

H2Teesside Project

Environmental Statement

Volume III – Appendices

Appendix 23A: Planned Development and Development Allocations Within the Search Area

Document Reference: 6.4.37

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 - Regulation 5(2)(a)



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23A.0 PLANNED DEVELOPMENT AND DEVELOPMENT ALLOCATIONS WITHIN THE SEARCH AREA

Table 23A-1: Planned Developments and Development Allocations within the Search Area.

Locations shown on Figure 23-2: Long List of Other Developments

To be viewed in conjunction with Table 23B-1: Assessment of Cumulative Effects Stages 1-3 (ES Volume III, EN070009/APP/6.4). 'NS' = Not Shown (on Figures 23-2 or 23-3)

ID	APPLICATION REFERENCE	PLANNING AUTHORITY	APPLICANT AND BRIEF DESCRIPTION OF DEVELOPMENT	LOCATION	SITE AREA (ha)	APPROX. DISTANCE TO MAIN SITE (km)	APPROX. DISTANCE TO PROPOSED DEVELOPMENT SITE BOUNDARY IF NOT WITHIN IT (km)	TIMESCALE OF DEVELOPMENT (IF KNOWN)	STATUS	TIER
1	TR030002	The Inspectorate	York Potash Limited: The York Potash Harbour Facilities Order 2016. The installation of wharf / jetty facilities with two ship loaders capable of loading bulk dry material at a rate of 12 m tonnes per annum (dry weight). Associated dredging operations to create berth. Associated storage building with conveyor to wharf/jetty. Including a materials handling facility (if not located at Wilton) served by a pipeline (the subject of a separate application) and conveyor to storage building and jetty.	Land at Bran Sands, Teesside, on the South Bank of the River Tees.	92.44	1.07	0.49	Construction of the harbour facilities January 2017, with completion of the Phase 1 works expected in July 2018. It is the intention that all works will be completed and the Harbour Facilities will be operating at full capacity by 2024.	Granted	1
2	EN010082	The Inspectorate	Sembcorp Utilities (UK) Limited: The Tees Combined Cycle Power Plant. A gas fired combined cycle gas turbine (CCGT) power station with a	Land at the Wilton International Site, Teesside	800	4.75	0.27	Two scenarios presented - both with construction beginning in 2019 and operation in 2022. Second	Granted	1

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			maximum generating capacity of up to 1,700 MWe (Tbc). The project will utilise existing Gas and National Grid connections.					option includes construction of a further 850 Mwe within -five years of its commercial operation, finished in 2030.		
3	EN010103	The Inspectorate	BP: Net Zero Teesside. A full chain carbon capture, utilisation and storage ('CCUS') project, comprising a CO ₂ gathering network, including CO ₂ pipeline connections from industrial facilities on Teesside to transport the captured CO ₂ (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 CO ₂ capture; a CO ₂ gathering/booster station to receive the captured CO ₂ from the gathering network and CCGT generating station; and the onshore section of a CO ₂ transport pipeline for the onward transport of the captured CO ₂ to a suitable offshore geological storage site in the North Sea.	Land within the vicinity of the Former Redcar Steel Works Site (South Tees Development Corporation (STDC)), Redcar and Stockton-on-Tees, TS10 5QW	462	0.76	0.29	ES states that "the programme is currently anticipated to commence shortly after the Development Consent Order (DCO) is granted (projected to be in Q4 2022)", Table 5-1: Indicative Construction Programme, shows construction programme through to 2026.	Pending	1

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4	R/2021/1048/FFM	Redcar and Cleveland Borough Council	South Tees Development Corporation (STDC): Remediation of land to facilitate development of NZT.	Former Redcar Steelworks (South Tees Development Corporation (STDC)), Land to west of Warrenby, Redcar	62.3	0.83	0.31	Application cover letter states: <i>"The proposed remediation and site preparation works will enable the construction of the main facilities of the Net Zero Teesside project"</i> .	Granted	1
5	NZT offshore elements	The Inspectorate	BP: Net Zero Teesside offshore elements to be consented by Store Permit and Pipeline Works Authorisation including CO ₂ Export Pipeline below MLWS and geological store and associated facilities.	Unknown	Unknown	0.84	0.29	ES states: <i>"preparatory works and landfall construction will commence in 2025 with installation of the pipelines and subsea infrastructure (including manifolds) and drilling of the wells into the Endurance Store expected to commence in 2026. CO₂ injection is anticipated from 2027"</i> .	Pending	1
6	EN010051	The Inspectorate	Forewind Ltd.: (formerly Dogger Bank Teesside B) – Project previously known as Dogger Bank Teesside A&B. Dogger Bank Teesside A & B is the second stage of Forewind's offshore wind energy development of the Dogger Bank Zone (Zone 3, Round 3). Dogger Bank Teesside A & B will	Dogger Bank Zone (North Sea), with cabling coming ashore between Redcar and Marske-by-the-Sea (Wilton	Teesside A: 560km ² / 216 sq. miles Teesside B:	8.20	5.97	Project Description ES Chapter indicates, for both projects (Teesside Project A & Teesside Project B):- Earliest construction start onshore: At consent award (subject to discharge of DCO conditions) – Earliest	Granted	1

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			comprise up to two wind farms, each with an installed capacity of up to 1.2GW, which are expected to be connected to the National Grid at the existing National Grid substation at Lackenby, near Eston. It follows that Dogger Bank Teesside A & B could have a total installed capacity of up to 2.4GW. Dogger Bank Teesside A & B is located within The Dogger Bank Zone which comprises an area of 8660 square kilometres (km ²) located in the North Sea between 125 kilometres (km) and 290km off the UK North East coast.	complex, Redcar & Cleveland).	593km ² / 229 sq. miles			construction start offshore: one and a half years after consent award – Latest construction start onshore and offshore: seven years after consent award – Onshore construction duration window: Up to three years- Offshore construction duration window: Up to six years- Maximum onshore construction gap between the two projects (from first onshore construction finish to second onshore construction start): Up to 5 years- Latest construction finish onshore: 10 years after consent award – Latest construction finish offshore: 13 years after consent award.		
7	EN010139	The Inspectorate	JBM Solar: Byers Gill Solar renewable energy scheme comprised of solar photovoltaic (PV) modules, onsite energy storage, associated	Not provided – spread over multiple locations	563	15.05	14.19	Scoping Report states: <i>"construction of the Proposed Development is proposed to be over a</i>	Scoping Opinion Issued	2

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			infrastructure as well as underground cable connections between panel areas and to connect to the existing National Grid Substation at Norton. The Proposed Development will have the capacity to generate over 50 Megawatts (MW) alternating current (AC) of electricity.					<i>period of approximately 12 months".</i>		
8	EN010150	The Inspectorate	Lighthouse Green Fuels Ltd: 'Waste-to-sustainable aviation fuel' facility with on-site generating station capacity of up to 150 MW	Land at Port Clarence, near Stockton-on-Tees, Teesside	205.7	2.23	2.13	Scoping Report states: <i>"The construction phase is likely to be up to four year's duration, commencing promptly on the determination of the DCO and discharge of relevant pre-commencement Requirements...At present, some Site preparation works are being undertaken to enable the construction phase, including demolition. These works are anticipated to last from April 2023 to April 2024. These are not being consented under the</i>	Pending	1

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								<i>DCO...The operational lifespan of the project is estimated to be 30 years...It is anticipated that the decommissioning phase would take approximately 15 -18 months".</i>		
9	EIA/2022/00037	MMO	South Tees Developments Limited: Screening Request for proposed extension of the South Bank site to include reprofiling works involving the construction of an outfall into the River Tees, and the creation of an area of intertidal habitat	South Tees Development Corporation (STDC) South Industrial Zone	Unknown	2.94	0.51	Screening Request states: <i>"The proposed reprofiling works involving the construction of an outfall and intertidal habitat creation will be undertaken over a four-week period between January 2023 and April 2023 (inclusive)".</i>	EIA not required	3
10	EIA/2022/00008	MMO	Northumbrian Water Group: Demolition of a jetty and associated buildings at Bran Sands, on the southern bank of the estuarine River Tees near Redcar	Bran Sands, southern bank of River Tees near Redcar	3.1	0.93	0.93	Screening Request states: <i>"it is estimated that the demolition programme, including mobilisation and demobilisation, would last approximately five months".</i>	EIA not required	3
11	EIA/2022/00004	MMO	Able UK Ltd: Able Seaton Port Approach Channel Widening	Able Seaton Port, Seaton Channel	Unknown	2.03	0.97	Screening Request states: <i>"the work is expected to be</i>	EIA not required	3

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								<i>completed in less than 3 weeks".</i>		
12	EIA/2020/00015	MMO	AV Dawson: Proposed quayside works and dredging at North Sea Supply Base and Dawson's Wharf	North Sea Supply Base and Dawson's Wharf	Unknown	7.47	6.07	Screening Request states: <i>"it is predicted that capital dredging works could be complete in less than 10 days".</i>	EIA not required	3
13	R/2015/0393/RSM	Redcar and Cleveland Borough Council	Bellway Homes Ltd: Residential development (188 dwellings) with associated vehicular and pedestrian accesses including landscaping (resubmission).	Stokesley Road, Guisborough	7.1	10.15	5.63	The development shall not be begun later than the expiration of 3 years from the date of this permission (Nov 2015). Planning statement states that this application forms a resubmission of a previously approved application under the Council's reference R/2013/0651/FFM. Previous app R/2013/0651/FFM states estimated five/six year build out period.	Granted	1
14	r/2014/0455/OOM	Redcar and Cleveland Borough Council	Redcar & Cleveland College and The William Turner Foundation Trust: Erection of 149 dwelling houses and associated parking, access and	Former Redcar and Cleveland College Site,	4.12	5.11	2.43	Condition 2 of decision notices states: <i>"The development hereby permitted shall be begun</i>	Granted	1

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			landscaping at the former Redcar & Cleveland College, Redcar Lane Campus (all matters reserved except access). Reserved matters application R/2015/0540/RMM has since been submitted.	Redcar Lane, Redcar				<i>not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later.</i> Information available online suggests development is complete or almost complete.		
15	R/2016/0142/FFM	Redcar and Cleveland Borough Council	Bellway Homes NE: Detailed application for the development of 128 dwellings including associated access, infrastructure and open space	Land to the west of Swans Corner, Nunthorpe (south of A171, west of Guisborough Road).	7.71	9.70	5.60	Condition 1 of the decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i> Information available online shows construction is currently underway.	Granted	1
16	R/2019/0403/FFM	Redcar and Cleveland Borough Council	Beyond Housing: demolition of 19 dwelling houses; hybrid application for full planning permission for	Dwellings and land at Caernarvon Close,	8.82	5.44	1.44	Condition 1 of the planning permission states: <i>"The development</i>	Granted	1

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			refurbishment of 289 dwelling houses and alterations to existing road infrastructure to allow for new parking and open spaces; outline application for future residential development for 32 dwelling houses, dwellings and land	Somerset Road, Cheddar Close, Avondale Close, Monmouth Road, Aberdare Road, Bridgend Close, Grangetown				<i>shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>		
17	R/2019/0150 /FFM	Redcar and Cleveland Borough Council	Priority Space: Erection of 17 industrial units ranging in size from 116 square m. up to 210 square m. with new vehicular access and associated parking.	Land next to Kirkleatham Business Park, Off Troisdorf Way, Kirkleatham	1.56	4.18	0.73	Condition 1 of the planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
18	R/2019/0045 /FFM	Redcar and Cleveland Borough Council	SK Chilled Foods Ltd: Proposed storage and distribution warehouse, with associated vehicle access and manoeuvring area.	Land adjacent to S K Chilled Foods LTD, Nelson Street, South Bank	0.43	5.15	2.39	Condition 1 of the planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
19	R/2017/0876 /FFM	Redcar and Cleveland Borough Council	Peak Resources Ltd: Construction and operation of a mineral processing and refining facility including ancillary development, car parking and landscaping.	Wilton International, Redcar	9	4.35	0.37	The refinery would need to be ready to receive the ore concentrate towards the end of 2019 / early 2020. It is anticipated that it would take between one and a	Granted	1

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								half to two years to construct the facility, with construction commencing mid-2018. No end date given but the planning statement states that the Ngualla mine from which the rare earth concentrate is being sourced, has an estimated 30 years' worth of supply " <i>therefore, the development proposals would provide a significant number of jobs and the operational jobs would be expected to last for a considerable amount of time</i> ".		
20	R/2016/0484 /FFM	Redcar and Cleveland Borough Council	CBRE: Proposed anaerobic biogas production facility and combined heat and power plant.	Former Croda Site, Wilton International, Redcar	1.92	3.13	0.14	Condition 1 of the decision notice states: " <i>The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.</i> "	Granted (2016)	1

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21	R/2016/0201/FFM	Redcar and Cleveland Borough Council	Gleeson Developments Ltd: Gleeson Developments Ltd, 51 residential units including new vehicular and pedestrian accesses and associated landscaping, land at Fabian Road, Eston.	Land at Fabian Road, Eston, TS6 9AR	1.38	6.02	2.05	Condition 1 of planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i> Information available online suggests development is complete.	Granted	1
22	R/2019/0767/OOM	Redcar and Cleveland Borough Council	Director of Regeneration & Neighbourhoods Hartlepool: Director of Regeneration & Neighbourhoods Hartlepool, outline application for the construction of an energy recovery facility (ERF) and associated development, Grangetown Prairie Land east of John Boyle Road and west of Tees Dock Road, Grangetown.	Grangetown Prairie, Land east of John Boyle Road and west of Tees Dock Road, Grangetown	10.9	4.13	1.02	ES states: <i>"construction will start in 2022, with a start-date for the facility of 2025. The construction period is expected to extend to 36 months"</i> . Condition 2 of decision notice states: <i>"The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last of the</i>	Granted	1

