

**Byers Gill Solar
EN010139**

6.4.13.2 Environmental Statement Appendix 13.2 Long List of Committed Developments

Planning Act 2008

APFP Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed Forms
and Procedure) Regulations 2009

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1 Long List of Committed Developments

1.1 Introduction

- 1.1.1. This appendix provides a matrix to summarise Stages 1 and 2 of the cumulative effects assessment (CEA), in accordance with PINS Advice Note Seventeen [1].

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	<p>Lighthouse Green Fuels Limited Lighthouse Green Fuels Project</p> <p>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.</p>	Approx. 9.5km east of the Order Limits	Environmental Impact Assessment (EIA) Scoping Report issued 25 July 2023 and an EIA Scoping Opinion from PINS was published on 1 September 2023.	2	Yes	Yes	Yes – possible temporal overlap with the Proposed Development	Yes – will require EIA however no application submitted yet	Limited detail available to conduct a cumulative assessment, however as the project is considered to be a NSIP significant effects are likely, and as such a high-level assessment is considered appropriate. It is noted the level of assessment undertaken will be proportionate to the level of detail available on the application and as such may be limited.	Yes
2	EN070009	<p>H2 Teesside Limited H2Teesside</p> <p>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.</p>	Approx 6.3km east of the Order Limits	EIA Scoping Report issued on 6 April 2023 and an EIA Scoping Opinion was issued by PINS on 17 May 2023. Two S.46 Notifications were published on 30 November and 13 December 2023, respectively, relating to the commencement of statutory consultation.	2	Yes	Yes	Yes – possible temporal overlap with the Proposed Development	Yes – will require EIA however no application submitted yet	Limited detail available to conduct a cumulative assessment, however as the project is considered to be a NSIP significant effects are likely, and as such a high-level assessment is considered appropriate. It is noted the level of assessment undertaken will be proportionate to the level of detail available on the application and as such may be limited.	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?	Other factors	Progress to Stage 3/4 ?
3	EN010103	<p>Net Zero Teesside power and Net Zero North Sea Storage Limited</p> <p>The Net Zero Teesside Project</p> <p>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 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>	Approx. 6.3km east of the Order Limits	PINS issued a Recommendation Report to the Secretary of State (SoS) on 10 February 2023. The SoS decision is pending a further consultation, which is currently underway as published on 20 December 2023.	1	Yes	Yes	Yes – possible temporal overlap with the Proposed Development	Yes - EIA	n/a	Yes
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</p> <p>Stockton-on-Tees Borough Council</p> <p>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</p>	Approx. 5.4km east of the Order Limits	Under construction	1	Yes	No – development is under construction. Forms the baseline	n/a	n/a	Linked to application 22/1145/SCO. This is Phase 1. Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan	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	Progress to Stage 3/4 ?
		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, gasification, to produce renewable heat and power). Approx. 8.14 hectares.								Documents, policy MWP6 and MWP10(b)	
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. 2.3 hectares.	Approx. 5.4km east of the Order Limits	Screening decision 21 July 2022.	3	Yes	No less than 5ha	n/a	n/a	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. 2.84 hectares	Approx. 6.8km east of the Order Limits.	Application validated 24 January 2023. Awaiting decision.	1	Yes	No – less than 5ha	n/a	n/a	Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP5, MW10(b) Haverton, Stockton-on-Tees	No
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	Approx. 9.7km east of the Order Limits.	Section 73 application validated 24 January 2020. Awaiting decision. Existing landfill is operational	1	Yes	No – development operational. Forms the baseline.	n/a	n/a	Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP7, MWP10(b) Port Clarence, Stockton-on-Tees	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	Progress to Stage 3/4 ?
		management and treatment of low level radioactive waste. Approx 13 hectares									
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 Order Limits	Section 73 Application validated 24 January 2020. Awaiting decision. Existing landfill is operational	1	Yes	No – development operational. Forms the baseline.	n/a	n/a	Site is allocated within the Tees Valley Joint Minerals and Waste Development Plan Documents, policy MWP7, MWP10(b) Port Clarence, Stockton-on-Tees	No
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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	n/a	n/a	n/a	No
10	MWP10(a) Stockton Quarry	MWP10(a) Stockton Quarry Proposals for construction and demolition waste recycling.	Approx. 1.9km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'	n/a	n/a	n/a	No
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.	Approx 15km east of the Order Limits	Allocation- adopted	3	No	n/a	n/a	n/a	n/a	No
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?	Other factors	Progress to Stage 3/4 ?
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 Order Limits	Approved with conditions 24 June 2021 Under construction	Tier 1	Yes	No – development is under construction. Forms the baseline	n/a	n/a	n/a	No
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 Order Limits	Awaiting decision, validated 15 September 2021	Tier 1	Yes	No – less than 150 dwellings and less than 5ha	n/a	n/a	n/a	No
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. Approx. 26.58 hectares.	Directly adjacent south of the Order Limits	Approved with conditions 21 December 2023	Tier 1	Yes	Yes – more than 5ha and more than 150 dwellings	Insufficient information -awaiting decision.	Yes - EIA	n/a	Yes
15	22/01342/FUL	Burtree Garden Village Darlington Borough Council Hybrid planning application for full planning permission for Burtree Garden Village Strategic Access Road, outline application for demolition and development of 750 dwellings; office and	Approx 2.7km south-west of the Order Limits	Awaiting decision validated 21 December 2022	1	Yes	Yes – more than 5ha and more than 150 dwellings	Insufficient information -awaiting decision.	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?	Other factors	Progress to Stage 3/4 ?
		community facilities. Approx. 50.59 hectares.									
