Wynard Park The 66.6 hectare site is for 1100 dwellings	Approx. 5km north-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
135	EG1(1a)	North Shore The 3 hectare site is for mixed use development which could include residential and commercial uses. Retail and leisure uses will be prioritised in the part of the site within Stockton Town Centre. The area is classed as a Principal Office	Approx. 4.4km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only

'other development' details		Stage 1					Stage 2					
		ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?	Other factors
			Location where office based development will be encouraged to locate.									'reasonably foreseeable'
136	EG1(1b)	Teesdale and Thornaby Place The 2 hectare site is for mixed uses which could include residential and office opportunities. The area is identified as a Principal Office Location providing large scale opportunities for office based businesses.	Approx. 4.6km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
137	EG1(1c)	Wynyard The 37 hectare site is a high quality strategic inward investment location for office (B1 Use Class) manufacturing and engineering (B2 Use Class) and logistics use (B8 Use Class) providing opportunities for major employers to locate in the Tees Valley.	Approx. 5.1km north-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
138	EG1(1d)	Preston Farm The 11 hectare site is for general employment development focusing on manufacturing and engineering (B2 Use Class) storage and distribution (B8 Use Class) and car sales (Sui Generis). Office development will be encouraged where there are no sequentially preferable locations for the use.	Approx. 5.2km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
139	EG1(1e)	Belasis The 16 hectare site is for high quality proposals for office development (B1a Use Class); laboratories and research and development (B1b Use Class); and light industrial uses (B1c Use Class) linked to the process industries.	Approx. 5.9km east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
140	EG1(1f)	Portrack Lane The 16 hectare site is for general employment development focusing on logistics (B8 Use Class)	Approx. 4.5km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a		No -excluded as only 'near certain' or 'more than likely'

'other development' details			Stage 1				Stage 2					
			ID	Application Reference	Applicant for 'other development' and brief description	Distance from project	Status	Tier	Within ZOI?	Progress to Stage 2?	Overlap in temporal scope?	Scale and nature of development likely to have a significant effect?
		manufacturing and engineering (B2 Use Class).										proposals are to be included. This allocation is only 'reasonably foreseeable'
141	EG1(1g)	Durham Lane The 30 hectare site is for general employment development focusing on logistics (B8 Use Class) manufacturing and engineering (B2 Use Class).	Approx. 5.6km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
142	EG1(1h)	Teeside The 31 hectare site is for general employment development focusing on logistics (B8 Use Class) manufacturing and engineering (B2 Use Class).	Approx. 8.1km south-east of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
143	EG1(1i)	Cowpen The 4 hectare site is for general employment development focusing on logistics (B8 Use Class) manufacturing and engineering (B2 Use Class).	Approx. 6.1km north-east of the Site area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'
144	EG5	Durham Tees Valley Airport The 20 hectare site is for general employment land providing large-scale opportunities including logistics (B8 Use Class).	Approx. 7.5km south of the Site Area.	Allocation-adopted	3	No	No	n/a	n/a	n/a	n/a	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'