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								<i>reserved matters to be approved, whichever is later."</i>		
23	R/2016/0663 /OOM	Redcar and Cleveland Borough Council	Homes and Communities Agency (HCA): Homes and Communities Agency (HCA), outline planning application for up to 550 residential units with associated access, landscaping and open space, land north of Kirkleatham Business Park and west of Kirkleatham Lane, Redcar. Reserved matters application R/2019/0485/RMM has since been submitted.	Land north of Kirkleatham Business Park and west of Kirkleatham Lane, Redcar	23	3.81	0.98	Condition 2 of planning permission states: <i>"The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or not later than the expiration of two years from the final approval of the reserved matters for the first phase of development or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later. Development of all further phases of development shall be begun not later than the expiration of two years from the final approval of the reserved matters for</i>	Granted	1

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								<i>the that phase of development or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, but in either case no later than the expiration of 12 years beginning with the date of this permission.</i> Information available online shows construction commenced (2021).		
24	R/2016/0326/OOM	Redcar and Cleveland Borough Council	Theakston Estates Ltd: Outline application for residential development including new vehicular and pedestrian accesses, infrastructure, open space and landscaping (all matters reserved except for access), land north of Woodcock Wood and west of Flatts Lane Normanby. Reserved matters application R/2019/0443/RMM has since been submitted.	Land north of Woodcok Wood and west of Flatts Lane, Normanby	22.8	8.40	4.37	Planning Statement states that the build period will be 8 years long. (Appeal) decision notice states: Cond. 2: <i>"Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission."</i> Cond. 3: <i>"The development hereby permitted shall take</i>	Refused (appeal granted)	1

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								<p><i>place not later than 2 years from the date of approval of the last of the reserved matters to be approved."</i></p> <p>Information available online shows construction is currently underway.</p>		
25	R/2018/0098/FF	Redcar and Cleveland Borough Council	Rydberg Development Company Ltd: Construction and operation of a 12 MWe peaking power generation plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	Land bounded by A66 and Tees Dock Road, Grangetown	0.39	4.12	0.13	The construction phase of the Development is planned to be undertaken over a period of four to six months. The Development will have operational life of 15 to 20 years after which it would be decommissioned. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (May 2018)	Granted	1
26	R/2017/0329/FF	Redcar and Cleveland Borough Council	Rydberg Development Company Ltd: Construction and operation of a 12 MWe peaking power generation	Land bounded by A66 and Tees	0.31	4.36	0.36	The construction phase of the Development is planned to be undertaken	Granted	1

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			plant, ancillary equipment, parking and access (amended design and layout), land bound by A66 and Tees Dock Road, Grangetown.	Dock Road, Grangetown				over a period of four to six months. The Development will have operational life of 15 to 20 years after which it would be decommissioned. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (May 2018)		
27	R/2016/0563 /FF	Redcar and Cleveland Borough Council	Rydberg Development Company Ltd: Construction and operation of a 12MWe peaking power generation plant including ancillary equipment and new vehicular access off trunk Road, land bounded by Trunk Road and Tees Dock Road Grangetown.	Land bounded by Trunk Road and Tees Dock Road, Grangetown	0.72	4.12	0.13	The construction phase of the Development is planned to be undertaken over a period of four to six months. The Development will have operational life of 15 to 20 years after which it would be decommissioned. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission	Granted	1

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28	R/2017/0564/FF	Redcar and Cleveland Borough Council	EDF Energy Renewables: Installation of an energy storage facility (up to 49.9 MW), new access track and associated ancillary equipment and components, land at Crow Lane adjacent to Old Hall Farm and (A1053) Greystones Road Old Lackenby, Eston.	Land at Crow Lane, Adjacent to Old Hall Farm and (A1053) Greystones Road, Old Lackenby, Eston	0.8	5.78	1.21	The construction period is anticipated to last no longer than one year. Once installed, there is minimal on-site activity required during the plant life-cycle. The facility will be remotely operated and access will typically only be required for monthly inspections and bi-annual servicing to take place. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS from the date of this permission (Nov 2017).	Granted	1
29	R/2019/0183/OOM	Redcar and Cleveland Borough Council	Mr R Roberts: Demolition of existing outbuildings to allow outline planning permission (with some matters reserved) for residential development (52 dwellings), land south of Spencerbeck Farm Normanby Road, Ormesby.	Land South of Spencerbeck Farm, Normanby Road, Ormesby	1.9	7.63	3.69	Condition 2 of the planning permission states: <i>"The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final</i>	Granted	1

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								<i>approval of the last of the reserved matters to be approved, whichever is later."</i>		
30	R/2019/0031/FFM	Redcar and Cleveland Borough Council	Tourian Renewables Ltd: Construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	Former Croda Site, Wilton International, Redcar	1.1	4.04	0.23	<p>Planning Statement states: <i>"Subject to the granting of planning permission, construction activity for the first process line would last for approximately 9-12 months. There would also be several months commissioning period. After which the other three process lines would be constructed, each process line taking circa 12 months to construct, with several months commissioning."</i></p> <p>Decision Notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission (May 2019)"</i></p>	Granted	1

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31	R/2017/0730/FFM	Redcar and Cleveland Borough Council	Tourian Renewables Ltd: Construction and operation of a plastic conversion facility including office and welfare buildings, workshops, weighbridges and associated infrastructure, former Croda Site Wilton International, Redcar	Land at Wilton International	1.6	4.22	0.29	<p>Planning Statement states: <i>"Subject to the granting of planning permission, construction activity for the first process line would last for approximately 9-12 months. There would also be several months commissioning period. After which the other three process lines would be constructed, each process line taking circa 12 months to construct, with several months commissioning. This will be confirmed prior to commencement of works on site along with further details on the construction methodology."</i> (same as other Tourian Renewables Ltd permission above - R/2019/0031/FFM).</p> <p>Decision Notice states: <i>"The development shall not be begun later than</i></p>	Granted	1

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								<i>the expiration of THREE YEARS from the date of this permission (Jan 2018)"</i>		
32	R/2018/0587/FFM	Redcar and Cleveland Borough Council	ICL Tees Dock: Refurbishment of redundant 'coal rail pit' for handling polysulphate products, potash conveyor, Tees Dock Terminal, Teesport.	Potash Conveyor, Tees Dock Terminal	8.9	2.06	1.80	Condition 1 of the planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
33	R/2017/0906/OOM	Redcar and Cleveland Borough Council	Sirius Minerals plc: Outline planning application for an overhead conveyor and associated storage facilities in connection with the York potash project, land between Wilton International and Bran Sands, Redcar.	Land between Wilton International and Bran Sands, Redcar	62.8	0.42	0.17	Condition 2 of planning permission states: <i>"The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later."</i>	Granted	1

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34	R/2018/0139/VC	Redcar and Cleveland Borough Council	Sirius Minerals plc: Sirius Minerals: Full planning application: Variation of condition 2 (approved plans) of planning permission R/2014/0626/FFM to allow for minor material amendments to the approved layout and size of buildings; site mounding; on-site attenuation ponds, Swales and internal roads following the progression of more detailed design engineering	Land at Wilton International Complex, Redcar	37.5	3.41	0.03	<p>Condition 1 of the decision notice states that the development shall be commenced prior to the 14 August 2018.</p> <p>Note that this application is a variation of condition - the original application (R/2014/0626/FFM) was for the Materials Handling Facility ('MHF') element of the York Potash project – a granulation and storage facility (to receive and handle polyhalite). It was granted in September 2014 (Cond. 1: The development shall not be begun later than the expiration of THREE YEARS from the date of this permission.) ES states " 41 month" (~three and a half year) construction period</p>	Granted	1

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35	R/2014/0627/FFM	Redcar and Cleveland Borough Council	York Potash Ltd: York Potash Ltd: Full planning application: The winning and working of polyhalite by underground methods including the construction of a minehead at Doves Nest Farm involving access, maintenance and ventilation shafts, the landforming of associated spoil, construction of buildings, access roads, car parking and helicopter landing site, attenuation ponds, landscaping, restoration and aftercare and associated works. In addition, the construction of an underground tunnel between doves nest farm and land at Wilton that links to the mine below, comprising 1 shaft at doves nest farm, 3 intermediate access shaft sites, each with associated landforming of associated spoil, construction of buildings, access roads and car parking, landscaping, restoration and aftercare, the construction of a tunnel portal at Wilton comprising buildings, landforming of spoil and associated works	Doves Nest Farm and Haxby Plantation, Sneatonthorpe; underneath 252 sq km of the North York Moors National Park; a corridor extending underground from the edge of the National Park boundary to Wilton International Complex; at Ladycross Plantation near Egton, at Lockwood Beck Farm near Moorsholm and at Tocketts Lythe, near Guisborough.	Site area unknown Excavation area: 25,200	2.88	0.25	Planning Statement states assumption that construction works for the Project would commence in March 2015. The anticipated preparation / construction periods for Phase 1 are: Mine 58 months; MTS 39 months for Lady Cross Plantation and Lockwood Beck and 33 months for Tocketts Lythe; MHF 29 months for the initial works (work due to commence in early 2016 to align with the construction of the Mine and MTS); Harbour Facilities 19 months. The Mine shafts and MTS have been designed to allow full Phase 2 production capacity from the outset, therefore only minor additional construction/fitting works of approximately nine	Granted	1

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								months will be required at the Mine to extend facilities to allow throughput to reach 13 Mtpa.		
36	R/2016/0502 /FFM	Redcar and Cleveland Borough Council	Procomm Site Services Ltd: Erection of workshop, Wilton International Wilton Redcar	Wilton International, Redcar	0.32	4.05	0.09	Condition 1 of decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
37	R/2015/0678 /OOM	Redcar and Cleveland Borough Council	Forewind Ltd.: Outline application (all matters reserved) for installation of two underground sections of high voltage electrical cables and fibre-optic cable associated with Dogger bank Teesside A & B offshore wind farms, land at Wilton International, Redcar.	Land at Wilton International, Redcar	4.43	4.86	0.48	ES states that it is expected that construction (for both projects together) will take 12 weeks. Planning Statement states: <i>"...same time scales as the wider works authorised under the Made DCO. The Made Order limits activities as follows: - Dogger Bank Teesside A must be commenced on or before 25th August 2022. - Dogger Bank Teesside B must be commenced on or</i>	Granted	1

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								<i>before 25th August 2022. - The shared works must be commenced on or before 25th August 2022.” Decision Notice states: Cond. 2 “The development hereby permitted shall be begun not later than the expiration of six years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved, whichever is later.”.</i>		
38	R/2015/0466 /FF	Redcar and Cleveland Borough Council	Cofely UK: Energy Services, proposed energy centre to include steel framed building; chimney stack (45.3m high); cooling towers; plant and equipment to generate heat and power from natural gas and hydrogen and a water treatment plant, land at Huntsman Polyurethanes Wilton Site, Lazenby.	Land at Huntsman Polyurethanes, Wilton Site, Lazenby, TS10 5PL	0.35	2.89	0.41	The construction period is expected to be approximately ten months, with construction of the building taking approximately six months. Decision notice states that the development shall not be begun later than the expiration of THREE YEARS	Granted	1

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								from the date of this permission (June 2015).		
39	R/2014/0820 /FFM	Redcar and Cleveland Borough Council	Mr K Rutherford: Erection of 24 industrial units with associated infrastructure and perimeter fencing 2.0m in height, land at Tod Point Road, Redcar	Land at Tod Point Road, Redcar	0.43	2.01	0.44	Condition 1 of planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
40	R/2019/0427 /FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Demolition of structures and engineering operations associated with ground preparation and temporary storage of soils and its final use in the remediation and preparation of land for regeneration and development	Land at former South Bank Works, Grangetown Prairie, British Steel and Warrenby Area	The total land acquired = 600 ha. 364 ha for this development.	2.37	0.74	Condition 1 of planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
41	R/2014/0372 /OOM	Redcar and Cleveland Borough Council	The Lady Hewley Charity Trust Company Ltd: Outline application for residential development (up to 1250 dwellings) (all matters reserved)	Land at Low Grange Farm, Southbank	32.2	5.22	1.50	The development shall be begun five years from the final approval of the reserved matters referred to in condition (1) or, in the case of approval on different dates, the final approval of the last such matter to be approved. Planning Statement states	Granted	1

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								re: timescale: "It is envisaged that should outline planning permission be granted the subsequent reserved matters submissions will be phased and given the size of the site and as outlined above it would take a significant period of time before reserved matters approval is required for the later phases. For example, at a standard built out rate of 25 dwellings per year (as identified in the Redcar & Cleveland 2013 SHLAA), it would take 50 years for the site to be completed"		
42	R/2020/0357/OOM	Redcar and Cleveland Borough Council	STDC: Outline planning application for demolition of existing structures on site and the development of up to 418,000 sqm (gross) of general industry (use class B2) and storage or distribution facilities (use class B8) with office accommodation (use class B1), HGV and car parking and	Land at South Tees Development Corporation east of Smiths Dock Road and west of Tees Dock Road, South Bank	174	3.37	1.62	NTS states: "The proposed development will be brought forward in phases based on market demand. The first phase of the development will include the delivery of site preparation works and	Granted	1