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 Order Limits	Approved with conditions 10 November 2022	1	Yes	Yes – more than 5ha	Yes – possible 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/CP O	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 Order Limits	Approved 18 December 2020	1	Yes	No – less than 5ha	n/a	n/a	n/a	No
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 Order Limits	Approved with conditions 15 March 2023	1	Yes	Yes – more than 5ha	Yes – possible 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 Order Limits	Operational	1	Yes	No – development operational. Forms 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?	Other factors	Progress to Stage 3/4 ?
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 Order Limits	Approved with conditions 4 May 2018	1	Yes	No – less than 5ha	n/a	n/a	n/a	No
21	DM/21/02816/FPA / 21/00958/FUL / DM/23/01120/DR C	Whinfield Durham County Council Installation of a solar photovoltaic array/solar farm with associated infrastructure. Approx 42.30 hectares.	Lies within the Order Limits	Approved 4 October 2022. Request for non-material amendment pending consideration validated 25 August 2023, approved on 28 November 2023	1	Yes	Yes – more than 5ha	Yes – possible 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	23/00588/FUL	Hazelfield Cottage Darlington Borough Council Change of use of agricultural land for tourist accommodation including the siting of 3 No. holiday lodges and 3 No. hot tub enclosures with car parking, associated landscaping and gravel pathways including the creation of secondary access. Conversion of store room to form kitchen/office and garage together with landscaping and associated works. Approx. 0.02 hectares.	Approx 210m east of the Order Limits	Refused 7 December 2023	1	Yes	No – less than 5ha and 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	Directly adjacent to the south of the Order Limits	Awaiting decision, validated 12 November 2021 Drainage strategy and landscape plan received 2 February 2023	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the Proposed Development.	Non EIA, selected environmental studies available including Ecological Impact assessment, Landscape and visual impact appraisal, foul drainage assessment,	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?	Other factors	Progress to Stage 3/4 ?
		infrastructure works. Approx. 5.10 hectares.							flood risk assessment and arboricultural method statement.		
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. Approx. 1.38 hectares.	Directly adjacent to the north of the Order Limits	Awaiting decision, validated 23 June 2022	1	Yes	No - less than 5ha	n/a	n/a	n/a	No
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 950m east of the Order Limits	Approved 7 March 2022 Non material amendments approved 7 March 2022 and 7 June 2023	1	Yes	No – less than 150 dwellings and less than 5ha	n/a	n/a	n/a	No
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 Order Limits	Approved with conditions 15 December 2021 Discharged conditions 13 April 2022	1	Yes	Yes –more than 5ha	Yes – possible 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	Lies within the Order Limits	Under construction	1	Yes	No – development under construction. Forms 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?	Other factors	Progress to Stage 3/4 ?
		of residential development of 340 dwellings.									
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 Order Limits	Approved with conditions 28 April 2021 Latest discharge of conditions approved 3 April 2023	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the 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 Order Limits	Approved 1 November 2019 Latest discharge of conditions 23 December 2022	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including archaeological desk based assessment, landscape and visual appraisal, ecological assessment, transport assessment, geophysical survey	n/a	Yes
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 Order Limits	Granted subject to 106 agreement 7 February 2020 Application to submit variation of condition withdrawn 14 December 2022. Approval of details reserved by condition 2, validated 16 August 2023.	1	Yes	No – less than 150 dwellings and less than 5ha	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	Progress to Stage 3/4 ?
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. 0.74 hectares.	Approx 3km south of the Order Limits	Granted subject to 106 agreement 16 January 2018 Non-material amendments made 4 October 2021	1	Yes	No – less than 150 dwellings and less than 5ha	n/a	n/a	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 400m2) and associated parking, open space, landscaping and infrastructure works. Approx. 34.64 hectares	Approx 1km south of the Order Limits	Awaiting decision, validated 16 February 2022	1	Yes	Yes – more than 150 dwellings and more than 5ha	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	Site is allocated for residential development under the Darlington Local Plan – Site 251 - Skerningham	Yes
33	15/00804/OUT	Berrymead Farm 1 Darlington Borough Council Outline planning permission for the erection of 370 No dwelling houses (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). Approx 21.21 hectares.	Approx 1.7km south of the Order Limits	Approved 27 June 2022 Request for approval of details reserved by conditions pending consideration validated 31 July 2023	1	Yes	Yes – more than 150 dwellings and more than 5ha	Yes – possible temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including archaeological desk based assessment, ecology report, transport assessment, geo-environmental appraisal, landscape assessment, flood risk assessment, arboricultural impact assessment, air quality assessment.	Linked to Berrymead Farm 2 (also 15/00804/OUT). Site is allocated for residential development under the Darlington Local Plan –Site 8 Berrymead Farm	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?	Other factors	Progress to Stage 3/4 ?
