



Homes &  
Communities  
Agency

2016 to 2017

# Land Development and Disposal Plan

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# 1 Overview

This plan provides an updated overview of the landholdings that the HCA expects to bring forward for development and/or disposal over the next twelve months (that is up to the end of 2016/17 Q1). It replaces the previous Land Development and Disposal Plan issued in January 2016 and will be updated on a quarterly basis.

## 1.1 The HCA's land and property portfolio

The HCA is a significant public sector landowner with a varied and complex land and property portfolio that is spread across a wide geography over England (excluding London). The portfolio comprises former New Town land, coalfield sites, assets inherited from the Regional Development Agencies (RDAs) and sites previously acquired from other public landowners including from the MoD and the Department of Health. The Agency uses its local knowledge and works with local partners to help bring this land forward and create development opportunities for private developers.

Some of the Agency's portfolio requires very little intervention prior to disposal, and this land is released into the market as quickly as possible, ensuring it supports local plans and provides value for the taxpayer. Other sites, however, require upfront investment to make them more attractive development opportunities, for example, dealing with physical constraints, putting in infrastructure, or taking them through the early stages of planning.

In disposing of its land, the HCA is committed to:

- being transparent about its landholdings and the way in which land will be brought to the market;
- not holding land longer than necessary – making sure it is disposed of to support local plans and ambitions;
- disposing of land on terms that promote early development, economic activity and growth (e.g. Build Now: Pay Later)

The HCA is also guided by value for money considerations – disposals are expected to realise 'best consideration' – and disposals are governed by central government policy and practice, by procurement legislation.

## 1.2 The HCA's land disposal principles

The Agency has a diverse land and property portfolio with significant differences between sites in terms of their size, development potential and strategic importance. As such, each development and disposal opportunity that is brought forward by the HCA is unique. Nevertheless, as part of its commitment to ensuring a consistent approach to disposing of its land, the Agency has adopted a number of 'Land Disposal Principles':

- To ensure every disposal has clear objectives from the outset
- To be consistent in the way site specific disposal strategies are prepared
- To provide a 'disposal principles framework' for each type of site
- To undertake early and meaningful market engagement
- To establish the appropriate level of investment prior to disposal
- To provide clarity around the key commercial terms of the deal
- To be consistent in the application of 'overage' provisions
- To provide a robust approach to price / non-price tender assessment
- To reduce incidences of post tender price reductions
- To effectively manage post award changes
- To provide transparency around the HCA's disposal pipeline

### 1.3 Working with partners

The HCA structure is based around the principles of a national agency working locally and, as such, the HCA delivers its functions through area-based teams outlined in Section 3 of this plan. The HCA works jointly with local partners (such as Local Authorities and Local Enterprise Partnerships) and with other public sector land owners. In these situations, the Agency's approach to disposal will, where appropriate, take into account the policies and priorities of these partners. There may also be situations where the HCA is asked by local partners to use its land in ways to contribute to the delivery of wider regeneration objectives and/or local priorities such as City or Growth Deals. The efficient and effective co-ordination of public sector land and property at the local level is the key driver of the One Public Estate initiative and the HCA plays an important role, working with the Government's Property Unit (GPU) and local partners to identify and dispose of surplus public land through this initiative.

### 1.4 Transparency

All HCA landholdings are listed on the Government Property Finder website: <https://www.epims.ogc.gov.uk/government-property-finder/Home.aspx>. The Agency is covered by the Community Right to Reclaim Land, which allows any citizens or organisation to ask the Secretary of State to direct that a specified parcel of vacant or underused land or property should be sold on the open market. Each request is considered on its own merit and focuses on whether the land is vacant or underused and whether there are plans for future use. The Agency is also covered under the Right to Contest, where citizens or organisations can challenge government to release land which is potentially surplus or redundant and can be put to a better economic use.

## 2 Development and disposal opportunities

This plan sets out the landholdings that the HCA expects to bring forward for development and/or disposal over the next twelve months (up to the end of 2016/17 Q1). It includes landholdings that have been identified as being of importance locally or nationally, and sites that have potential for development, predominantly for housing, but also for some commercial use. The landholdings listed for disposal in this section, are grouped according to the area in which they are located and cover sites that will be disposed of on a competitive basis (i.e. by advertising or auctioning them, by bringing them to the HCA's Delivery Partner Panel (DPP2) or by disposing of them through an OJEU process). A plan of the areas covered by HCA can be found at the end of this document.

This indicative disposal pipeline will be subject to on-going review including partner discussions and additional options analysis / due diligence, and it is possible that there may be substitutions or alterations to individual opportunities. However, the purpose of publishing this information now is to provide a preliminary indication to interested parties of potential disposals.

The timing reflects the HCA's current analysis of its sites and their local markets. However, the Agency is happy to discuss sites which are not included in this pipeline – the entire landholdings are set out on Government Property Finder. Potentially interested parties should note the presumption that our land will generally be disposed of competitively.