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			associated infrastructure works all matters reserved other than access					<i>access arrangements for the site. For the purpose of assessment within this EIA it is assumed that these works will take between 12 and 18 months and that work will begin in early 2021 (subject to the determination of the planning application). It is assumed that the site will deliver a proportion of the employment units and their associated infrastructure over a period of 5 to 8 years (based on market demand), with first occupation in 2023."</i>		
43	R/2020/0270/FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Engineering operations including widening of Eston Road, formation of new roundabout and internal access roads, works to enhance Holme Beck and associated hard and soft landscaping works	Land at and adjoining Eston Road including gateway junction of A66 to Middlesbrough Road East, Grangetown	6.26	4.57	1.06	Condition 1 states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1

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44	R/2020/0318 /FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Engineering operations associated with ground remediation and preparation including removal of former railway embankment and works to Holme Beck and Knitting Wife Beck	Land at Prairie Site, Grangetown	53	3.46	0.30	Condition 1 states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
45	R/2020/0465 /FFM	Redcar and Cleveland Borough Council	STDC: Full planning application: Demolition of existing buildings/structures and engineering operations associated with ground remediation and preparation of land for development	Land at Metals Recovery Site, South Bank, Redcar	22.3	2.81	1.27	Condition 1 states: "The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."	Granted	1
46	R/2020/0411 /FFM	Redcar and Cleveland Borough Council	Redcar Holdings Ltd: Full planning application: Construction of the Redcar Energy Centre (REC) consisting of a material recovery facility incorporating a bulk storage facility; an energy recovery facility; and an incinerator bottom ash recycling facility along with ancillary infrastructure and landscaping	Land at Redcar Bulk Terminal, Redcar, TS10 5QW	10.1	0.33	0.18	Planning statement states: "The indicative construction programme envisages approximately 32 months from start on site to end of commissioning. Assuming that planning permission is granted for the facility in winter 2019 the following development timescales are anticipated: Notice to Proceed to Contractor: 1st Quarter	Granted	1

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								<p>2021. <i>Clearance and Demolition: 2nd Quarter 2021. Commencement of Construction: 3rd Quarter 2021. Commissioning: 1st Quarter 2024. Commercial Operation: 2nd Quarter 2024.</i></p>		
47	14/1106/EIS	Stockton-on-Tees Borough Council	Port Clarence Energy Ltd: Full planning application: Proposed 45MWe renewable energy plant	Port Clarence Energy Limited, Huntsman Drive, Seal Sands, TS2 1TT	5.33	6.08	4.34	<p>Planning Statement states: <i>"Construction of the plant will take approximately 30 months with construction work expected to commence 6 months after the grant of planning permission. It is therefore anticipated / hoped that the development will be complete by June 2017 and operational almost immediately thereafter following test firing etc. The plant will have an expected operating lifespan of 25 years before decommissioning, typical</i></p>	Granted	1

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								<i>of many renewable energy projects"</i>		
48	R/2006/0433/00	Redcar and Cleveland Borough Council	PD Teesport: Outline application for development of a container terminal	Land at Teesport, Grangetown	55	1.32	0.43	It is intended that Phase I will be operational by 2010 and Phase II will be completed by 2014. Company website says £9.2million invested in 2020 to update steel export terminal warehouse. Condition 2 of planning permission states: <i>"The development hereby permitted must be begun either before the expiration of five years from the date of this permission, or before the expiration of three years from the date of the approval of the last of the reserved matters for the first phase of the development (as shown on drawing 9R0155/PA/1000</i>	Granted	1

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								<i>Revision 4), whichever is the later."</i>		
49	21/1545/FUL	Stockton-on-Tees Borough Council	BOC Teesside: Application for the installation of a carbon dioxide capture plant plus ancillary and related equipment/ works.	B O C Teesside Hydrogen, North Tees Site, Seaton Carew Road, Port Clarence TS2 1TT	4.88	3.91	3.44	Condition 1 of decision notice states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
50	R/2020/0684/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (PHASE 1)	Land at South Bank Wharf, Grangetown, Lackenby	8.83	3.06	1.96	Planning Statement states: <i>"STDC is intending to commence phased construction of the facility during 2021 to enable the first section of the quay to be in operation by 2023 (an approximately three-year construction phase)."</i> Condition 1 of planning permission states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1

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51	R/2020/0819/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for development of up to 139,353 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourse including realignment and associated infrastructure works. All matters reserved.	Land bounded by Tees Dock Road to E, Bolckow Road Industrial Estate to SE, Eston Road and vacant land to W, Darlington & Saltburn railway line to NW	57.8	4.02	0.64	The planning statement states: <i>"Based on the phasing schedule it can be assumed that construction period for the site is as follows:</i> <ul style="list-style-type: none"> • <i>Construction commences in 2021 with first floorspace delivered in 2022; and</i> • <i>Construction period totals 11 years with completion anticipated in 2032."</i> 	Granted	1
52	R/2020/0820/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for development of up to 92,903sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	Land bounded by Teeswork Road Infrastructure to NW, E and S and Tees Dock Road to W Lackenby	35.8	3.60	0.00	The planning statement says states: <i>"Based on the phasing schedule it can be assumed that construction period for the site is as follows:</i> <ul style="list-style-type: none"> • <i>Construction commences in 2028 with first floorspace delivered in 2029; and</i> • <i>Construction period totals 3 years with</i> 	Granted	1

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								<i>completion anticipated in 2031."</i>		
53	R/2020/0821/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for development of up to 464,515sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking and associated infrastructure works. All matters reserved.	Land bounded by edge of NWL Bran Sands Treatment Plant and former ICI landfull to SW; Redcar bulk terminal to NW line of vegetation to point road to NE and existing internal roads to SE	131.65	0.31	0.00	The planning statement states: <i>"Based on the indicative phasing schedule it can be assumed that construction period for the site is as follows:</i> <ul style="list-style-type: none"> • <i>Construction commences in 2021 with first floorspace delivered in 2022; and</i> • <i>Construction period totals 12 years with completion anticipated in 2033."</i> 	Granted	1
54	R/2020/0822/ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for the development of up to 185,806 sqm (gross) of general industry (Use Class B2) and storage or distribution facilities (Use Class B8) with office accommodation (Use Class E), HGV and car parking, works to watercourses including realignment and associated infrastructure works. All matters reserved.	Land bounded by Darlington to Saltburn railway line to SE; private internal road and open industrial land to NW; section of hot metal transfer railway line open land and south	67.05	1.53	0.33	The planning statement states: <i>"Based on the phasing schedule it can be assumed that construction period for the site is as follows:</i> <ul style="list-style-type: none"> • <i>Construction commences in 2021 with first floorspace delivered in 2022; and</i> • <i>Construction period</i> 	Granted	1

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				gare road to N; boundary wall of marsh farm house and adjacent industrial unit and open land to NE				<i>totals 11 years with completion anticipated in 2033."</i>		
55	R/2020/0823 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for the development of up to 15,794sqm (gross) of office accommodation (Use Class E) and car parking and associated infrastructure works. All matters reserved.	Land bounded by A1085 trunk road to SE and roundabout providing access to local road network; private access track to E; internal roads to west and Darlington to Saltburn railway to NW, Redcar	24.4	2.01	0.15	Planning statement states: <i>"Based on the indicative phasing schedule it can be assumed that construction period for the site is as follows:</i> <ul style="list-style-type: none"> • <i>Construction commences in 2026 with first floorspace delivered in 2027; and</i> • <i>Construction period totals 5 years with completion anticipated in 2031."</i> 	Pending	1
56	H3.1 Low Grange Farm Strategic Site	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 1,250 houses	Low Grange Farm	32	5.10	1.46	<i>"It is anticipated that the site would be partially built within the plan period, with the balance of development taking place after 2032."</i>	Adopted	3

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57	H3.2 Swan's Corner	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 128 houses	Swan's Corner	7.7	9.75	5.64	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
58	H3.5 Longbank Farm	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 320 houses	Longbank Farm	21	8.67	4.69	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
59	H3.6 Spencerbeck Farm	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 61 houses	Spencerbeck Farm	2.4	7.65	3.70	To be delivered within the plan period (i.e. up to 2032).	Adopted	3
60	H3.8 Normanby High Farm	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 150 houses	Normanby High Farm	10	6.69	2.84	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
61	H3.9 Land at Former Eston Park School	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 100 houses	Land at Former Eston Park School	3	5.95	1.99	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
62	H3.10 Corporation Road	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 86 houses	Corporation Road	2.4	3.71	1.78	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
63	H3.14 Land at Mickle Dales	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 100 houses	Mickle Dales	4.3	6.51	3.13	To be delivered within the plan period (i.e. up to 2032)	Adopted	3

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64	H3.15 West of Kirkleatham Lane	Redcar and Cleveland Borough Council	Local Plan 2018, Up to 550 houses.	Kirkleatham Lane	23	4.03	0.88	To be delivered within the plan period (i.e. up to 2032)	Adopted	3
65	MWP8 South Tees Eco-Park	Redcar and Cleveland Borough Council	Tees Valley Joint Minerals and Waste Development Plan Documents, A site of approximately 27 hectares is allocated for the development of the South Tees Eco-Park.	South Tees Eco-Park	27	0.38	0.38	Development is anticipated to be provided between 2016 and 2021	Adopted	3
66	MWC9 Sewage Treatment	Redcar and Cleveland Borough Council	Tees Valley Joint Minerals and Waste Development Plan Documents, 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.	Bran Sands Regional Sludge Treatment Centre	Unknown	1.11	0.20	Unknown	Adopted	3
67	MWC8 General Locations for Waste Management Sites	Redcar and Cleveland Borough Council	Tees Valley Joint Minerals and Waste Development Plan Documents, Sustainable waste management will be delivered through a combination of large sites, which include clusters of waste management and processing facilities, and small sites for individual waste facilities.	Three general areas for sites identified: land located around Teesport, Smiths Dock Road and the eastern end of Dockside Road; land located	Unknown	3.79	0.75	Unknown	Adopted	3

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				around Graythorp and Haverton Hill Road areas; and land located around the Port Clarence, Cowpen Marsh and Seal Sands areas.						
68	H/2021/0248	Hartlepool Borough Council	Strabag AG: Demolition of buildings and the erection of a concrete batching plant with ancillary infrastructure. Section 73 application H/2022/0331 has since been submitted.	Plot 2, Greenland Road, Hartlepool, TS24 0RQ	5.1	9.02	8.41	Section 73 Planning Statement states: <i>"Presently, construction activities at the Site are ongoing...At the time of writing, the majority of top driven piling work has been completed and the remaining external works are anticipated to be completed in 2-3 weeks' time."</i>	Granted	1
69	H/2022/0306	Hartlepool Borough Council	Mr J Wood: Demolition of Former Engineers Club & Registry Office (The Willows) and erection of 2, 3, 4 & 5 storey residential blocks with commercial units to ground floor providing 98no. residential units	Engineers Social Club, 28 Raby Road, Hartlepool, TS24 8AE	0.46	8.56	7.89	Condition 1 of decision notice states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1

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70	H/2022/0299	Hartlepool Borough Council	Robertson Homes: Full planning permission for the erection of 143no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping	Land west of Wynyard Village and south of A689, Wynyard, Billingham	11.23	15.39	14.67	Unknown	Granted	1
71	H/2022/0284	Hartlepool Borough Council	Seymour Skills Academy: Expansion of facilities at existing skills academy including provision of modular class rooms, offices, welfare facilities, tele handling tower, temporary timber framed bungalows (for training purposes), alterations to internal roads layout and car parking, including works to existing ponds and other associated works	Seymour Skills Academy, Brenda Road, Hartlepool, TS25 2BW	4.46	7.52	6.79	Condition 1 of planning permission states: <i>"the development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1
72	H/2022/0281	Hartlepool Borough Council	C/O Lichfields: Erection of Northern Spine Road	Northern Spine Road, Wynyard Park Estate, Wynyard Woods, Wynyard, Billingham	0.39	13.30	12.57	Condition 2 of planning permission states: <i>"the development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1
73	H/2022/0263	Hartlepool Borough Council	Clearstone Energy: Proposed construction, operation and maintenance of a Battery Energy Storage System (BESS) facility with	Land at Worst Lane, Hartlepool	10	13.05	12.28	Planning Statement states: <i>"The Proposed Development would operate for a temporary</i>	Granted	1

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			associated infrastructure and works including earthworks, highway access, landscaping and biodiversity enhancements.					<p><i>time period of 40 years. Following cessation of operation the BESS facility would be decommissioned and the Site returned to agricultural use" and that "Construction is anticipated to take 12 months".</i></p> <p>Condition 1 of planning permission states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i></p>		
74	H/2022/0255	Hartlepool Borough Council	Duchy Homes: Full Planning permission for the erection of 84no. dwellinghouses (Class C3) with associated infrastructure, access and landscaping.	Land north of Countryside Properties, Wynyard Park Estate, Wynyard Woods, Wynyard, Billingham, Hartlepool	3.6	13.31	12.59	Unknown	Pending	1
75	H/2022/0208	Hartlepool Borough Council	Beal Hire LTD: Outline planning permission with all matters reserved for B2 & B8 uses of the land.	Land to rear of Deepdale Solutions LTD,	0.35	6.60	5.77	Condition 1 of decision notice states: <i>"Application for the approval of the</i>	Granted	1

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				Queens Meadow Business Park, Venture Court, Hartlepool, TS25 5TE				<i>reserved matters referred to below must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; or (b) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved."</i>		
76	H/2022/0181	Hartlepool Borough Council	Wynyard Park LTD: Outline planning application for the erection of up to 1400no. dwellings and up to 750sqm of non-residential floorspace (comprising Use Class E and Sui Generis) with associated parking,	Land north of A689, Wynyard Park Estate, Wynyard Woods, Wynyard, Hartlepool	61.4	13.12	12.40	NTS says "For the purpose of the EIA, a construction programme of up to 15 years has been assumed, with the first residential plots being delivered in 2024. The phasing of the	Pending	1