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. 9.40 hectares.	Approx 1.7km south of the Order Limits	Awaiting decision, validated 5 January 2022	1	Yes	Yes – more than 150 dwellings and more than 5ha	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 Order Limits	Under construction	1	Yes	No – development is under construction. Forms the baseline	n/a	n/a	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 Order Limits	Approved 11 January 2023	1	Yes	Yes –more than 5ha	Yes – possible 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 as assessment, archaeology and heritage assessment, noise assessment and glint and glare.	n/a	Yes
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	Approx 2.3km south-west of the Order Limits	Approved 21 August 2020. Non material amendment approved 19 August 2022	1	Yes	Yes – more than 150 dwellings and more than 5ha	Yes – possible temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including an environmental report, ecological appraisal, arboricultural assessment, noise assessment, heritage	Site is allocated for residential development under the Darlington Local Plan – Site 3 South of Burtree Lane	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?	Other factors	Progress to Stage 3/4 ?
		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. 17.05 hectares.							statement, landscape assessment, flood risk assessment and air quality assessment.		
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 Order Limits	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 Order Limits	Granted 7 February 2020 Latest non-material amendment approved 3 August 2023	1	Yes	No – already captured within application 15/00804/OUT	n/a	n/a	Linked to Berrymead Farm 1 (15/00804/OUT). Site is allocated for residential development under the Darlington Local Plan –Site 8 Berrymead Farm	No
40	20/2131/FUL	Thorpe Bank Stockton-on-Tees Borough Council Installation of a ground mounted photovoltaic (PV) solar energy generation system (Solar Farm) with	Approx 2km north of the Order Limits	Approved with conditions 11 December 2020. Discharge of conditions granted 10 May 2023	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including glint and glare, ecological impact assessment, heritage statement and flood risk assessment.	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?	Other factors	Progress to Stage 3/4 ?
		associated equipment and infrastructure. Approx. 38.50 hectares.									
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 Order Limits	Granted with conditions 10 Aug 2023	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the Proposed Development	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 Order Limits	Approved 25 January 2021	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the 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 Farm 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 Order Limits	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No
44	23/0752/FUL	Land East of the Carrs Fishing Lakes	Lies within the Order Limits	Approved with Conditions 21 September 2023	1	Yes	No – less than 5ha	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	Progress to Stage 3/4 ?
		Stockton-on-Tees Borough Council Proposed Battery Energy Storage System (BESS) with associated landscaping, access works, infrastructure and development (including cable to connect to the existing Norton sub-station to the east). Approx 2.12 hectares									
45	13/00553/FUL	Aldi Distribution Centre – Darlington Solar Farm Darlington Borough Council Installation of 4800 roof mounted solar panels	Approx 3.7km south-west of the Order Limits	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No
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 Order Limits	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	Approx 4.8km south of	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?	Other factors	Progress to Stage 3/4 ?
		Installation of a ground mounted a 5MWp photovoltaic solar farm comprising of solar panels, electronics, equipment housing, security measures, access and ancillary development.	the Order Limits								
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 Order Limits	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 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)	Approx 6km north-east of the Order Limits	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No
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	Approx 6.3km north-east of the Order Limits	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?	Other factors	Progress to Stage 3/4 ?
		requires the use of heavy vehicles and plant.									
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 Order Limits	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 substations, access tracks, pole-mounted CCTV cameras and security fencing	Approx 5.9km south of the Order Limits	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 (incorporating infra-red beam system) and other associated infrastructure	Approx 7.2km north-east of the Order Limits	Operational	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No
54	DM/17/01873/VO CMW	Aycliffe Quarry Durham County Council Variation of Conditions 1 (Approved plans) and 5 (Restoration of the site) to allow permanent retention of the MBT Plant and associated infrastructure, of Planning Permission No. MRA/7/3	Approx. 500m north west of the Order Limits	Approved 13 October 2017	1	Yes	No – variation of conditions for operational Aycliffe Quarry, therefore part of the baseline	n/a	n/a	Requested for inclusion by Durham County Council	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	Progress to Stage 3/4 ?