As individual sites come forward they will be formally advertised and set out on the Government Property Finder website: <https://www.epims.ogc.gov.uk/government-property-finder/Home.aspx>

For information, the 'forecast marketing date' establishes the financial quarter in which it is intended to bring a site forward, that is Q1 (April-June); Q2 (July-September); Q3 (October-December); and Q4 (January-March).

Alongside sites with housing or commercial development potential or investment opportunities, the HCA's portfolio also includes residuary liabilities such as public open space, structural landscaping, woodland and infrastructure such as roads or watercourses. Some of these landholdings have very limited potential use, e.g. grass verges; but others, for example sites intended for use as open space following reclamation, may be subject to a range of potential options around end use including for sustainable energy generation.

The Agency is continuing to transfer many of these sites to local authorities, Trusts and other statutory bodies, including hard infrastructure such as roads and footpaths, small residual holdings in a number of the former new towns, and open space, including in the former coalfield communities. Due to the nature of these sites, they have not been included in the disposal programme in this document, but options for disengagement from these sites will continue to be explored, subject to resources.

## 2.1 East & South East

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Basildon	Land At Church Road	690	SS141RA	2.017	Residential	None	Freehold	Advertised	2016/17 Q3
Basildon	Cranes Farm Road (home Ideal)	695	SS142NT	0.946	Residential	None	Freehold	Advertised	2016/17 Q3
Basildon	Gardiners Close - Ford Sports Nth	709	SS143AN	22.229	Sports facilities and grounds	Allocated in Local Plan	Freehold	To be determined	2016/17 Q4
Basildon	Gardiners Close - Ford Sports Nth	710	SS143AN	7.251	Residential	Allocated in Local Plan	Freehold	DPP	2016/17 Q4
Basildon	Laindon Link, Basildon	740	SS155AB	0.992	Residential	None	Freehold	To be determined	2016/17 Q1
Basildon	Nethermayne, Basildon	751	SS165JP	1.828	Hotels, boarding and guest houses	Allocated in Local Plan	Freehold	Advertised	On Market
Basildon	Plot 108 Popes Crescent	762	SS133AD	0.329	Residential	None	Freehold	Advertised	2016/17 Q1
Basildon	Pound Lane (Plot 10)	778	SS155SP	0.190	Residential	None	Freehold	Advertised	2016/17 Q1
Basildon	Car park, Basildon Town Centre	12859	SS155AA	1.388	To be determined	None	Freehold	Advertised	2016/17 Q4
Crawley	Land East Of Tinsley Lane	828	RH109RE	6.969	Residential	Proposed allocation in Local Plan	Building Lease	DPP	2017/18 Q1
Crawley	Summersvere Wood	952	RH109RE	4.575	Residential	Proposed allocation in Local Plan	Building Lease	DPP	2017/18 Q1
Crawley	Rowley Farm	995	RH109SL	1.709	Industry and Business	None	Freehold	To be determined	2017/18 Q1
Dacorum	Hospital Land Maynards Rd	848	HP2 4TF	0.557	Education	Proposed allocation in Local Plan	Building Lease	Advertised	2017/18 Q1
Dacorum	Maylands Employment Area	2133	HP2 4RH	13.454	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Dartford	Former Unwins Depot	2825	DA1 5AJ	1.553	Industry and Business	Outline application granted	Freehold	Advertised	2016/17 Q1
Dover	Officers Mess within Connaught Barracks, Dover	11511	CT15 5LZ	2.336	Residential	Allocated in Local Plan	Building Lease	Advertised	2016/17 Q2
Fenland	Site B - Thorby Avenue	7694	PE15 0AZ	0.860	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Fenland	Plot 3 Norman Business Park	8414	PE15 0AZ	0.486	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Gravesham	Employment Land, Rosherville Way	13027	DA119AA	1.625	Industry and Business	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Medway Towns	Chatham Maritime - F3, 4 & 5	6230	ME4 3ER	2.266	Mixed with housing	Proposed allocation in Local Plan	Freehold	Advertised	2016/17 Q4
Medway Towns	Chatham Maritime - H1	7796	ME4 3ER	2.899	Mixed with housing	Allocated in Local Plan	Freehold	Advertised	2016/17 Q4
Medway Towns	Chatham Maritime - J2	8250	ME4 3ER	0.556	Recreation and Leisure	None	Long term Leasehold (over 100 years)	Advertised	On Market
Medway Towns	Chatham Maritime - A4	8251	ME4 3ER	0.070	Recreation and Leisure	None	Freehold	Advertised	On Market
Medway Towns	Interface Land - Chatham Maritime	10239	ME4 3ER	0.427	Residential	Allocated in Local Plan	Long term Leasehold (over 100 years)	Advertised	2016/17 Q4
Peterborough	Dogsthorpe Spinney, Paston	880	PE4 7AA	1.863	Outdoor amenity and open spaces	None	Freehold	Advertised	2017/18 Q1
Stevenage	Land At North Road	894	SG1 4AH	6.370	Industry and Business	None	Freehold	Advertised	2016/17 Q4