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			landscaping and infrastructure with all matters reserved except access.					<i>development is currently unknown. Due to the dispersed nature of the Development Parcels it is possible that construction could start on each at the same time.</i>		
77	H/2022/0049	Hartlepool Borough Council	Sterling Polymers LTD: Part-retrospective planning application to seek to regularise planning permission H/2018/0208 (development of waste recycling facility including erection of steel portal framed building and cycle store and associated works including parking, hardstanding, weighbridges and refurbishment of existing office building (part-retrospective) and for the erection of 2no. additional buildings, renovation of an existing building, installation of concrete hard surfacing and formation of parking areas (including for cars and HGVs), installation of an electric substation (retrospective) and to allow for the recycling of plastic (in addition to the permitted paper recycling use).	Sterling Polymers LTD, Windermere Road, Hartlepool, TS25 1NX	6.13	6.90	6.17	Condition 1 of decision notice states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1

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78	H/2021/0572	Hartlepool Borough Council	Port Homes LTD: Erection of 76 dwellings, associated infrastructure and landscaping	Land to the south of Golden Meadows, Hartlepool	2.06	6.46	5.66	Condition 1 of decision notice states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1
79	H/2020/0175	Hartlepool Borough Council	CS UK Holdings III LTD: Solar farm and associated development	Land at Worset Lane, Hartlepool	62.9	12.42	11.66	Planning statement states: <i>"The Proposals will generate renewable electricity to power approximately 16,500 homes annually over a 40-year period."</i> Condition 1 of planning permission states: <i>"The development to which this permission relates shall be begun not later than five years from the date of this permission."</i>	Granted	1
80	H/2020/0276	Hartlepool Borough Council	Miller Homes and Bellway Homes: Erection of 570 dwellings and provision of a new roundabout and associated infrastructure	Land to the south of A179 and west of Middle Warren known as Upper Warren, Hartlepool	28.4	11.66	10.95	Site construction is expected to start summer 2021 Condition 1 of the planning permission states: <i>"The development</i>	Granted	1

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								<i>to which this permission relates shall be begun not later than three years from the date of this permission."</i>		
81	H/2019/0365	Hartlepool Borough Council	Duchy Homes / Wynyard Park: Residential development of 67 dwellings. Section 73 application H/2020/0288 has since been submitted.	Land at Wynyard Park North, Wynyard, Hartlepool	3.07	13.39	12.65	Condition 1 of decision notice states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1
82	H/2020/0387	Hartlepool Borough Council	Cecil M Yuill LTD: Outline application with all matters reserved, except for access, for residential development comprising up to 475 dwellings, and including a local centre comprising retail (400sqm) and business incubator units (1150sqm), and associated infrastructure.	Land at Quarry Farm, Elwick Road, Hartlepool, TS26 0LH	24.15	10.99	10.23	Unknown	Pending	1
83	H/2015/0162	Hartlepool Borough Council	Tunstall Homes Ltd: Residential development comprising 39 dwellings and provision of a car park (and drop-off point) to serve West Park Primary School. Three Section 73 applications	Land off Coniscliffe Road, 1-39 Mayfair Gardens	Unknown	10.21	9.44	Condition 1 of decision notice states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission"</i> . Information	Granted	1

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			have been submitted, H/2018/0227, H/2019/0246, and H/2021/0115.					available suggests construction is currently underway.		
84	21/0345/FUL	Stockton-on-Tees Borough Council	Thornex Ltd: Erection of local centre comprising of commercial use and 20no residential apartments to include associated infrastructure works.	Land east of Hanzard Drive, South of Bloomfield Drive/ Applecross and north of Glenarm Drive, Wynyard	0.72	12.43	11.72	Condition 1 of decision notice states: <i>"The development to which this permission relates shall begin no later than the expiration of three years beginning with the date of this decision."</i>	Granted	1
85	H/2015/0528	Hartlepool Borough Council	Cecil M Yuill LTD: Outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved. One reserved matters and two Section 73 applications have since been submitted, H/2019/0352, H/2020/0104, and H/2020/0378.	Land at Quarry Farm Phase 2, Elwick Road, Hartlepool, TS26 0LH	11.3	10.99	10.23	Condition 1 of decision notice states: <i>"Application for the approval of the reserved matters referred to below must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) the expiration of five years from the date of this permission; or (b) the</i>	Granted	1

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								<i>expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved."</i>		
86	H/2019/0346	Hartlepool Borough Council	Thirteen Homes: Residential development comprising 81 No. affordable bungalows with associated parking, landscaping and access	Land at Brierton Lane, Hartlepool	3	8.42	7.63	Decision notice states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1
87	H/2019/0139	Hartlepool Borough Council	Gus Robinson Dev Ltd: Residential development comprising the erection of 36 no. residential dwellings and associated access, infrastructure and landscaping	Land at Station Road, Greatham, Hartlepool	0.9	6.60	5.80	Condition 1 of decision notice states <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission"</i> . Information available shows construction is currently underway.	Granted	1

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88	H/2021/0282	Hartlepool Borough Council	Wynyard Park LTD: Outline planning application with all matters reserved except for access for the erection of 25no. residential plots (use class C3) with associated access (Amended site location plan and reduction in the number of proposed dwellings from 29no. to 25no).	Land north of Duchy Homes, Wynyard Park Estate, Wynyard, Hartlepool	4.96	13.29	12.54	Condition 3 of the decision notice states: <i>"the development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved."</i>	Granted	1
89	H/2021/0315	Hartlepool Borough Council	Hartlepool Borough Council: Demolition of existing buildings (incl. former Market Hotel, Lynn Street Council depot and former Drug Rehabilitation Centre) and erection of 48no. dwellings with associated access, infrastructure, and hard and soft landscaping.	Land at Lynn Street, Whitby Street, Surtees Street, Hartlepool	1.18	8.12	7.47	Hartlepool Borough Council website says demolition started (Oct 2022)	Granted	1
90	H/2019/0473	Hartlepool Borough Council	Countryside Properties PLC: Residential development comprising erection of 186 dwellings and associated works including access and landscaping	Land at Wynyard Park	6.86	13.58	12.87	Condition 1 of permission states: <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission."</i>	Granted	1
91	H/2014/0428	Hartlepool Borough Council	Tunstall Homes Ltd: Outline application with all matters reserved for residential development	Land south of Elwick Road, High Tunstall,	118	10.39	9.61	ES NTS states: <i>"Construction work is expected to commence"</i>	Granted	1

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			comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting. Section 73 application H/2021/0372 has since been submitted.	Hartlepool, TS26 OLO				<i>approximately 12 months after the grant of outline planning permission. Construction of the development will be phased over a 20-30 year period although it is anticipated/hoped that the development will be complete within 20-25 years, i.e. by 2040."</i>		
92	H/2021/0498	Hartlepool Borough Council	Keepmoat Homes: Demolition of all existing buildings and erection of 234no. new dwellings and associated infrastructure and landscaping	Land east of Brenda Road and south of Seaton Lane (former Ewart Parsons Site), Hartlepool	6.99	5.84	5.07	Company website says: <i>"Work is due to start on site in March 2022"</i> Condition 1 of planning permission states <i>"The development to which this permission relates shall be begun not later than three years from the date of this permission"</i>	Granted	1
93	H/2019/0226	Hartlepool Borough Council	Barratt David Wilson Homes North East: Residential development comprising 243 houses including associated access, link road connection, infrastructure and open space	Land to the north of Hartlepool Road (A689), Wynyard Park, Wynyard,	11	12.83	12.11	Condition 2 of decision notice states: <i>"the development to which this permission related shall be begun not later than three</i>	Granted	1

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				Billingham, Hartlepool,				<i>years from the date of this permission</i>		
94	H/2019/0260	Hartlepool Borough Council	Port Homes: Residential development comprising 55 No. dwellings. Two Section 73 applications H/2020/0315 and H/2022/0048 have since been submitted.	Land at Seaton Lane, Hartlepool	1.49	6.36	5.57	Condition 1 of planning permission states: <i>"the development to which this permission relates shall be begun not later than three years from the date of this permission"</i>	Granted	1
95	H/2019/0275	Hartlepool Borough Council	Graythorp Energy Ltd: Energy recovery (energy from waste) facility and associated infrastructure.	Land to the south of Tofts Road West, Graythorp, Hartlepool	6.71	5.04	4.22	Planning Statement states: <i>"On the basis that the planning application is approved, the overall construction period for the GEC would last circa 36 months. At present the facility is programmed to open in early 2024. The facility would have a design life of around 30 years although, in reality, many elements of the plant would last beyond this period. For the avoidance of doubt, planning permission is being sought for a</i>	Granted	1

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								<i>permanent development and therefore as elements of the facility require repair, refurbishment or replacement this would be carried out."</i>		
96	Hartlepool Local Plan, Policy EMP3 General Employment Land	Hartlepool Borough Council	8.2 hectares general employment uses, Tofts Farm West.	Tofts Farm West	Total site area 34.1 hectares; available land 8.2 hectares	4.97	4.15	Unknown	Adopted	3
97	Hartlepool Local Plan, Policy EMP4 Specialist Industries	Hartlepool Borough Council	44 hectares reserved for potential expansion of existing occupier, West of Seaton Channel. Please note, as this policy area includes a range of developments which have not yet submitted planning applications.	West of Seaton Channel	Total site area 76.7 hectares; area of undeveloped land 44.0 hectares	4.42	0.11	Unknown	Adopted	3
98	Hartlepool Local Plan, Policy EMP4 Specialist Industries	Hartlepool Borough Council	4.1 hectares available for development as a waste management and recycling facility, Graythorp Waste Management	Graythorp Waste Management	4.1	4.51	1.08	Unknown	Adopted	3

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99	22/0570/MAJ	Middlesbrough Council	Lidl Great Britain Limited: Erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works.	Cleveland college of Art and Design, Green Lane, Middlesbrough, TS5 7RJ	0.86	10.17	7.38	Unknown	Pending	1
100	22/0524/MAJ	Middlesbrough Council	Stonebridge Homes LTD: Erection of 45 dwellings along with open space and associated infrastructure (Demolition of existing buildings)	Land at Ford Riding Centre, Nunthorpe	4.46	11.57	7.61	Unknown	Pending	1
101	22/0401/MAJ	Middlesbrough Council	C J Leonard & Sons: Construction of 10no. B2/B8 warehouse units with associated works	Former Coal Depot, Commercial Street	0.28	7.46	5.85	Unknown	Transferred to Middlesbrough Development Corporation	1
102	22/0217/MAJ	Middlesbrough Council	Aydin Holdings LTD: Erection of 18no. industrial units associated 2.4m high palisade fencing including new access road and landscaping (demolition of existing units)	1-3 Punch Street, Middlesbrough, TS1 5RY	0.6	8.98	6.98	Unknown	Pending	1
103	22/0195/MAJ	Middlesbrough Council	Miller Homes Teesside, Avant Homes NE, Weightman Farming Enterprises and PMH Weightman: Hybrid planning application consisting of:	Land to the east of the A19	32.61	12.93	10.00	Unknown	Pending	1

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			Full planning permission for 432 no. dwellings (Use Class C3), Country Park, and associated landscaping, parking, access and boundary/drainage treatments. Outline planning permission with all matters except access reserved for up to 168 no. dwellings (Use Class C3) and Central Hub including approximately 1000m ² visitor centre (Use Class E and F) and car parking							
104	22/0136/MAJ	Middlesbrough Council	JPL Developments LTD: Erection of 45no. industrial units	Land adjacent to Simcox Court, Riverside Park Road, Middlesbrough	1.32	8.88	7.24	Unknown	Refused	1
105	22/0451/FUL	Middlesbrough Council	Middlesbrough Development Company: Erection of 2no. apartment blocks providing 76no. dwellings (32no. 1 bed, 44no. 2 bed) with associated car parking, service amenities and landscaping	Former Jap Euro North East LTD scrapyard	0.65	7.24	5.45	Unknown	Transferred to Middlesbrough Development Corporation	1
106	22/0294/FUL	Middlesbrough Council	Sheet Anchor Evolve (London) Ltd: Erection of 2 units (Class E) with a total floor space of up to 5111 square	Dalby House, Dalby Way,	1.04	11.89	8.18	Unknown	Pending	1

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			metres (including a mezzanine floor within one unit) and an adjoining garden centre area. Reconfiguration of the car park and footpath (demolition of Dalby House)	Middlesbrough, TS8 0XZ						
107	21/1108/FUL	Middlesbrough Council	Muslim Federation for Cleveland: Erection of 4 storey mosque and cultural centre with integral car parking and associated landscaping	9 Park Road North, Middlesbrough, TS1 3LF	1.62	8.82	6.41	Unknown	Refused	
108	22/0052/FUL	Middlesbrough Council	Gleeson Developments Ltd: Erection of 2.5 storey engineering facility with associated landscaping	Land adjacent STEM Building, Middlesbrough College, Dock Street, Middlesbrough, TS2 1AD	4.82	7.36	5.34	Condition 1 of decision notice states: <i>"the development to which this permission related must be begun not later than the expiration of three years beginning with the date on which this permission is granted."</i>	Granted	1
109	20/0650/FUL	Middlesbrough Council	Mr Sobti: Erection of 4 storey building incorporating 32 flats (16no. one bed and 16no. two bed) with associated parking (Demolition of existing hotel)	Baltimore Hotel, Marton Road, Middlesbrough, TS4 2EZ	0.23	8.04	5.43	Unknown	Pending	1
110	20/0764/FUL	Middlesbrough Council	Middlesbrough Council: Erection of 7 storey office building incorporating lecture theatre, cafe, swimming pool,	Boho X, Lower Gosford Street, Middlesbrough	0.77	7.57	5.77	Condition 1 of decision notice states: <i>"the development to which this</i>	Granted	1