55	DM/17/01872/VO CMW	Aycliffe Quarry Durham County Council Variation of Conditions 1 (Approved plans) and 3 (Duration of the permission) to allow permanent retention of the MBT Plant and associated infrastructure, of Planning Permission No. CMA/7/78	Approx. 500m north west of the Order Limits	Approved 13 October 2017	1	Yes	No – variation of conditions for operational Aycliffe Quarry, therefore part of the baseline	n/a	n/a	Requested for inclusion by Durham County Council	No
56	DM/21/01500/WAS	Land North Of Hitachi Rail Europe Ltd Durham County Council Construction and operation of a high temperature thermal treatment facility for clinical and hazardous wastes. Approx. 2.02 hectares	Approx. 2.5km norther west of the Order Limits	Refused 17 December 2021. Decision appealed and permission granted 5 December 2022	1	Yes	No – less than 5ha	n/a	n/a	Requested for inclusion by Durham County Council	No
57	17/00632/OUTE	Land North Of Coniscliffe Road Darlington Borough Council Outline planning application for the erection of up to 535 Dwellings, landscaping, ancillary works and wider highway mitigation measures with all matters reserved except access. Approx. 28.27 hectares	Approx. 6.2km south-west of the Order Limits.	Awaiting decision validated 10 July 2017	1	Yes	Yes – more than 150 dwellings and more than 5ha	Insufficient information -awaiting decision.	Yes - EIA	Requested for inclusion by Stockton-On-Tees Borough Council Site is allocated for residential development under the Darlington Local Plan –Site 41 – Coniscliffe Park, South	Yes
58	23/00782/FUL	Site Of Former Blackwell Grange Golf Club (East) Darlington Borough Council Residential development consisting 44 No. dwellings, with associated access, landscaping, SUDS pond and infrastructure, demolition of agricultural building and the regeneration of Blackwell Grange historic parkland Approx. 23.34 hectares	Approx. 7.4km south of the Order Limits.	Granted after 106 agreement 21 December 2023	1	Yes	Yes – more than 5ha	Insufficient information -awaiting decision.	Non EIA, selected environmental studies available including: Tree Survey, Transport Assessment, Heritage Statement, Air Quality Assessment, Archaeological Assessment, Preliminary Ecological Appraisal, and Noise Impact Assessment.	Requested for inclusion by Stockton-On-Tees Borough Council Site is allocated for residential development under the Darlington Local Plan –Site 403 – Blackwell Grange East	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?	Other factors	Progress to Stage 3/4 ?
59	21/00556/DC	<p>12 - 18 Skinnergate</p> <p>Darlington Borough Council</p> <p>Demolition of existing shops/warehouses at 13/18 Skinnergate and 2 Raby Terrace, erection of 6 no. three bed houses, 6 no. two bed three storey flats and 3 no. ground floor (Use Class E) units with 3 no. two storey flats over. Renovation of 12 Skinnergate and adjoining extension to provide 1 no. (Use Class E) unit to ground floor and 1 no. two storey flat over, including demolition of existing extensions, landscaping and other associated works.</p> <p>Approx. 0.2111 hectares</p>	Approx. 6.2km south of the Order Limits.	Granted with conditions 10 August 2021	1	Yes	No – less than 150 dwellings and less than 5ha	n/a	n/a	<p>Requested for inclusion by Stockton-On-Tees Borough Council</p> <p>Site is allocated for residential development under the Darlington Local Plan –Site 412 - 12 to 18 Skinnergate</p>	No
60	22/00423/FUL	<p>Land East Of Lingfield Estate</p> <p>Darlington Borough Council</p> <p>Industrial development comprising of the erection of 3 no. industrial buildings of Class B2 and/or B8 use (industrial, storage and distribution) with ancillary office space, access, gatehouse, landscaping, parking, service areas and associated works</p> <p>Approx. 10.27 hectares</p>	Approx. 4.6km south of the Order Limits.	Granted after 106 Agreement 28 February 2023	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including: Transport Assessment, Arboricultural Impact Assessment, Air Quality Assessment, and Noise impact Assessment.	<p>Requested for inclusion by Stockton-On-Tees Borough Council</p> <p>Site is allocated for residential development under the Darlington Local Plan –Site 80 – East of Lingfield</p>	Yes
61	18/00033/DC / 21/00987/DC	<p>Ingenium Parc</p> <p>Darlington Borough Council</p> <p>Hybrid application for 100,000 square metre employment development including Class B8, up to 46,000 square metres, Class B1 b/c and up to 11,000 square metres Class B2 including associated landscaping, access and parking with proposed phase 1 infrastructure works consisting of the industrial estate, distributor road and</p>	Approx 6.2km south of the Order Limits.	<p>18/00033/DC Granted with conditions 16 April 2018</p> <p>21/00987/DC Granted with conditions 23 December 2021</p>	1	Yes	Yes – more than 5ha	Yes – possible temporal overlap with the Proposed Development	Non EIA, selected environmental studies available including: Ecological Assessment and survey reports, Geotechnical reports, heritage statement, transport assessment, archaeological assessment, air quality assessment.	<p>Requested for inclusion by Stockton-On-Tees Borough Council</p> <p>Site is allocated for residential development under the Darlington Local Plan –Site 356 – Ingenium Parc</p>	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?	Other factors	Progress to Stage 3/4 ?
