

Site Ref	Site Name	Gross Addition	Completed	Remaining	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2016/27	2017/28	2028/29	2029/30	2030/31	Site availability issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?	Notes	Forecast	Commentary
H001	Former King Oswy Public House	12	0	12			6	6																		Developer / Agent	Agent stated that delivery is due to commence shortly.	
H002	Gainford House	6	0	6																	Yes					No delivery	Developer / agent	Agent stated that applicant is no longer intending to progress the scheme.
H003	Raby Gardens Phase 2	64	0	64		31	33																	Yes		Developer / agent	Projection from developer	
H007	Land adjacent to the manor house	7	4	3																					No delivery	HBC	Development has stalled. No activity on site.	
H023	Jesmond Road / Heather Grove	17	0	17																						HBC	The planning permission included residential units but the case officer has advised that the residential units are unlikely to be delivered.	
H075	Block 17 Marina	16	0	16																						HBC	The developer has advised that 40 dwellings per year will be achieved across these sites and Site H087 but is not yet able to be specific about when delivery will commence. The Council has been cautious and not included any delivery within the plan period for these sites until there is greater clarity regarding time frames and deliverability.	
H076	Block 18 Marina	16	0	16																						HBC		
H077	Block 19 Marina	60	0	60																						HBC		
H078	Block 20 Marina	18	0	18																						HBC		
H079	Block 24 Marina	19	0	19																						HBC		
H080	Block 25 Marina	48	0	48																						HBC		
H081	Block 26 Marina	20	0	20																						HBC		
H082	Block 28 Marina	20	0	20																						HBC		
H083	Block 29 Marina	48	0	48																						HBC		
H084	Block 28 Marina	24	0	24																						HBC		
H085	Block 32 Marina	36	0	36																						HBC		
H086	Mixed Use Maritime Avenue	54	0	54			10	12	12	10																HBC	The delivery of this site is supported by the Council.	
H087	South of Maritime Avenue	400	0	400																						HBC	See comments for sites H023 to H085.	
H091	Union House	7	4	3																					No delivery	HBC	Development has stalled. No activity on site.	
H104	Hartlepool Hospital	100	0	100																						Developer / agent	The Trust is aware that the existing planning consent on the site expires at the end of July 2017. It is highly likely that the Trust will submit a new planning application for the potential development of the site. The Trust is particularly keen on achieving a development of the site which, in addition to providing residential housing, would also address health and social care needs within the community and would be complementary to the services provided by the hospital. Until it	
H123	North Farm	14	0	14																					No delivery	Developer / agent	Agent stated that development site is on the market for sale but, as yet, no buyer has been found. Unless and until a buyer is available, then no development can commence.	
H161	Mayfair	261	165	96	35	42	42	12																		Developer / agent	Projection from developer	
H181	Middle Warren Area 9 Phase 15	180	143	37	49	37																				Developer / agent	Projection from developer	
H189	Wynyard Park (The Meadows)	168	101	67	39	36	31																			Developer / agent	Projection from developer	
H191	Former Henry Smith School	117	57	60	19	24	24	12																		Developer / agent	Projection from developer	
H203	Upper Warren - Persimmon (250)	250	0	250			30	35	35	35	35	35	35	10												Developer / agent	Projection from developer	
H203	Upper Warren - Bellway (250)	250	0	250				34	34	34	34	34	34	34	12											Developer / agent	Projection from developer	
H216	Wynyard Woods West	64	0	64		4	12	12	12	12	12															Developer / agent	completions will be by calendar year end. Completion rate of 10 to 15 dwellings per year.	
H218	Friarage	38	0	38																No	Yes	No	No	No	Yes	No delivery	Developer / agent	Developer stated that they are reviewing the permission. Until this review is completed they cannot be certain about delivery.
H219	Raby Arms/The Darlings	23	22	1	21	1																				HBC	Site almost completed.	