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			gym, bar/event space with associated landscaping, public realm, cycle store and car parking					<i>permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted."</i>		
111	20/0658/FUL	Middlesbrough Council	Persimmon Homes Teesside: Erection of 69 no. residential dwellings with associated access, landscaping and infrastructure	Nunthorpe Grange, Nunthorpe, Middlesbrough	5.84	10.65	6.46	Unknown	Pending	1
112	20/0635/FUL	Middlesbrough Council	Mandale Homes North Yorkshire Ltd: Residential development comprising of 36no bungalows with associated landscaping and external works	Land at Beechwood, Middlesbrough	1.25	9.48	6.23	Constructed	Granted	1
113	20/0546/FUL	Middlesbrough Council	Thirteen Group: Erection of 296 dwellings with associated landscaping and parking	Land At Grove Hill, Middlesbrough	10.01	9.46	6.53	Set to start early autumn 2022, completion date not known	Granted	1
114	20/0496/FUL	Middlesbrough Council	Middlesbrough Development Company: Mixed use development comprising retail use at ground floor with 24 no. apartments above with associated ancillary areas, parking and landscaping	Cawood Drive/ Rievaulx Drive, Tollesby, Middlesbrough	3.1	10.58	7.55	Condition 1 of decision notice states: <i>"the development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted"</i>	Granted	1

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115	20/0331/FUL	Middlesbrough Council	S. Lithgow & Sons Ltd: Demolition of the existing buildings and erection of a 5 storey building comprising of 2no mixed use A1/A2/A3 units on the ground floor and 48no student bedrooms (sui generis) with communal roof gardens and 2 car parking spaces	48 - 52 Albert Road, Middlesbrough, TS1 1QD	0.05	7.83	5.80	Condition 1 of decision notice states: <i>"the development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted."</i>	Granted	1
116	20/0289/FUL	Middlesbrough Council	Thirteen Group: Erection of 145 residential dwellings with associated access, parking, landscaping and amenity space	Land South Of Union Street, Middlesbrough	3.98	8.51	6.37	Company website states: <i>"Work started back in March [2021]...first phase will start with the delivery of 145 homes, with phase two planned for 2022, adding a further 77 homes...first new homes available for rent in summer 2022"</i>	Granted	1
117	20/0198/FUL	Middlesbrough Council	Brightideas: Residential development (C3) comprising 45no. apartments and 16no. town houses (total 61no. units) with associated parking and landscaping	Land At Lower East Street, Commercial Street And Durham Street, St Hilda's , Middlesbrough	0.66	7.40	5.59	Condition 1 of planning permission states: <i>"The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on</i>	Granted	1

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								<i>which this permission is granted"</i>		
118	20/0034/FUL	Middlesbrough Council	H.H Properties Ltd: Erection of part 10-storey, part 3-storey building for student accommodation use (sui generis) comprising 95 no. beds, with ground floor bar (A4) use	The Springfield, 113 Borough Road, Middlesbrough, TS1 3AX	0.06	8.03	5.76	Information available online (2021) states that development under construction with completion being imminent	Granted	1
119	20/0004/FUL	Middlesbrough Council	Avant Homes (North East): Demolition of existing caretaker's property and erection of 139 dwellings with associated improvements to St David's Way including access widening and landscaping	Former St Davids School, Acklam, Middlesbrough, TS5 7EU	6.22	11.38	8.32	Unknown	Pending	1
120	21/0737/EIA SCR	Middlesbrough Council	Middlesbrough Council: EIA Screening Opinion request in relation to proposed development on land at St Hilda's	Land at St Hilda's, Middlehaven, Middlesbrough	7.68	7.60	5.85	Unknown	Pending	1
121	21/0594/EIA SCP	Middlesbrough Council	The Mary Street Estate Limited a British Land Company: Redevelopment of land to provide urban logistics and industrial development.	Teesside Park Phase 3, Aintree Oval	5.51	10.95	8.68	Unknown	Scoping Opinion Issued	2

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			Scoping Opinion also requested to Stockton-on-Tees Borough Council, reference 21/2124/SOR.							
122	17/0347/FUL	Middlesbrough Council	Gleeson Regeneration Ltd: Erection of 106no dwellings with associated works.	Land To The South Of College Road, Middlesbrough, TS3 9EN	2.94	7.01	3.62	Information available online suggests construction is currently underway. Planning Statement states: <i>"Policy H31 of the (Middlesbrough Council) Housing Local Plan (2014) allocates sites for residential development with indicative phased release dates (the Council will not seek to restrict allocated sites coming forward in earlier phases); the application site is allocated under this policy with an estimated 100 dwellings to be completed in the years 2019-24"</i> Decision Notice Cond. 1 states: <i>"The development to which this permission relates must be begun not later than the expiration of</i>	Granted	1

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								<i>three years beginning with the date on which this permission is granted (Oct 2018)."</i>		
123	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	130 dwellings, Roworth Road	Land At Roworth Road, Middlesbrough	Unknown	7.62	3.92	2019 to 2024	Adopted	3
124	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	180 dwellings, Land adjacent to MTL	Adjacent to MTL	Unknown	7.62	4.13	2013 to 2019	Adopted	3
125	Middlesbrough Housing Local Plan, Policy H31 Housing Allocation	Middlesbrough Council	83 dwellings, Beresford Crescent	Beresford Crescent, Middlesbrough	Unknown	6.86	3.38	2013 to 2019	Adopted	3
126	Middlesbrough Housing Local Plan, Policy H31	Middlesbrough Council	100 dwellings, Former Erimus Training Centre. Site also allocated in the Middlesbrough Publication New Local Plan	Former Erimus Training Centre, Middlesbrough	Unknown	7.01	3.62	2019 to 2024	Adopted	3

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	Housing Allocation									
127	22/0064/FUL	Stockton-on-Tees Borough Council	PX Limited: Provision of on shore gas compression facilities with ancillary infrastructure	Teesside Gas and Liquids Processing, Seal Sands, Middlesbrough, TS2 1UB	5.7	4.30	3.96	Condition 1 of decision notice states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
128	20/1894/DEM	Stockton-on-Tees Borough Council	INEOS Nitriles (UK) LTD: Application for the prior notification of demolition of Acrylonitrile AN6 plant, equipment and structures.	INEOS Nitriles (UK) Limited, Seal Sands, Stockton-on-Tees, Middlesborough, TS2 1UB	Unknown	2.47	2.45	Unknown	Granted	1
129	20/0670/FUL	Stockton-on-Tees Borough Council	Teesside Gas & Liquids Processing: Resubmission of planning approval 15/2720/FUL - Construction and operation of stores and workshop building including hard standing storage area.	Teesside Gas & Liquids Processing, Seal Sands Road, Seal Sands, Middlesbrough, TS2 1UB	0.14	4.15	3.78	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
130	22/0074/FUL	Stockton-on-Tees Borough Council	RSPB: Application for the installation of new and replacement of existing drop board sluice structures on	RSPB Saltholme, Seaton Carew Road, Port Clarence,	69	5.40	4.99	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun</i>	Granted	1

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			existing ditches and associated infrastructure.	Middlesbrough, TS2 1TU				<i>before the expiration of THREE years from the date of this permission.</i>		
131	22/2386/SOR	Stockton-on-Tees Borough Council	Tees Valley Net Zero (Protium Green Solutions Limited): Scoping opinion for Green Hydrogen Production Facility and Wind Turbine	Land off Haverton Hill Road, Billingham, TS23 1PZ	7.3	7.42	6.33	Unknown	Scoping Opinion Issued	2
132	22/1420/SCO	Stockton-on-Tees Borough Council	On-Site Project Solutions: Screening opinion for proposed 100 metre wind turbine	Haverton Hill Industrial Estate, Haverton Hill Road, Billingham, TS23 1PZ	Unknown	7.63	6.58	Unknown	EIA required	3
133	22/1388/FUL	Stockton-on-Tees Borough Council	FUJIFILM Diosynth Biotechnologies UK Ltd: Engineering operations associated with ground preparation works, including foundation piling, for end-use development.	Former Billingham Synthonia Football Club	1.14	9.56	8.92	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
134	22/1085/FUL	Stockton-on-Tees Borough Council	Ford & Slater DAF: Erection of B2/B8 maintenance and storage building to include servicing and associated access, car parking and landscaping.	Land to the south of Haverton Hill Road	1.4	8.04	7.09	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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135	23/0090/EIS	Stockton-on-Tees Borough Council	Suez Recycling and Recovery UK Ltd: Carbon capture facility for existing Energy from Waste site	Suez Tees Valley Site, Haverton Hill Road, Billingham, TS23 1PY	2.84	8.26	7.37	ES states: <i>"The construction phase is anticipated to take around 24 months."</i>	Pending	1
136	22/0339/FUL	Stockton-on-Tees Borough Council	Navigator Terminals Seal Sands Ltd: Installation of 5no. pressurised liquified petroleum gas (LPG) and 1no. pressurised storage vessels with a new road tanker loading area and associated infrastructure.	Navigator Terminals Seal Sands Limited, Seal Sands, Middlesbrough, TS2 1UA	0.83	2.23	2.14	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
137	21/2896/FUL	Stockton-on-Tees Borough Council	Modo Bloc Lagonda Road Ltd: Erection of 22 light industrial/employment units. Revised application submitted, reference 22/0868/REV.	Land north of Caswells, Lagonda Road, Cowpen Lane Industrial Estate, Billingham, TS23 4LA	0.83	7.71	7.22	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
138	21/2553/FUL	Stockton-on-Tees Borough Council	Arrowcruit Holdings Ltd: Erection of 1no warehouse building and a two storey office building with ancillary trade counter. Installation of hardstanding and creations of parking areas. Creation of a new vehicle access, erection of new fence and associated external alterations	Whitehouse Innovation Park, Arrowbuild and Civil Engineering Limited, New Road, Billingham, TS23 1LE	3.51	9.22	8.00	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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139	21/1910/FUL	Stockton-on-Tees Borough Council	Marlow Foods Limited: Installation of a new gas fired steam boiler package, including hot well tank, water treatment unit, enclosure for instrumentation and a 15m high exhaust stack.	Marlow Foods Limited, Belasis Site, Belasis Avenue, Billingham, TS23 4HA	0.06	7.92	7.37	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
140	21/1311/FUL	Stockton-on-Tees Borough Council	D.R.Caswell Pension Fund: Erection of 6no industrial units with associated parking and access road.	Land north of Caswells, Lagonda Road, Cowpen Lane Industrial Estate, Billingham, TS23 4JA	1.25	7.88	7.39	Condition 1 of decision notice states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
141	21/1092/FUL	Stockton-on-Tees Borough Council	Magnum Investments : Erection of 25no. industrial units for B2/B8 use with associated parking	Land at Macklin Avenue, Cowpen Lane, Industrial Estate, Billingham, TS23 4BY	Unknown	8.14	7.63	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
142	21/0848/FUL	Stockton-on-Tees Borough Council	Clean Planet Energy: Erection of waste pyrolysis plant building (plastics to fuel facility) to include apparatus, hardstanding, access and associated works	Casebourne site, Haverton Hill Road, Billingham, TS23 1PZ	5	8.25	7.21	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of</i>	Granted	1

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								<i>THREE years from the date of this permission.</i>		
143	20/2687/FUL	Stockton-on-Tees Borough Council	Johnson Matthey: Application for permanent 21 metre high steel framed structure with cladding.	Exothermic Synthesis Unit, Johnson Matthey Catalysts, Belasis Avenue, Billingham, TS23 1LH	0.003	9.54	8.69	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
144	20/1890/FUL	Stockton-on-Tees Borough Council	Augean PLC: Erection of waste transfer building and associated hardstanding.	Port Clarence Landfill Site, Huntsman Drive, Seal Sands, Middlesbrough, TS2 1UE	0.17	5.16	3.94	Planning Statement states: <i>"the waste transfer building and tarmac area will take approximately 8 weeks to construct."</i> Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
145	20/1867/RET	Stockton-on-Tees Borough Council	North Tees Ltd.: Part retrospective application for the erection of portakabin offices, weigh bridge office, weigh bridge and associated access road and palisade fencing (to support the Phase 4 reclamation	Land west of Sabic (North Tees Site), Huntsman Drive, Seal Sands, TS2 1TT	1.2	4.23	3.18	Planning Statement states: <i>"As the buildings are of modular design, the construction process is relatively simple. Where possible existing concrete</i>	Granted	1

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			works and a potential future aggregate recycling facility)					<i>plinths will be utilised. If additional foundations are required, vendor supplied above ground foundations will be employed.</i> Condition 1 of planning permission states: <i>"The development hereby permitted shall be begun before the expiration of Three years from the date of this permission."</i>		
146	20/1054/FUL	Stockton-on-Tees Borough Council	Barraclough: Erection of 15 light industrial units (Use Class B1) with associated parking bays and sub-station	Land east of Unit 4, Daimler Drive, Lagonda Road, Cowpen Lane Industrial Estate, Billingham, TS23 4JD	0.57	7.79	7.29	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
147	20/0651/FUL	Stockton-on-Tees Borough Council	National Grid: Erection of an extension (approximately 28m x 80m) to the eastern side of the existing substation for the installation of the Power Flow equipment; Installation of new high security fencing around the new extension and provision of a new access road.	National Grid saltholme Substation, Land west of A1185, Cowpen Bewley, Billingham TS23 4JA	0.99	6.58	6.18	Planning Statement states: <i>"Construction duration for the works requiring planning will take 3-4 months. It is critical that the construction works relating to this application are completed by</i>	Granted	1