		initial landscaping works submitted in detail. Approx. 40.8 hectares									
62	20/00196/FUL	Land At Neasham Road & Snipe Lane Hurworth Moor Darlington Borough Council Hybrid application for demolition of existing farmhouse and outbuildings and erection of 305 dwellings, including 150 affordable dwellings, with associated landscaping; access and parking (in detail) and up to 144 affordable dwellings with all matters reserved apart from access (in outline). Approx. 19.41 hectares	Approx. 7.1km south of the Order Limits.	Under Construction/Operation	1	Yes	No – operational, part of the baseline	n/a	n/a	n/a	No
63	23/00878/SCR	Field At Great Burdon Darlington Borough Council Request for a screening opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a proposed erection of 200 dwellings with associated access from the A1150, open space, landscaping, and other ancillary works. Approx. 12.78 hectares	Approx. 3.4km from the Order Limits.	Planning application details currently unavailable.	3	Yes	No - Screening Opinion request application not available on Darlington Borough Council online portal and therefore no detail can be understood regarding this development. The location is available via the planning portal map, which is how the Screening Opinion request was found, however no further detail is available.	n/a	n/a	n/a	No
64	19/00036/OUT	DB Symmetry Phase 2 Land East Of Lingfield Estate Lingfield Point Darlington Borough Council	Approx. 4.5km from the Order Limits.	Granted Subject to 106 agreement 20 March 2020	1	Yes	Yes	Yes – possible temporal overlap with the Proposed Development	Non-EIA selected environmental studies available including: ecological appraisal, noise impact assessment, flood risk	Note – Full application for part of this outline application site is covered by ID 60 (22/00423/FUL).	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?	Other factors	Progress to Stage 3/4 ?
		Outline permission for the erection of up to 58,529 sqm (630,000 sq. ft.) of B1 and/or B2 and/or B8 uses comprising an office/industrial development; ancillary development including restaurants/cafe (A3/A5), Public House (A4), Hotel (C1), and Petrol Filling Station (Sui Generis); together with other associated works with all matters reserved. Approx. 20.36 hectares							statement, transport assessment and air quality assessment.		
65	23/00733/SCO	Proposed New NWL Water Main Ketton Lane Darlington Borough Council Scoping Opinion request for a new 800mm diameter mains water pipeline for the Tees and Central Strategic Transfer Mains development on land from Dynance Beck to Long Newton Service Reservoir. Approx. 298 hectares	Approx. 766m from the Order Limit.	Scoping Opinion Issued 18 September 2023	2	Yes	Yes	Yes - possible temporal overlap with the Proposed Development	Yes - EIA	n/a	Yes
66	DM/23/02331/FPA	Land North East Of Ricknall Grange Farm Ricknall Lane Preston-le-Skerne Durham County Council Conversion of agricultural land to wetland habitats with associated engineering works. Approx. 35.92 hectares.	Approx. 1.88km from the Order Limit.	Approved on 5 December 2023	1	Yes	Yes	Yes - possible temporal overlap with the Proposed Development	Non-EIA selected environmental studies available including: ecological appraisal and flood risk assessment	n/a	Yes
67	DM/23/02905/FPA	Plot 3B Merchant Park Millennium Way Aycliffe Business Park Durham County Council Erection of industrial buildings including	Approx. 1.9km from the Order Limit.	Validated 29 December 2023, Pending Consideration.	1	Yes	Yes	Insufficient information -awaiting decision.	Non-EIA selected environmental studies available including: ecological appraisal, transport assessment, noise assessment, air	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?	Other factors	Progress to Stage 3/4 ?
		ancillary office space together with associated works. Approx. 7.06 hectares.							quality screening assessment and heritage impact assessment.		
68	DM/23/03701/WAS	Aycliffe Quarry Aycliffe Village Newton Aycliffe Durham County Council Erection of a concrete plant (retrospective) and a construction and demolition washing plant. Approx. 2.0 hectares.	Approx. 588 metres from the Order Limit.	Validated on 8 December 2023, Pending Consideration.	1	Yes	Yes	Insufficient information -awaiting decision.	Non-EIA selected environmental studies available including: lighting assessment, ecological appraisal, noise assessment and flood risk assessment.	n/a	Yes
69	23/2102/FUL	Land Off Cygnet Drive Bowesfield Lane Stockton-on-Tees Stockton on Tees Borough Council Erection of 257no dwellings to include associated infrastructure and landscaping. Approx. 9.68 hectares.	Approx 6.5km from the Order Limits.	Validated on 21 December 2023, awaiting decision.	1	Yes	Yes	Insufficient information -awaiting decision.	Non-EIA selected environmental studies available including: noise assessment, transport assessment, ecological appraisal, flood risk assessment, air quality assessment and flood risk assessment.	n/a	Yes
70	23/1819/FUL	Land At Westland Way Stockton-On-Tees Stockton on Tees Borough Council Erection of 1no industrial unit to accommodate use classes B2 and B8 with associated yard space, access and landscaping. Approx. 2.5 hectares.	Approx. 5.4km from the Order Limits.	Validated on 27 September 2023, awaiting decision.	1	Yes	Yes	Insufficient information - awaiting decision.	Non-EIA selected environmental studies available including: air quality assessment, flood risk assessment, noise impact assessment and ecological appraisal.	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?	Other factors	Progress to Stage 3/4 ?
