

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	Commentary
H001	Former King Oswy Public House	12	0	12			6	6												Agent stated that delivery is due to commence shortly.
H002	Gainford House	6	0	6																Agent stated that applicant is no longer intending to progress the scheme.
H003	Raby Gardens Phase 2	64	0	64		31	33													Projection from developer
H007	Land adjacent to the manor house	7	4	3																Development has stalled. No activity on site.
H023	Jesmond Road / Heather Grove	17	0	17																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																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																
H077	Block 19 Marina	60	0	60																
H078	Block 20 Marina	18	0	18																
H079	Block 24 Marina	19	0	19																
H080	Block 25 Marina	48	0	48																
H081	Block 26 Marina	20	0	20																
H082	Block 28 Marina	20	0	20																
H083	Block 29 Marina	48	0	48																
H084	Block 28 Marina	24	0	24																
H085	Block 32 Marina	36	0	36																
H086	Mixed Use Maritime Avenue	54	0	54			10	12	12	10										The delivery of this site is supported by the Council.
H087	South of Maritime Avenue	400	0	400																See comments for sites H023 to H085.
H091	Union House	7	4	3																Development has stalled. No activity on site.
H104	Hartlepool Hospital	100	0	100																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
H123	North Farm	14	0	14																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												Projection from developer
H181	Middle Warren Area 9 Phase 15	180	143	37	49	37														Projection from developer
H189	Wynyard Park (The Meadows)	168	101	67	39	36	31													Projection from developer

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H191	Former Henry Smith School	117	57	60	19	24	24	12												Projection from developer
H203	Upper Warren - Persimmon (250)	250	0	250			30	35	35	35	35	35	35	10						Projection from developer
H203	Upper Warren - Bellway (250)	250	0	250				34	34	34	34	34	34	34	12					Projection from developer
H216	Wynyard Woods West	64	0	64		4	12	12	12	12	12									completions will be by calendar year end. Completion rate of 10 to 15 dwellings per year.
H218	Friarage	38	0	38																this review is completed they cannot be certain about delivery.
H219	Raby Arms/The Darlings	23	22	1	21	1														Site almost completed.
H220	Creosote Works	108	0	108																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 Work	480	27	453	22	40	40	40	40	40	40	40	40	28						Projection from developer
	Sites C and D, Former Britmag Site	110	0	110											10	15	25	25	35	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												Projection from developer
H237	Worset Lane	7	0	7							7									Developer does not have any delivery scheduled for the site at present.
H238	Tunstall Farm	110	0	110			15	25	25	25	20									The site is under construction.
H240	Manorside Phase 1	16	0	16		4	12													are already on site and both sites will be complete within 2 years.
H241	Coniscliffe Road	39	0	39		16	23													Projection from agent
H242	Meadowcroft	14	0	14			7	7												Agent stated that delivery is due to commence shortly.
H243	Greatham (Land off Station Road)	29	0	29				12	12	7										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														Projection from developer
H245	Seaton Lane (Lot 2)	22	0	22																Planning permission will not be delivered. See 'Specific Sites' below for delivery on site.
H246	Seaton Lane (Lot 3)	11	0	11																Planning permission will not be delivered. See 'Specific Sites' below for delivery on site.

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H248	Manorside Phase 2	12	0	12		4	8													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										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												Case officer has advised that scheme should deliver within 5 years.
	Small sites (4 dwellings or less)			57		10	10	10	10	11										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									Site is considered to be deliverable but no developer interest known as yet
HSG3	Carr and Hopps	70		70		35	48	6												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											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				Site has significant constraints so unlikely to be delivered within 5 years.
Rural Local Plan sites																				
HSG5a	High Tunstall Strategic Housing Site - Wynyard Homes	992							60	105	105	105	105	105	105	105	105	105	92	Projection from developer
HSG5a	High Tunstall Strategic Housing Site -	208					12	30	30	30	30	30	30	16						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	10						Projection from developer
HSG6b	Wynyard Park North	400					20	40	40	40	40	40	40	40	40	40	20			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	7					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										Greenfield village site. It is considered to be deliverable.
HSG8a	Hart Village - Nine Acres	30						12	12	6										Greenfield village site. It is considered to be deliverable.
HSG8b	Hart Village - Glebe Farm	20						10	10											Greenfield village site. It is considered to be deliverable.
Resolved to approve subject to the signing of a Section 106 Agreement																				

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H251	South West Extension	1260					30	80	100	100	125	125	125	125	125	125	125	75		Projection from developer
	Land at Hart Reservoirs	52									12	20	20							There is therefore some uncertainty as whether the scheme will be delivered within 5 years.
	9-11 Hutton Avenue	11						11												signing of the s.106.
HSG6a	North Pentagon	109					10	45	40	14										Projection from developer
H261	Nelson Farm	50						10	20	20										matters are still to be submitted and still to go the market. Delivery will therefore be from 2 years onwards.
Windfalls																				
						6	6	40	50	42	25	10								An allowance has been made based on specific intelligence that there are sites which will come forward as windfalls. Such intelligence includes the following: -Sites owned by HBC and which do not have a planning permission for housing or do have a planning permission but the planning permission is unlikely to be delivered but which HBC Estates have advised that there will be housing delivery on the sites. Sites where there is strong developer interest and where development would be consistent with local and national planning policy.
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	
	Planning Permissions	185	299	348	241	188	182	148	109	109	72	22	15	25	25	35				
	Urban Local Plan		35	48	13	7		20			10	20	20							
	Rural Local Plan			47	163	230	259	241	241	241	201	152	145	125	92					
	Resolved to grant planning			40	146	160	134	137	145	145	125	125	125	125	75					
	Windfalls		6	6	40	50	42	25	10											
	Total delivery	185	340	489	603	635	617	571	505	495	408	319	305	275	192	35				