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			(Note: Reconfiguration of overhead lines to connect the new electrical equipment will fall under S37 of the Electricity Act and does not form part of this application).					<i>September 2020 to meet planned outages.</i> Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission"</i>		
148	22/1387/FUL	Stockton-on-Tees Borough Council	Northumberland Estates: Erection of mixed-use development to include Use Classes E, B2, B8 and Sui Generis and the provision of associated access, car parking, servicing areas, landscaping, enclosures, drainage and infrastructure.	Land at the south-east corner of Wynyard Business Park, Wynyard	15.17	11.33	10.66	Unknown	Pending	1
149	21/2620/FUL	Stockton-on-Tees Borough Council	Wynyard Golf Club: Hybrid application seeking: full planning permission for the development of 66no residential units, a new Country Club and the conversion of an existing maintenance shed into local community and leisure facilities as well as access arrangements, reconfiguration of existing clubhouse car park, landscaping, reconfiguration of 16th, 17th and 18th holes of the	Wynyard Golf Club, Wellington Drive, Wynyard, Billingham, TS22 5QL	40.8	12.81	12.18	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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			golf course and associated works; and outline planning permission for the development of up to 60no residential dwellings in the south east of the site, with all matters reserved except for access.							
150	13/0342/EIS	Stockton-on-Tees Borough Council	Cameron Hall Developments Ltd: Outline application for the construction of up to 500 houses, Primary School (inc Sport Facilities) and nursery, Retail Units (up to 500 sqm), Doctors Surgery, Community Facilities, access and associated landscaping, footpaths and open space (all matters reserved). Reserved matters application 21/1761/REM has since been submitted.	Land at Wynyard Village	89.94	15.32	14.62	Planning statement states: <i>"It is estimated that subject to the grant of planning permission work could commence on this site shortly with first completions in 2016/17. The remaining housing would then be gradually built out at a rate of approx. 50 dpa over the next 10+ years in response to market demand"</i> - Table in Planning Statement shows construction trajectory from 2014 to 2023.	Granted	1
151	20/2481/EIS	Stockton-on-Tees Borough Council	Northumberland Estates Ltd and Taradina Number Two Ltd: Erection of a class B8 storage and distribution unit with ancillary offices, parking,	Land north of Wynyard Business Park, North Chapell Lane,	34.5	11.23	10.52	Planning statement states: <i>"Construction of the development to practical completion stage is</i>	Granted	1

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			servicing, landscaping and formation of new access roads plus associated ancillary works.	Wynyard TS22 5TH				<i>anticipated to take up to 15 months, including site preparation, enabling and construction works. External and internal fitout is scheduled to take a further 2 months. The total construction process is therefore expected to take 17 months, commencing in early May 2021 and ending in mid-late September 2022.</i> Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>		
152	20/2483/FUL	Stockton-on-Tees Borough Council	Northumberland Estates Ltd and Taradina Number Two Ltd: Site levelling and re-grading works to create development plateau.	Land north of Wynyard Business Park, North Chapell Lane, Wynyard TS22 5TH	30.25	11.23	10.52	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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153	20/2107/FUL	Stockton-on-Tees Borough Council	Mets Services Limited: Erection of machinery storage shed, open air solid fuel storage area for logs and coal, and plant nursery (Sui Generis), laying of hardstanding and creation of parking area.	Sir Plants-A lot Garden Centre and Nursey, Sandy Lane, West Billingham, TS22 5NB	1.2	12.16	11.55	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
154	16/1603/OUT	Stockton-on-Tees Borough Council	Homes and Communities Agency: Outline application with some matters reserved except for access for the erection of up to 150 residential dwellings and associated access. Reserved matters application 20/2804/REM has since been submitted.	Car Park, Navigation Way, Thornaby, TS17 6QA	4.17	11.76	9.77	Condition 1 of decision notice states: <i>"The development hereby permitted shall be begun either before the expiration of THREE years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the latest."</i>	Granted	1
155	20/2367/OUT	Stockton-on-Tees Borough Council	Sajid and Ahmed Baksh: Outline application with some matters reserved for the erection of a 66no. bed hotel and banqueting/conference building with associated means of access.	Hollybush Farm, Thornaby Road, Thornaby, TS17 0HP	1.8	14.78	11.95	as above	Pending	1

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156	20/2147/FUL	Stockton-on-Tees Borough Council	Thirteen Housing Group: Erection of 37 no. residential dwellings with associated highways, landscaping and infrastructure. Demolition of 2 no. existing tower blocks and associated ancillary buildings	Anson House Westdale Road, Thornaby, TS17 9BJ	1.13	13.27	10.69	Company website says they are aiming to start work January 2021 and the site is due for completion April 2022. Information available online suggests site clearance currently underway. Condition 1 of planning permission states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
157	08/3644/EIS	Stockton-on-Tees Borough Council	Northshore Development Partnership Ltd: Outline planning application for residential (Class C3), employment (Class B1), health care facility (Class D1), leisure (Class A3, A4, A5, C1 and D2), ancillary retail and services (Class A1 and A2) and car dealership (sui generis) with car parking and associated landscaping and infrastructure improvements.	Land to the north of the River Tees to the south of A1046 and Church Road and east of the Square	23.1	12.11	10.31	Planning statement states: <i>"the aim is to secure a planning permission which is robust, whilst also enabling a degree of flexibility to allow the scheme to evolve over time, given the proposed 15 year build out"</i> , Condition 2 of decision notice states: <i>"Applications for reserved matters shall be made to the Local</i>	Granted	1

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			Reserved matters applications 21/1589/REM and 21/0927/REM have since been submitted.					<i>Planning Authority before the expiry of twelve years from the date of the permission and the development of the last phase shall be begun before the expiration of two years from the date of approval of the final reserved matter"</i>		
158	20/2759/FUL	Stockton-on-Tees Borough Council	Gleave: Erection of class B8 industrial warehouse unit with ancillary office and associated parking, decked van storage, van staging areas and associated ancillary infrastructure, including the provision of a roundabout on Queen Elizabeth Way	Land south of Lockheed Close, Preston Farm Industrial Estate, Stockton-on-Tees, TS18 3SE	7.63	14.99	12.58	Unknown	Granted	1
159	20/1680/FUL	Stockton-on-Tees Borough Council	MBNL on behalf of Hutchinson 3G Limited: Installation of an 20m monopole supporting 6no. antennas with a wrap around equipment cabinet at the base of the column, installation of equipment cabinets and ancillary development thereto.	Communication Station T Mobile 27834, Dover Road, Stockton-on-Tees, TS19 0JS	0.01	12.90	11.57	Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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160	16/2445/FUL	Stockton-on-Tees Borough Council	GMI Investments Ltd: Hybrid planning application comprising 1) full planning application for A1 retail food store with car parking and associated ancillary development and 2) outline permission for circa 80 dwellings and associated access with all other matters reserved. Reserved matters application 20/0507/REM has since been submitted.	Former Site of Blakeston School, Junction Road, Norton, TS19 9LT	3.3	13.66	12.88	Planning statement states: <i>"subject to planning permission being granted, construction will be completed in 2018."</i> Condition 1 of decision notice states: <i>"the development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
161	20/2639/FUL	Stockton-on-Tees Borough Council	Exemplar Health Care Service Ltd: Erection of a 30 bed care home with associated access and landscape. Demolition of existing bungalow.	375 Norton Road, Norton, TS20, 2PJ	0.73	11.92	10.70	Company website says construction started February 2022 and it is due to open early 2023. Information available online shows construction is complete.	Granted	1
162	19/2161/FUL	Stockton-on-Tees Borough Council	Lianhetech: Erection of new plant, new buildings and extensions to existing buildings. Works to include Warehouse D Extension, Boiler House Structure, Amenities & Workshop Building, Drum Storage Workshop Extension, Amenities extension, 2 no. Warehouse buildings, Contractors	Lianhetech Seal Sands, Seal Sands Road, Seal Sands, TS2 1UB	4.15	2.71	2.52	Decision notice Cond. 1 states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1

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			cabins, Gate House and Weighbridge, Receivers, Driers, Extension to existing Tank Farm, Tanker Offloading stations, Process and control buildings, Installation of new and replacement cooling towers and industrial apparatus, Pipe Bridge, Swale and the demolition of old plant and buildings.							
163	15/2187/FUL	Stockton-on-Tees Borough Council	Air Products Renewable Energy Ltd: Proposed installation of a Gaseous Oxygen (GOX) Pipeline associated with Tees Valley 2 (TV2) Renewable Energy Facility (REF).	Air Products PLC, Huntsman Drive, Seal Sands, Middlesbrough, TS2 1TT	1.5	4.61	3.65	Planning Statement states: <i>"Following determination of the application, a construction period of three months is envisaged to complete the Scheme."</i> Decision Notice Cond. 1 states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>	Granted	1
164	15/2181/FUL	Stockton-on-Tees Borough Council	SABIC UK Petrochemicals Ltd: Erection of new plants for supply of steam and compressed air including 3 boilers, 3 compressors, a water purification plant, storage bunds for	North Tees Site Sabic UK Petrochemicals, Seaton Carew Road, Port	2.22	3.96	3.25	Planning Statement states: <i>"The construction phase of this project is predicted to last approximately 9 months"</i>	Granted	1

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			chemicals. New pipelines to provide potable water and instrument air to the new plant, as well as to export steam and compressed air to the tank farm distribution system.	Clarence, Stockton-on-Tees, TS2 1TT				Environmental Report states that the life of the development will be 20 years. Decision Notice Cond. 1 states: <i>"The development hereby permitted shall be begun before the expiration of THREE years from the date of this permission."</i>		
165	15/2799/FUL	Stockton-on-Tees Borough Council	Green North East Trading Bidco Ltd: Construct and operate an extension to the existing Materials Recovery Facility (MRF) building to process material produced by the existing MRF operation.	Impetus Waste Management, Huntsman Drive, Seal Sands, Stockton-on-Tees, TS2 1TT	0.1	4.22	3.64	Planning Statement/ ES states: <i>"(Construction) Works are currently proposed from March to October 2016"</i> Decision notice states: <i>"the development shall not be begun later than the expiration of THREE YEARS from the date of this permission"</i> (Jan 2016)	Granted	1
166	13/2892/EIS	Stockton-on-Tees Borough Council	O2N Energy (Billingham) LLP: Development of materials recycling facility and production of energy from waste, including demolition of the existing offices and erection of	GrowHow Stores C New Road, Billingham	8.14	9.36	8.31	Condition 1 of Decision notice states: <i>"The development hereby permitted shall be begun before the expiration of</i>	Granted	1

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			new buildings, tanks and silos with access taken from the existing access at New Road, Billingham. The main building will be portal frame, profiled steel clad with stacks at a maximum height of 80m and 28m. (Residual wastes will be processed through an advance thermal treatment process, gasification, to produce renewable heat and power). Two Section 73 applications 16/0195/VARY and 20/2620/VARY have since been submitted.					<i>THREE years from the date of this permission", S73 app submitted in 2020 and granted in 2021</i>		
167	22/1145/SC O	Stockton-on-Tees Borough Council	Screening opinion for proposed hydrogen production plant, battery storage and hydrogen re-fuelling point.	Energy from Waste Plant, New Road, Billingham, TS23 1LE	2.7	9.36	8.31	Unknown	EIA required	3
168	Stockton-on-Tees Local Plan, Policy SD4 Economic Growth Strategy	Stockton-on-Tees Borough Council	Stockton-on-Tees Local Plan, Main growth location for hazardous installations including liquid and gas processing, bio-fuels and bio-refineries, chemical processing, resource recovery, and waste treatment, energy generation, carbon capture and storage and other activities, Seal Sands.	Seal Sands	144	2.44	2.12	Unknown	Adopted	3

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169	DM/21/02336/FPA	Durham County Council	Lightsource Development Services: Construction of underground electricity cables, substation and associated infrastructure to connect Hulam Solar Farm (DM/19/03959/FPA) to the existing substation near Hart in Hartlepool.	Hulam Farm, Hutton Henry, Hartlepool, TS27 4SA	14.84	14.84	14.08	Planning Statement states: <i>"it is envisaged that the cable would be installed at the same time as the construction of the solar farm"</i> , solar farm planning permission ref (DM/19/03959/FPA) which has condition for commencement before three years from permission in June 2020 Condition 1 of planning permission states: <i>"The development hereby permitted shall be begun before the expiration of three years from the date of this permission."</i>	Granted	1
170	DM/22/01679/FPA	Durham County Council	Decerna: Construction and operation of a Synchronous Condenser located within an agricultural style steel frame building with associated transformer and cooling systems and other ancillary equipment located within a fenced compound and associated landscaping.	Land at east Grange Farm, Sheraton, Hartlepool, TS27 4RA	1.1	14.22	13.44	Planning supporting statement says construction <i>"is expected to take a total of 12-18 months"</i> Condition 1 of decision notice states <i>"the development hereby permitted shall be begun</i>	Granted	1