71	23/0261/OUT	Land At Wynyard Village Wynyard Stockton on Tees Borough Council Outline application with all matters reserved for the erection of up to 700 dwellings, community centre, care and medical facilities, open space, golf course improvements and associated works. Approx. 118.2 hectares.	Approx. 3.3km from the Order Limits.	Validated on 30 March 2023, awaiting decision	1	Yes	Yes	Insufficient information - awaiting decision.	Non-EIA but note that this development is of a scale that could be EIA development, however no EIA or other environmental assessment information available on the planning portal.	n/a	Yes
72	20/2408/OUT	Land West Of Maynard Grove Wynyard Stockton on Tees Borough Council Application for outline planning application with all matters reserved except access for the erection of up to 130 dwellings and new local centre with associated landscaping and ancillary works. Approx. 13.5 hectares.	Approx. 5km from the Order Limits.	Approved with Conditions 13 December 2022.	1	Yes	Yes	Yes - possible temporal overlap with the Proposed Development	Non-EIA selected environmental studies available including: heritage assessment, ecological appraisal, landscape statement and archaeology assessment.	n/a	Yes

Table 1-2 Local Plan Allocations

'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 ?
Darlington Borough Council - Local Plan Allocations											
A1	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	Approx 2.3km south-west of the	Allocation - adopted	3	Yes	No -excluded as already captured within application 15/01050/OUT	n/a	n/a	Already captured within application 15/01050/OUT	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	Progress to Stage 3/4 ?
		greenfield land in agricultural use and is proposed for allocation for residential development with an indicative yield of 380 dwellings.	Order Limits								
A2	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 Order Limits	Allocation - adopted	3	Yes	No -excluded as already captured within application 15/00804/OUT	n/a	n/a	Already captured within application 15/00804/OUT	No
A3	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 Order Limits	Allocation - adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
A4	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 Order Limits.	Allocation- adopted	3	No	No -excluded as already captured within application 17/00632/OUTE	n/a	n/a	Already captured within application 17/00632/OUTE	No
A5	100	Site 100 - Hall Farm, Branksome	Approx. 5.6km south-west	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more	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	Progress to Stage 3/4 ?
		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.	of the Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
A6	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 Order Limits.	Allocation- adopted	3	No	No -excluded as already captured within application 17/00632/OUTE	n/a	n/a	Already captured within application 17/00632/OUTE	No
A7	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as already captured within application 22/00146/OUT	n/a	n/a	Already captured within application 22/00146/OUT	No
A8	392	Site 392 - Elm Tree Farm	Approx 2.8km south of	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more	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	Progress to Stage 3/4 ?
		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 is proposed for allocation for residential development with an indicative yield of 150 dwellings.	the Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
A9	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
A10	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 Order Limits.	Allocation- adopted	3	Yes	No - excluded as already operational residential development	n/a	n/a	Operational residential development under planning applications 19/000587/DC, 19/01168/DC, and 20/00230/CU.	No
A11	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.	Approx. 4.6km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
		It is proposed for allocation for mixed use development with an indicative yield of 331 dwellings and potential B2 and E(g) uses .					This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
A12	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. The site is proposed for allocation for residential development with an indicative yield of 72 dwellings.	Approx. 7.4km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as already captured within application 23/00782/FUL	n/a	n/a	Already captured within application 23/00782/FUL	No
A13	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
A14	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	Approx. 6.2km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as already captured within application 21/00556/DC	n/a	n/a	Already captured within application 21/00556/DC	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	Progress to Stage 3/4 ?
		redevelopment with an indicative yield of 15 dwellings.									
A15	095	<p>Site 95 - Beech Crescent East, Heighington</p> <p>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</p>	Approx. 3.8km north-west of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	n/a	n/a	n/a	No
A16	099	<p>Site 99 - Maxgate Farm, MSG</p> <p>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.</p>	Approx 5.5km south of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	n/a	n/a	n/a	No
A17	080	<p>Site 80 - East of Lingfield</p> <p>The 10.3 hectare site is located on the East side of Darlington between Lingfield Point to the west and Link66/ Symmetry Park to the east. The northern boundary is with Tornado Way (DETC)and the southern boundary is with Yarm Road Industrial Estate.</p>	Approx. 4.6km south of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as already captured within application 22/00423/FUL</p>	n/a	n/a	Already captured within application 22/00423/FUL	No
A18	356	<p>Site 356 - Ingenium Parc</p> <p>The 40.8 hectare Ingenium Parc site is a prime industrial and commercial</p>	Approx 6.2km south of	Allocation- adopted	3	Yes	<p>No -excluded as already captured within application</p>	n/a	n/a	Already captured within application	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	Progress to Stage 3/4 ?
		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	the Order Limits.				18/00033/DC / 21/00987/DC			18/00033/DC / 21/00987/DC	
A19	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
A20	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
A21	368	Site 368 – Central Park South 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	Approx 5.4km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
		Yarm Road and 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.					This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
Durham County Council - Local Plan Allocations											
B1	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B2	H32	Land at Woodham College The 4.4 hectare site is for 100 dwellings.	Approx 3.8km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B3	H33	Cobblers Hall The 1.8 hectare site is for 50 dwellings.	Approx 4.7km north of	Allocation- Adopted	3	Yes	No -excluded as only 'near certain' or 'more	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	Progress to Stage 3/4 ?
			the Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
B4	EMP138	Chilton Industrial Estate The 0.76 hectare site is for B1, B2 and B8 uses	Approx 8.3km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B5	EMP139	Chilton Extension The 3.42 hectare site is for B1, B2 and B8 uses	Approx 8.3km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B6	EMP132	Aycliffe North Business Park The 10.19 hectare site is for B1, B2 and B8 uses	Approx 1.7km north-west of the	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
			Order Limits				This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
B7	EMP133	Aycliffe South Business Park The 11.09 hectare site is for B1, B2 and B8 uses	Approx 1.2km north-west of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B8	EMP135	Merchant Park The 10.12 hectare site is for B1, B2 and B8 uses	Approx 1.8km west of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B9	EMP154	Forest Park The 50.85 hectare site is for B1, B2 and B8 uses	Approx 600m west of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.	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	Progress to Stage 3/4 ?