Site Ref	Site Name	Gross Addition	Completed	Remaining	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2016/27	2017/28	2028/29	2029/30	2030/31	Site availability issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?	Notes	Forecast	Commentary
H220	Creosote Works	108	0	108																					No delivery	Developer / agent	The approval is unlikely to be delivered in its current form owing to the extent of contamination on the site.	
H225	Britmag Ltd/Former Magnesium Works	480	27	453	22	40	40	40	40	40	40	40	40	28												Developer / agent	Projection from developer	
	Sites C and D, Former Britmag Site	110	0	110											10	15	25	25	35							HBC	The site is anticipated to come forward following the completion of the rest of the former Britmag site.	
H233	Quarry Farm	81	12	69	7	34	34	6																		Developer / agent	Projection from developer	
H237	Worset Lane	7	0	7							7															Developer / agent	Developer does not have any delivery scheduled for the site at present.	
H238	Tunstall Farm	110	0	110			15	25	25	25	20															HBC	The site is under construction.	
H240	Manorside Phase 1	16	0	16		4	12																			Developer / agent	are already on site and both sites will be complete within 2 years.	
H241	Coniscliffe Road	39	0	39		16	23																			Developer / agent	Projection from agent	
H242	Meadowcroft	14	0	14			7	7																		Developer / agent	Agent stated that delivery is due to commence shortly.	
H243	Greatham (Land off Station Road)	29	0	29				12	12	7																Developer / agent	Agent stated that they should go to contract in the next 2 months. Anticipates that developer will be on site within 2 years at the latest.	
H244	Seaton Lane (Lot 1)	16	0	16		16																				Developer / agent	Projection from developer	
H245	Seaton Lane (Lot 2)	22	0	22																						Developer / agent	Planning permission will not be delivered. See 'Specific Sites' below for delivery on site.	
H246	Seaton Lane (Lot 3)	11	0	11																						Developer / agent	Planning permission will not be delivered. See 'Specific Sites' below for delivery on site.	
H248	Manorside Phase 2	12	0	12		4	8																			Developer / agent	Agent very positive about delivery. Manorside phases 1 and 2 are already on site and both sites will be complete within 2 years.	
H260	Wynyard Site B	30	0	30			6	8	8	8																Developer / agent	and the site infrastructure has already implemented. There is very strong demand for the plots so delivery should commence very soon.	
H275	Land at The Fens, Hart Village	15	0	15			5	10																		HBC	Case officer has advised that scheme should deliver within 5 years.	
	Small sites (4 dwellings or less)			57		10	10	10	10	11																HBC	There are planning permissions for 57 dwellings on small sites which have not yet been built. The number projected to be delivered has been reduced by 10% to allow for non-implementation of some planning permissions.	
Urban Local Plan sites																												
HSG3	South of John Howe Gardens	20		20							20																HBC	Site is considered to be deliverable but no developer interest known as yet
HSG3	Carr and Hopps	70		70		35	48	6																		Developer / agent	Developer stated that the first phase of 83 units will be delivered in the next 18 months. The next phase is 6 units.	
HSG3	Briarfields	14		14				7	7																	HBC	A developer brief is being prepared and the site will be marketed. It is considered to be deliverable within 5 years.	
HSG3	Coronation Drive	65		65										10	20	20										HBC	Site has significant constraints so unlikely to be delivered within 5 years.	

Site Ref	Site Name	Gross Addition	Completed	Remaining	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2016/27	2017/28	2028/29	2029/30	2030/31	Site availability issues?	Viability constraints?	Infrastructure constraints?	Policy constraints?	Market demand constraints?	Other constraints?	Notes	Forecast	Commentary	
Rural Local Plan sites																													
HSG5a	High Tunstall Strategic Housing Site - Wynyard Homes	992							60	105	105	105	105	105	105	105	105	92									Developer / agent	Projection from developer	
HSG5a	High Tunstall Strategic Housing Site -	208				12	30	30	30	30	30	30	30	16													Developer / agent	Developer stated that delivery will commence in 18/19 with a target delivery range of 28 to 32 dwellings per year.	
HSG5a	Quarry Farm Housing Site	220					30	36	36	36	36	36	8														Developer / agent	Projection from developer	
HSG6b	Wynyard Park North	400				20	40	40	40	40	40	40	40	40	40	40	20										Developer / agent	40 dwellings a year and possibly more with the first completions in 18/19.	
HSG6c	Wynyard Park South	232				15	30	30	30	30	30	30	30	30	7												Developer / agent	Agent states that allocations will achieve 30 dwellings a year with the first completions also in 18/19.	
HSG7	Elwick Village Housing Development	35					11	12	12																		HBC	Greenfield village site. It is considered to be deliverable.	
HSG8a	Hart Village - Nine Acres	30					12	12	8																		HBC	Greenfield village site. It is considered to be deliverable.	
HSG8b	Hart Village - Glebe Farm	20					10	10																			HBC	Greenfield village site. It is considered to be deliverable.	
Resolved to approve subject to the signing of a Section 106 Agreement																													
H251	South West Extension	1260				30	80	100	100	125	125	125	125	125	125	125	125	75									Developer / agent	Projection from developer	
	Land at Hart Reservoirs	52								12	20	20															HBC	There is therefore some uncertainty as whether the scheme will be delivered within 5 years.	
	9-11 Hutton Avenue	11					11																				agent	of the s.106.	
HSG6a	North Pentagon	109				10	45	40	14																		Developer / agent	Projection from developer	
H261	Nelson Farm	50					10	20	20																		Developer / agent	matters are still to be submitted and still to go the market. Delivery will therefore be from 2 years onwards.	
Specific sites																													
H198	Former Brierton School	100		100			15	25	25	25	10																HBC	The site is owned by HBC, has been cleared, has a recently updated development brief and will go to the market shortly. HBC Estates has advised that a scheme will be commence delivery on the site within 5 years.	
H245	Seaton Lane (Lot 2)	30		30			10	10	10																		HBC	owned by HBC. HBC Estates has advised that a scheme will be delivered on the site within 5 years.	
H246	Seaton Lane (Lot 3)	15		15			5	5	5																		HBC	owned by HBC. HBC Estates has advised that a scheme will be delivered on the site within 5 years.	
	Gardner House, Brierton Lane	22		22			10	10	2																		HBC	Development of this site has the potential to bring a currently vacant brownfield site back into a beneficial use.	
	Wynyard Site C	12		12		6	6																				Developer / agent	Agent states that the site is being marketed as self build plots and the site infrastructure has already implemented. There is very strong demand for the plots so delivery should commence very soon.	
Summary																													
					2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2016/27	2017/28	2028/29	2029/30	2030/31										Total	
	Planning Permissions		185	299	348	241	188	182	148	109	109	72	22	15	25	25	35											2003	
	Urban Local Plan			35	48	13	7		20				10	20	20													173	
	Rural Local Plan				47	163	230	261	241	241	213	191	152	145	125	92												2101	
	Resolved to grant planning				40	146	160	134	137	145	145	125	125	125	125	125	75											1482	