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								<i>before the expiration of three years from the date of this permission"</i>		
171	22/01334/0 UT	Hambleton District Council	Saddington Taylor Ltd: Application for outline planning permission with some matters reserved (appearance, landscaping layout and scale) for the Construction of 35 Dwellings including Conversion of Existing Barn and 4 Self-build Plots together with Associated Highway Works, New Open Space, Play Area and Public Car Parking and Demolition of a Dwelling	School Farm, 17 Station Road, Great Ayton, North Yorkshire, TS9 6HA	2.24	14.50	9.95	Unknown	Pending	1
172	R/2020/0685 /ESM	Redcar and Cleveland Borough Council	STDC: Outline planning application for demolition of existing redundant quay structures, capital dredging and development of new quay and associated works (PHASE 2)	Land at South Bank Wharf, Grangetown, Lackenby	286	3.91	2.21	Planning Statement states: <i>"STDC is intending to commence phased construction of the facility during 2021 to enable the first section of the quay to be in operation by 2023 (an approximately three-year construction phase)... Phase 2 may be constructed many years after completion of Phase 1, or may not be constructed at all if market</i>	Granted	1

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								<i>conditions do not require it".</i>		
173	R/2022/0773 /ESM	Redcar and Cleveland Borough Council	Tees Valley Lithium Limited: Construction of a Lithium Hydroxide Monohydrate manufacturing plant and ancillary development	Plots 1A and 1B, Wilton International Site, near Redcar, Middlesbrough, Teesside, TS90 8WS	8.6	4.55	0.14	Planning application states: <i>"It is anticipated that, subject to planning permission and permits, construction will commence in mid-2023, with Train 1 operational by Q4 2024 and further trains operational from Q4 2025"</i>	Granted (2022)	1
174	R/2014/0626 /FFM	Redcar and Cleveland Borough Council	York Potash Ltd: Mineral (Polyhalite) granulation and storage facility involving the construction of buildings, conveyor systems, substations, water treatment plant, internal access roads, car parking, attenuation ponds, landscaping, restoration and aftercare, and construction of a tunnel portal including the landforming of spoil and associated works	Wilton International Complex, Redcar	37.5	3.41	0.03	Decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission"</i>	Granted	1
175	R/2021/0608 /PND	Redcar and Cleveland Borough Council	South Tees Development Corporation (STDC): Demolition works of former Redcar Steelworks buildings	Former Redcar Steel Works Site (Foundry), South Tees Development	Unknown	0.31	0.00	Development site is the Main Site for the Proposed Development, therefore will be complete prior to	Prior Approval not required	3

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				Corporation (STDC), Redcar				construction of the Proposed Development		
176	R/2023/0390/SC	Redcar and Cleveland Borough Council	Ensus UK Ltd: Screening Opinion for proposed new process equipment and pipework housed within a supporting structure tying into existing process equipment	Ensus UK Ltd, Wilton Site, Middleway, Redcar, TS10 4RG	Unknown	4.72	0.12	Unknown	EIA not required	3
177	R/2023/0404/OOM	Redcar and Cleveland Borough Council	CTW Northern Limited: Outline planning application (with all matters reserved) for a data centre complex (B8) incorporating main data centre buildings, communications & power buildings, office, storage tanks, back-up bio-fuel generators and associated ancillary infrastructure	Former Croda International Site, Land at Wilton International, Redcar	13.2	3.13	0.27	Unknown	Granted	1
178	R/2023/0291/ESM	Redcar and Cleveland Borough Council	Green Lithium Refining Limited: Outline application (all matters reserved) for the development of a 3 line low-carbon lithium refinery and associated dock-side reception, handling, storage, and manufacturing facilities for the production of high-quality, battery-grade lithium hydroxide monohydrate, to include the construction of up to three production lines with the production capacity of up to 75,000 tonnes per	Land off Kinkerdale Road, Teesport, Grangetown, TS6 6UE	23.53	1.74	1.17	Planning Statement states: <i>"It is anticipated that the construction phase of the development will begin Q1 of 2024 and finish in 2026 with processing operations commencing shortly after"</i>	Granted	1

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			annum. The proposed development will include an office and warehouse buildings, together with associated site infrastructure and utility supplies							
179	R/2021/0019/OOM	Redcar and Cleveland Borough Council	Homes England: Outline application for residential development with associated access, landscaping and open space consisting of; A) 279 residential units (class C3) or; B) 204 residential units (class C3) with 75 assisted living units (delivered as class C2 or C3)	Land west of Kirkleatham Lane, Redcar	11.3	3.81	0.98	Condition 2 of decision notice states: <i>"The development of any phase of development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters for that phase or, in the case of approval on different dates, the final approval of the last of the reserved matters to be approved for that phase, whichever is later."</i>	Granted	1
180	R/2023/0353/RMM	Redcar and Cleveland Borough Council	Countryside Partnerships and Homes England: Reserved Matters application (appearance, layout, scale and landscaping) following outline approval R/2021/0019/OOM for 204 residential units (Class C3)	Land west of Kirkleatham Lane, Redcar	Unknown	3.65	0.96	Unknown	Granted	1

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181	R/2023/0228/FFM	Redcar and Cleveland Borough Council	Hitachi Energy UK Ltd: Construction of temporary laydown area to support construction of Dogger Bank C converter station	Dogger Bank C Converter Station, Land north of Lazenby, off Pasture Lane, Wilton International	1.2	5.00	0.52	Planning, Design and Access Statement says: <i>"The development would be for a temporary period of 24 months"</i> , Condition 1 of decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
182	R/2023/0181/FFM	Redcar and Cleveland Borough Council	Taylor Wimpey and Earl of Ronaldshay: Erection of 114 residential dwellings; demolition of existing dwelling to form access	Land adjacent Silverdale Gardens, Cat Flatt Lane, Redcar	5.06	6.52	3.15	Unknown	Pending	1
183	R/2023/0143/FFM	Redcar and Cleveland Borough Council	South Grange Medical Services LTD: Development of new primary health care centre including pharmacy & associated car parking	Land east of community fire station, junction of Church Lane and South Loop Road, Eston	0.42	5.23	1.29	Unknown	Granted	1
184	R/2023/0157/FFM	Redcar and Cleveland Borough Council	P Hughes Property LTD: Erection of 3no. Industrial buildings including ancillary office and laboratory space with associated car parking;	Land at Harcourt Road, South Bank, Middlesbrough	0.7	5.49	2.43	Unknown	Granted	1

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			landscaping and 2.4m high security galvanised perimeter fencing.							
185	R/2023/0002/FFM	Redcar and Cleveland Borough Council	EDF Energy Renewables LTD: Construction and operation of a solar photovoltaic ('PV') development with a capacity of up to 49.9 MW with associated infrastructure and landscaping	Land near Yearby Village, South of Redcar and A174, Yearby	72.7	5.43	1.68	Planning, Design and Access Statement states: <i>"The construction and installation of the Development will take approximately 6 months...The Development will have an operational period of up to 40 years...Decommissioning would be expected to take between 3-6 months"</i>	Pending	1
186	R/2022/0993/FF	Redcar and Cleveland Borough Council	Tillicoultry Quarries: Construction of substation building and switchgear house	Tillicoultry Quarries Coated Stone Plant, Smith's Dock Road, South Bank, Teesside, Cleveland	0.8	4.87	2.19	Condition 1 of decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
187	R/2022/0920/F3M	Redcar and Cleveland Borough Council	RCBC: Demolition of existing buildings and the erection of building for leisure and cultural uses (including library), and creation of an indoor street and public event space with associated works including solar	Land between 37-43 High Street and the Esplanade, Redcar	0.24	4.12	2.46	Condition 1 of decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS</i>	Granted	1

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			panels to roof, landscaping and highways works					<i>from the date of this permission"</i>		
188	R/2022/0816/FFM	Redcar and Cleveland Borough Council	STDC: Formation of hardstanding, buildings, access roads from A1085 Trunk Road, associated facilities and landscaping works in association with the creation of a park and ride facility	Land to east former Steel House and north of A1085 Trunk Road, Redcar	14.16	2.03	0.12	Condition 1 of decision notice states: <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission."</i>	Granted	1
189	R/2022/0615/FFM	Redcar and Cleveland Borough Council	Elgin Energy: Renewable energy generating station comprising ground-mounted photovoltaic solar arrays with primary substation and control building compound; point of connection masts; inverter stations; cabling; access gates; site access; internal tracks including ancillary infrastructure, landscaping and biodiversity enhancements	Land north of North Cote Farm and Park Farm, Dunsdale	73.8	9.24	4.89	Planning Statement states: <i>"Construction is estimated to take approximately up to 16 weeks...the proposal will have an operating life of 40 years"</i> , decision notices states <i>"The development shall not be begun later than the expiration of THREE YEARS from the date of this permission"</i>	Granted	1
190	DM/21/03348/FPA	Durham County Council	Durham County Council: Hybrid planning application for the development of NETPark phase 3a	Land to the north west of Discovery Offices, William Armstrong Way, NETPark,	15.6	21.30	13.83	Planning statement states: <i>"5 year construction period"</i> Condition 1 of planning permission states: <i>"The</i>	Granted	1

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				Sedgefield, TS21 3FH				<i>development hereby permitted shall be begun before the expiration of three years from the date of this permission"</i>		
191	DM/22/0375 7/FPA	Durham County Council	Fishburn Solar Limited: Formation of solar farm including installation of solar panels, security fencing, CCTV cameras, an internal access track, underground cabling, invertors, substations, grid connection, environmental enhancement measures and other ancillary development.	Land West Of Trimdon House Lodge Fishburn TS21 4BA	75.8	21.69	14.68	Planning Statement states: <i>"The Proposed Development does not require regional transmission upgrades prior to connection and can therefore be connected in late 2023 or early 2024...on reaching the end of its operational life of 40 years..."</i>	Pending	1
192	DM/22/0238 9/FPA	Durham County Council	Ramside Estates Ltd: Creation of a new Spa and Wellness facility with 35 new guest rooms	Hardwick Hall Hotel Sedgefield Stockton On Tees TS21 2EH	1.46	21.55	13.78	Unknown	Withdrawn	
193	23/0425/RES	Middlesbrough Council	Mr P Hall: Erection of 55no residential dwellings, repositioning of sports pitches and changing facilities	ACKLAM IRON AND STEEL WORKS ATHLETIC CLUB, Park Road South,	Unknown	8.65	5.95	Unknown	Pending	1

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				Middlesbrough, TS4 2RD						
194	23/5014/MAJ	Middlesbrough Council	C J Leonard & Sons: Construction of 10no. B2/B8 warehouse units with associated works	Former Coal Depot, Commercial Street	0.28	7.46	5.85	Unknown	Pending	1
195	H/2022/0176	Hartlepool Borough Council	Gentoo Homes: Erection of 48no. dwellings (class C3) including access, landscape works and associated infrastructure	LAND AT NINE ACRES, HART, HARTLEPOOL	3.07	13.05	12.31	Unknown	Pending	1
196	H/2022/0346	Hartlepool Borough Council	Methodist Housing Living Ltd: Erection of 59no. single storey B2/B8 use class units with associated external works.	UNIT 1, PARK VIEW INDUSTRIAL ESTATE, PARK VIEW ROAD WEST, HARTLEPOOL, TS25 1UD	1.47	6.58	5.80	Unknown	Granted	1
197	H/2022/0357	Hartlepool Borough Council	Gleeson Homes: Erection of 151no. dwellings with associated landscaping and infrastructure	LAND ON THE WEST SIDE OF CORONATION DRIVE, HARTLEPOOL	5.59	6.24	5.56	Unknown	Pending	1
198	H/2022/0382	Hartlepool Borough Council	Wynyard Homes: Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund	LAND WEST OF WYNYARD VILLAGE AND SOUTH OF THE	5.93	15.23	14.50	Unknown	Pending	1

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			and Noise Assessment received 27.07.23)	A689, WYNYARD, BILLINGHAM, TS21 3JG						
199	H/2022/0423	Hartlepool Borough Council	Gridserve Sustainable Energy Ltd: Erection of a Solar Electric Forecourt with ancillary commercial uses, and associated electrical infrastructure, a solar photo voltaic (PV) farm. energy storage, new access, car parking, landscaping and associated works.	LAND AT WHELLY HILL FARM, WORSET LANE, HARTLEPOOL, TS27 3BH	88.74	14.10	13.32	Unknown	Pending	1
200	H/2022/0432	Hartlepool Borough Council	Strabag AG: Erection of a concrete batching plant, gantry cranes, pre-storage shed, laboratory and ancillary infrastructure together with the demolition of a disused building.	PLOT 2, GREENLAND ROAD, HARTLEPOOL, TS24 0RQ	5.51	9.41	8.80	Unknown	Granted	1
201	H/2022/0459	Hartlepool Borough Council	Reliance Energy Limited: Proposed Construction, Operation and Maintenance of a Battery Energy Storage System (BESS) Facility and Associated Infrastructure	NORTH EAST CORNER, WHELLY HILL FARM, WORSET LANE, HART, HARTLEPOOL, TS27 3BH	1.68	13.41	12.64	Planning, Design and Access Statement states: <i>"The construction of the Proposed Development will take approximately 8-12 months...The plant would be expected to operate for up to 40 years"</i>	Pending	1
202	H/2022/0470	Hartlepool Borough Council	TI ProjectCo 1 Limited: Installation and operation of a Grid Stability Facility consisting of Synchronous	LAND ADJACENT TO HARTMOOR SUBSTATION,	7.6	13.63	12.85	Planning Statement states: <i>"The construction period for the development is</i>	Pending	1