							Insufficient detail available to conduct a cumulative assessment.				
B10	EMP52	South Church Enterprise Park The 6.86 hectare site is for B1, B2 and B8 uses	Approx 9.7km north-west of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B11	EMP151	Future Business Park The 2.74 hectare site is for B1, B2 and B8 uses	Approx 5.9km north-west of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
B12	EMP152	All saints Industrial Estate The 6.72 hectare site is for B1, B2 and B8 uses	Approx 6.1km north-west of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct 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	Progress to Stage 3/4 ?
							cumulative assessment.				
B13	EMP142	Fishburn Industrial Estate The 0.82 hectare site is for B1, B2 and B8 uses	Approx 9km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
Stockton-on-Tees Borough Council - Local Plan Allocations											
C1	R1	North Shore Home Zone (Phase 3) The 1.9 hectare site is for 82 dwellings	Approx 4.9km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C2	R2	Navigation Way The 3.9 hectare site is for 150 dwellings	Approx 5.3km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct 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	Progress to Stage 3/4 ?
							cumulative assessment.				
C3	R3	Parkfield and Mill Lane Regeneration Scheme The 3.3 hectare site is for 117 dwellings.	Approx 4km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C4	R4	Former Visqueen Site The 15.8 hectare site is for 480 dwellings	Approx 5km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C5	R5	Alma House The 0.62 hectare site is for 34 dwellings.	Approx 3.7km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	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	Progress to Stage 3/4 ?
C6	R6	Parkin Street The 0.2 hectare site is for 43 dwellings	Approx 3.8km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C7	E1	Urly Nook The 6.8 hectare site is for 145 dwellings.	Approx 7km south of the Order Limits.	Allocation-adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C8	E2	Allens West The 40.9 hectare site is for 845 dwellings	Approx 6.3km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C9	E3	West Acres The 2.6 hectare site is for 81 dwellings	Approx 7km south of the	Allocation-adopted	3	Yes	No -excluded as only 'near certain' or 'more	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	Progress to Stage 3/4 ?
			Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C10	E4	Hunters Rest Farm The 6.5 hectare site is for 130 dwellings	Approx 7.4km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C11	E5	South of Urlay Nook Road The 2.02 hectare site is for 23 dwellings	Approx 7.5km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C12	IB1	The Rings The 19 hectare site is for 480 dwellings	Approx 8km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
							This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C13	IB2	Sandhill The 7 hectare site is for 138 dwellings	Approx 7.9km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C14	IB3	Little Maltby Farm, Low Lane The 35 hectare site is for 1155 dwellings	Approx 9.2km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C15	IB4	Blair Avenue The 0.9 hectare site is for 40 dwellings	Approx 8.5km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.	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	Progress to Stage 3/4 ?
							Insufficient detail available to conduct a cumulative assessment.				
C16	IB5	Roundhill Avenue The 4.3 hectare site is for 65 dwellings	Approx 8.4km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C17	IB6	Betty's Close Farm The 2.1 hectare site is for 17 dwellings	Approx 8.8km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C18	IB7	Lowfield The 4.2 hectare site is for 66 dwellings	Approx 9.6km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct 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	Progress to Stage 3/4 ?
							cumulative assessment.				
C19	S1	Summerville Farm The 17 hectare site is for 340 dwellings	Directly adjacent to the east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C20	S2	Corus Pipe Mill The 7.9 hectare site is for 311 dwellings	Approx 5km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C21	S3	Norton Park Regeneration Scheme The 4.4 hectare scheme is for 174 dwellings	Approx 3.5km south-east of the Order Limits.	Allocations- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	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	Progress to Stage 3/4 ?
C22	S4	Former Blakeston School The 3.3 hectare site is for 80 dwellings	Approx 900m east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C23	S5	South of Junction Road The 3.9 hectare site is for 96 dwellings	Approx 2.4km east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C24	T1	Land South of Cayton Drive The 1.6 hectare site is for 45 dwellings	Approx 7.4km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C25	Y1	Morley Carr Farm The 22.2 hectare site is for 350 dwellings	Approx 10km south of	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more	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	Progress to Stage 3/4 ?
			the Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C26	Y4	Mount Leven and Land Off Busby Way The 30 hectare site is for 346 dwellings	Approx 9.3km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C27	W1	Land at Wynyard Village The 82.6 hectare site is for 500 dwellings	Approx 4.5km north of the Order Limits	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C28	W2	Wellington Drive The 21 hectare site is for 44 dwellings	Approx 3.4km north-east of the	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
			Order Limits.				This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C29	V1	Jasper Grove, Stilington The 1.7 hectare site is for 55 dwellings	Approx 900m north-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C30	V2	South Avenue, Stilington The 1.1 hectare site is for 39 dwellings	Approx 400m north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C31	V3	Kirk Hill, Carlton The 3 hectare site is for 61 dwellings	Directly within the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.	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	Progress to Stage 3/4 ?