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			Compensators and associated Electrical Infrastructure, underground cabling, access tracks, drainage, temporary construction compounds, ancillary infrastructure and demolition of existing buildings.	HARTLEPOOL, TS27 3BL				<i>expected to take approximately 24 months...The Development is expected to be an essential part of the electricity grid network for the foreseeable future and is therefore proposed as a permanent development"</i>		
203	H/2023/0099	Hartlepool Borough Council	Persimmon Homes: EIA Screening Opinion in relation to proposed erection of 236no. residential units with associated infrastructure, landscaping and access	LAND EAST OF BRENDA ROAD, SEATON LANE, HARTLEPOOL	13.6	5.91	5.15	Unknown	EIA required	3
204	H/2023/0126	Hartlepool Borough Council	Hartgen LTD: EIA screening opinion in relation to proposed gas powered standby electricity generation facility	LAND EAST OF WORSET LANE, HARTLEPOOL	0.6	13.24	12.47	Unknown	EIA not required	3
205	H/2023/0128	Hartlepool Borough Council	Environment Agency: Scoping opinion in respect of Greatham North East Flood Alleviation Scheme	LAND AT GREATHAM FLOOD CELL, GREATHAM, HARTLEPOOL	Unknown	4.03	3.31	Scoping Report states: " <i>It is currently hoped that construction will commence in late 2024"</i>	Scoping Opinion Issued	2
206	H/2023/0181	Hartlepool Borough Council	Forsa Energy Gas Holding Ltd: Construction and operation of a gas powered standby electricity generator and related infrastructure	LAND TO THE EAST OF ELECTRICITY SUBSTATION,	0.47	13.27	12.50	Unknown	Pending	1

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				WORSET LANE, HARTLEPOOL						
207	22/01329/FUL	Darlington Borough Council	Lightrock Power Ltd: Proposed ground mounted solar farm consisting of the Installation of 49.9MW solar photovoltaic array/solar farm with associated infrastructure (additional health impact assessment and battery safety management plan received 20th January 2022, response to Northern Gas objection received 9th February 2023, Written Scheme of Investigation received 16th March 2023, Trial Trench Evaluation report received 28th June 2023 and amended Trial Trench Evaluation report received 20th July 2023)	Land To The South Of Long Pasture Farm Little Stainton Stockton-on-Tees TS21 1HW	104.5	22.67	13.13	Planning, Design and Access Statement states: <i>"The construction phase of the Development is expected have a duration of approximately 6 months and planning permission is sought for an operational period of 40 years... Decommissioning would be expected to take between 4-6 months"</i> Condition 1 of decision notice states: <i>"The development hereby approved shall be commenced not later than 7 years from the date of this permission"</i>	Granted	1
208	23/00733/SCO	Darlington Borough Council	Northumbrian Water Limited: Scoping Opinion request for a new 800mm diameter mains water pipeline for the Tees and Central Strategic Transfer Mains development	Proposed New NWL Water Main Ketton Lane Darlington	298	21.4	11.84	Scoping Report states: <i>"To assist with the EIA process, an assumed assessment period will be established which will assess the likely affects during the</i>	Scoping Opinion Issued	2

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			on land from Dynance Beck to Long Newton Service Reservoir					<i>construction and restoration phase. This is based on a period of 31 months from September 2025 to March 2028 when it is anticipated that construction works will be complete."</i>		
209	22/01182/F UL	Darlington Borough Council	Teesside International Airport Ltd: Proposed aviation village incorporating 5 no. aircraft hangars for aircraft maintenance, repair, overhaul (MRO) and painting operations, 1 no. fixed base operation (FBO) building for business aviation, car parking with vehicular access, apron areas for aircraft dismantling, manoeuvring and parking, associated landscaping, security fencing, drainage and external lighting works (Geophysical Report, Landscape Masterplan and Strategy and Landscape & Visual Impact Assessment received 23 November 2022; External Lighting Report received 5 December 2022; amended plans and supporting information received 16 and 19	Land At Teesside International Airport Teesside Airport Road Middleton St George Darlington	20	22.87	13.55	Unknown	Pending	1

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			December 2022; archaeology report received 20 December 2022; amended Landscape Plan; amended Ecology Report and additional Justification Note received 25 January 2023; 7 February 2023 and 16 February 2023))							
210	22/2579/FUL	Stockton-on-Tees Borough Council	Cameron Hall Developments Ltd: Erection of 135 residential dwellings with associated landscaping and ancillary works.	Land At Wynyard Village	15.2	15.62	14.95	Unknown	Pending	1
211	22/2072/FUL	Stockton-on-Tees Borough Council	Aldi Stores Ltd: Erection of discount foodstore (Class E), works to part of the existing car parking to include EV charging bays, new pedestrian access, substation and landscaping	Land North Of Portrack Lane Stockton On Tees	0.8	10.86	9.17	Planning and Retail Statement states: <i>"Our design year is 2027, being five years from the year the application is made. This makes allowance for the time taken to seek planning permission, construct the store and establish a typical trading pattern"</i>	Granted	1
212	22/1525/EIS	Stockton-on-Tees Borough Council	Teesside Green Energy Park Limited: Erection of an energy recovery facility and associated infrastructure for fuel receipt and storage, power generation, power export, process	Land At Seal Sands Billingham	3.7	2.74	2.47	Planning Statement states: <i>"The current target date for site construction mobilisation is by the end of 2023. It is anticipated"</i>	Pending	1

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			emissions control, maintenance, offices and car parking together with associated operations.					<i>that construction will take up to 28 months"</i>		
213	23/0891/SC O	Stockton-on-Tees Borough Council	Marshalls Mono Limited: Screening opinion for the installation of soil and aggregates recycling and washing facility.	Land East Of Marshalls Mono Limited Durham Lane Eaglescliffe TS16 OPS	0.8	16.75	14.49	Unknown	EIA not required	3
214	23/0838/SC O	Stockton-on-Tees Borough Council	Screening opinion for the siting of 75MW (2hr) battery energy storage facility	Land On South Side Of Belasis Avenue Billingham TS23 1LQ	1.54	8.01	7.26	Unknown	EIA not required	3
215	23/0752/FUL	Stockton-on-Tees Borough Council	Meadow Farm Battery Limited: 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).	Land East Of The Carrs Angling Lakes Letch Lane Carlton TS21 1ED	2.12	16.60	7.36	Design, Accessibility and Planning Appraisal notes there will be a one year construction programme	Granted	1
216	23/0261/OUT	Stockton-on-Tees Borough Council	Cameron Hall Developments & Jomast Developments Ltd: Outline application with all matters reserved for the erection of up to 700 dwellings, community centre, care	Land At Wynyard Village Wynyard	129	12.12	11.47	Unknown	Pending	1

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			and medical facilities, open space, golf course improvements and associated works							
217	23/0208/REV	Stockton-on-Tees Borough Council	Mandale Homes: Revised application for the erection of 215no. dwelling houses with associated infrastructure.	Mount Leven Farm Leven Bank Road Yarm TS15 9JJ	12.6	17.63	14.58	Unknown	Pending	1
218	23/0046/OUT	Stockton-on-Tees Borough Council	Osborne House Group: Outline application for proposed development of up to 325,000 square feet (30,193 sq metres) of B2/B8 employment floorspace (maximum two storeys in height), with all matters reserved other than access.	Playing Field South Of Charlton Close Greenwood Road Billingham TS23 4BA	9.84	8.96	8.42	Unknown	Pending	1
219	23/1019/EIS	Stockton-on-Tees Borough Council	Greenergy International Ltd: Development of Greenergy Renewable Fuels and Circular Products Facility comprising a Sustainable Aviation Fuel Plant and Tyre Plant and associated infrastructure. A temporary construction laydown area, proposed services corridor, pipe bridge, ancillary buildings and car parking	Land West Of Epax Pharma U K Limited North South Access Road Seal Sands TS2 1UB	51.6	3.43	3.10	Planning statement states: <i>"total construction period of 42 months including a 6-month delay between the start of the construction of the SAF Plant before construction on the Tyres Plant"</i>	Pending	1

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220	23/0997/FUL	Stockton-on-Tees Borough Council	Teesside Gas and Liquid Processing Limited: Application for the installation an additional 4-inch pipeline (primarily below ground) that will tie into a new 4-inch pipeline to the Navigator Terminal Pipeline System 75	Teesside Gas Processing Plant Seal Sands Road Seal Sands Middlesbrough TS2 1UB	0.49	4.30	3.96	Unknown	Granted	1
221	23/0866/OUT	Stockton-on-Tees Borough Council	Mandale Homes and Mr Javed Majid: Outline application with some matters reserved (Access) for the erection of an up to 68-bed care home (C2) with ancillary community facilities at ground floor level and associated infrastructure and landscaping	Mount Leven Farm Leven Bank Road Yarm TS15 9JJ	1	17.55	14.52	Unknown	Pending	1
222	R/2023/0179/SCP	Redcar and Cleveland Borough Council	Bp: HyGreen Hydrogen Project	Land at the Foundry Site, South Tees Development Corporation (STDC) and in the vicinity of Wilton International, Lackenby and Grangetown near Redcar	460	0	0	Scoping Report states: <i>"construction will commence in Q1 2024 or the start of Q2 2024...The construction programme is likely to last approximately 18 months - 2 years."</i>	Scoping Opinion Issued	2

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223	R/2014/0304/OOM	Redcar and Cleveland Borough Council	Gladedale Estates: Outline planning application for residential development (320 units) including vehicular and pedestrian accesses off Ormesby Bank and associated landscaping	Longbank Farm Farmbank Road Ormesby TS7 9EF	21.2	8.90	4.91	Condition 3 of appeal decision notice required a phasing plan to be submitted, this was submitted in 2016 (ref: R/2016/0353/CD) and shows 4 phases of development. Accompanying cover letter states: <i>"The timing between each phase will be approximately 2 years subject to market conditions, weather and other unknown factors at this stage"</i>	Refused (appeal granted)	1
224	23/2020/SCO	Stockton-on-Tees Borough Council	Harmony ST Limited: Screening opinion for proposed battery energy Storage System (BESS)	Land North Of Powerleague, Westland Way, Preston Farm Industrial Estate, Stockton-on-Tees, TS18 3TG	1.39	14.06	11.93	Unknown	EIA not required	3
225	23/1945/FUL	Stockton-on-Tees Borough Council	Al Boum Photo Ltd: Siting of a battery storage facility, underground cable connection, ancillary equipment,	Land To The West Of Norton Substation, Letch	7.2	15.46	14.69	Unknown	Pending	1

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			fencing and associated landscaping and upgrade to existing access point	Lane, Stockton-on-Tees, TS21 1EG						
226	23/1898/SC O	Stockton-on-Tees Borough Council	Screening Opinion for 316 residential dwellings (Use Class C3) associated landscaping and infrastructure works	Land Off Welwyn Road Ingleby Barwick Stockton On Tees	Unknown	15.85	12.75	Unknown	EIA not required	3
227	23/1819/FUL	Stockton-on-Tees Borough Council	Scania (Great Britain) Limited: Erection of 1no industrial unit to accommodate use classes B2 and B8 with associated yard space, access and landscaping.	Land At Westland Way Stockton-On-Tees TS18 3TG	2.5	14.13	12.01	Unknown, Construction Management Plan states that: <i>"all timescales are still to be determined"</i>	Pending	1
228	23/1782/OUT	Stockton-on-Tees Borough Council	North East Property Partnership Ltd: Outline application with all matters reserved for the erection of industrial units for light industrial, general industrial and storage and distribution uses with ancillary office floorspace	Land South Of 4 Fleck Way Teesside Industrial Estate Thornaby TS17 9JZ	5.5	14.30	11.32	Unknown	Pending	1
229	23/1756/FUL	Stockton-on-Tees Borough Council	North East Property Partnership Ltd: Application for Full Planning Permission, for the erection of industrial unit(s) for light industrial, general industrial and storage and distribution uses with ancillary office floorspace.	Land West Of 2 Perry Avenue Dukesway Teesside Industrial Estate Thornaby TS17 9LN	0.75	14.62	11.73	Unknown	Pending	1

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230	23/1704/OUT	Stockton-on-Tees Borough Council	North East Property Partnership Ltd: Outline application with all matters reserved for the erection of industrial units for light industrial, general industrial and storage and distribution uses with ancillary office floorspace.	Land North Of 4 Fleck Way Teesside Industrial Estate Thornaby TS17 9JZ	3.37	14.08	11.16	Unknown	Pending	1
231	23/1634/FUL	Stockton-on-Tees Borough Council	SFEL SCOTT LTD: Siting of 75MW (2hr) Battery Energy Storage Facility with associated infrastructure, 2.4m palisade security fencing, security lighting and formation of a new vehicular access	Land North Of Household Waste Recycling Centre Belasis Avenue Billingham TS23 1LQ	1.6	8.04	7.31	Planning statement states: <i>"it can be constructed and start to operate within approximately 18 months...the proposed development would only be temporary and after 35 years the site could be returned to its existing form"</i>	Pending	1
232	23/0582/MAJ	Middlesbrough Council	Lionweld Kennedy Group: Construction of a new main office	LIONWELD KENNEDY LTD, Marsh Road, Middlesbrough, TS1 5JS	3.4	8.72	6.88	Unknown	Pending	1
233	23/0527/MAJ	Middlesbrough Council	T Manners & Sons Ltd: Erection of 24no. dwellings, provision of access, landscaping and ancillary works	Land at Strait Lane, Stainton, Middlesbrough	0.6	13.36	10.13	Unknown	Pending	1

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234	DM/23/03267/FPA	Durham County Council	Robinsons of Wingate: Erection of 58 no. affordable dwellings	Land To The South West Of Springfield Cottage Gladstone Terrace Station Town TS28 5DA	3.32	18.79	13.58	Unknown	Pending	1
235	DM/23/03169/FPA	Durham County Council	Karbon Homes Limited and Durham Aged Mineworkers' Homes Association: Construction of 43 no. bungalows	Land West Of Petrol Filling Station Bank Top Terrace Trimdon Village TS29 6PW	2.1	21.2	14.58	Unknown	Pending	1