							Insufficient detail available to conduct a cumulative assessment.				
C32	V7	Thorpe Beck Farm, Thorpe Thewles The 1.4 hectare site is for 24 dwellings	Approx 1.1km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C33	V8	Land North of Thorpe Thewles The 3.1 hectare site is for 40 dwellings	Approx 1.5km north of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C34	H1 (3.1)	Victoria Estate The 5.1 hectare site is for 210 dwellings	Approx 3.9km south-east of the Order Limits	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct 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	Progress to Stage 3/4 ?
							cumulative assessment.				
C35	H1 (3.2)	Queens Park North The 15.3 hectare site is for 400 dwellings	Approx 3.3km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C36	H1 (3.3)	Land Off Grangefield Road The 19 hectare site is for 600 dwellings	Approx 3.3km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C37	H1 (3.4)	Yarm Road The 1.1 hectare site is for 30 dwellings	Approx 4.7km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	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	Progress to Stage 3/4 ?
C38	H1 (5.1)	Darlington Back Lane The 1 hectare site is for 25 dwellings	Approx 1.6km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C39	H1 (5.2)	Former Bilingham Campus School Site The 10.9 hectare site is for 150 dwellings	Approx 5.8km north-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C40	H1 (5.3)	Bowesfield The 6.5 hectare site is for 150 dwellings	Approx 5.7km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C41	H1 (5.4)	Kingfisher Way The 1.4 hectare site is for 37 dwellings	Approx 6km south of the	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more	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	Progress to Stage 3/4 ?
			Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C42	H1 (5.5)	South of Kingfisher Way The 0.5 hectare site is for 20 dwellings	Approx 6.1km south of the Order Limits	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C43	H1 (5.6)	Magister Road, Thornaby The 0.6 hectare site is for 20 dwellings	Approx. 7km south-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C44	H1 (5.7)	Eaglescliffe Golf Course The 8.9 hectare site is for 150 dwellings	Approx. 7.1km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
							This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C45		West Stockton SUE 'Allocated Land' The 115.2 hectare site is for 2150 dwellings	Directly adjacent to the south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C46		West Stockton SUE 'Reserve Land' Th 19.6 hectare site is for 400 dwellings	Approx. 1km south of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C47	H1.7	Wynard Park The 66.6 hectare site is for 1100 dwellings	Approx. 5km north-east of the Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'.	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	Progress to Stage 3/4 ?
							Insufficient detail available to conduct a cumulative assessment.				
C48	EG1(1a)	<p>North Shore</p> <p>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 Location where office based development will be encouraged to locate.</p>	Approx. 4.4km south-east of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	n/a	n/a	n/a	No
C49	EG1(1b)	<p>Teesdale and Thornaby Place</p> <p>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.</p>	Approx. 4.6km south-east of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	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	Progress to Stage 3/4 ?
C50	EG1(1c)	<p>Wynyard</p> <p>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.</p>	Approx. 5.1km north-east of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	n/a	n/a	n/a	No
C51	EG1(1d)	<p>Preston Farm</p> <p>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.</p>	Approx. 5.2km south of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	n/a	n/a	n/a	No
C52	EG1(1e)	<p>Belasis</p> <p>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.</p>	Approx. 5.9km east of the Order Limits.	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more than likely' proposals are to be included.</p> <p>This allocation is only 'reasonably foreseeable'.</p> <p>Insufficient detail available to conduct a cumulative assessment.</p>	n/a	n/a	n/a	No
C53	EG1(1f)	<p>Portrack Lane</p>	Approx. 4.5km	Allocation- adopted	3	Yes	<p>No -excluded as only 'near certain' or 'more</p>	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	Progress to Stage 3/4 ?
		The 16 hectare site is for general employment development focusing on logistics (B8 Use Class) manufacturing and engineering (B2 Use Class).	south-east of the Order Limits.				than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C54	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C55	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No
C56	EG1(1i)	Cowpen The 4 hectare site is for general employment development focusing on	Approx. 6.1km north-east of the	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included.	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	Progress to Stage 3/4 ?
		logistics (B8 Use Class) manufacturing and engineering (B2 Use Class).	Order Limits.				This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.				
C57	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 Order Limits.	Allocation- adopted	3	Yes	No -excluded as only 'near certain' or 'more than likely' proposals are to be included. This allocation is only 'reasonably foreseeable'. Insufficient detail available to conduct a cumulative assessment.	n/a	n/a	n/a	No

References

- [1] Planning Inspectorate, *Advice Note Seventeen: Cumulative effects assessment relevant to nationally significant infrastructure projects*, 2019.