## 2.2 Midlands

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Birmingham	Union Road-Aston	2646	B6 7TG	0.214	Manufacturing	Allocated in Local Plan	Freehold	Advertised	On Market
Birmingham	Adjacent Union Road - Aston	5976	B6 7TG	0.561	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Birmingham	Priory Road Site	11366	B6 7TG	0.863	Manufacturing	Outline application granted	Freehold	Advertised	On Market
Birmingham	New Bond Street	12330	B9 4ED	0.247	Mixed with housing	None	Freehold	DPP	2017/18 Q1
Cannock Chase	Towers Business Park - Plot C, Lea Hall	11438	WS15 1UZ	1.327	Residential	None	Freehold	Advertised	On Market
Corby	Land at Penn Green, Corby	1063	NN17 1JD	3.290	Residential	None	Freehold	Advertised	2016/17 Q4
Corby	Corby Integrated Transport Hub - Site B, Station Road, Corby	1286	NN17 1UJ	0.765	Residential	None	Freehold	Advertised	2016/17 Q1
Corby	Corby Integrated Transport Hub - Site A, Station Road, Corby	5852	NN17 1UJ	0.754	Mixed	None	Freehold	Advertised	2016/17 Q2
Corby	Exchange Court (Phase 2), Corby	1285	NN17 1TY	0.283	Offices	None	Freehold	Advertised	2016/17 Q2
Coventry	Plot 3, Lyons Park, Coventry	11490	CV5 9BF	1.055	Manufacturing	Outline application granted	Freehold	Advertised	On Market
Dudley	Plot 3 Castlegate Business Park	10823	DY1 4RH	0.825	Offices	Proposed allocation in Local Plan	Freehold	Advertised	On Market
Dudley	Plot 2 Castlegate Business Park	10826	DY1 4RH	0.391	Restaurants and cafes	Proposed allocation in Local Plan	Freehold	Advertised	On Market
Milton Keynes	Hawkshead Drive, Emmerson Valley	9176	MK4 2AN	0.259	Residential	Allocated in Local Plan	Freehold	Advertised	On Market
Milton Keynes	Site A Towergate	6229	MK17 8LU	5.760	Residential	Proposed allocation in Local Plan	Building Lease	DPP	2016/17 Q3



Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Northampton	Upton Lodge SUE	6198	NN2 6NN	69.468	Mixed with housing	Outline application submitted	Building Lease	DPP	2016/17 Q4
Northampton	Hardingstone Development Land	8751	NN4 7BW	47.868	Residential	Outline application submitted	Building Lease	DPP	2016/17 Q2
Northampton	Land At South West Sixfields	1314	NN5 5QL	1.837	Industry and Business	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Northampton	Gate Lodge, Northampton	2148	NN3 7TT	1.104	Residential	None	Building Lease	Advertised	2016/17 Q4
Nottingham	Peace Mills site	11785	NG13 9FQ	0.267	Residential	None	Freehold	Advertised	2016/17 Q1
Redditch	Smallwood Health Service	1696	B97 4DJ	0.383	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Rugby	Ansty Park Remainder	5893	CV7 9JP	37.207	Industry and Business	Outline application granted	Freehold	Advertised	On Market
South Staffordshire	The Limes, Himley	2034	DY3 4LL	1.234	Mixed with housing	Proposed allocation in Local Plan	Freehold	Advertised	2016/17 Q1
Stoke-on-Trent	Hanford site disposal	8590	ST4 8QT	1.313	Residential	Outline application granted	Freehold	Advertised	On Market
Telford and Wrekin	Land Snedshill/Church Road	1434	TF2 9HF	1.229	Residential	Allocated in Local Plan	Freehold	To be determined	2016/17 Q4
Telford and Wrekin	Plots Rock Road, Old Park RaB	1446	TF3 5BL	0.669	Retail	Allocated in Local Plan	Freehold	To be determined	2016/17 Q1
Telford and Wrekin	The Croppings Phase 2	11414	TF4 3QH	5.952	Residential	Outline application granted	Building Lease	To be determined	2016/17 Q2
Telford and Wrekin	Plot 2, Land adjacent to Stafford Park, Telford	1499	TF119PJ	3.124	Industry and Business	Detailed application submitted	Freehold	Advertised	On Market
Telford and Wrekin	Plot 6, Naird Lane, Telford	1473	TF11 9PJ	15.125	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Telford and Wrekin	Site 2 Donnington Campus	6115	TF2 7NA	1.732	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Plot 12, Hortonwood	1509	TF1 7YU	3.836	Industry and Business	Allocated in Local Plan	Freehold	Advertised	2016/17 Q4

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Telford and Wrekin	Plot 6 Hortonwood	1511	TF1 7FR	3.685	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Plot 1 Hortonwood	1512	TF6 6DT	3.913	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Plot D Hortonwood Business Park	6056	TF1 7FA	10.416	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Plot B, Hortonwood	10669	TF1 7FA	2.730	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Remainder of Plot E, Hortonwood	10678	TF1 7FA	2.152	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Hadley Park A, Telford	5809	TF1 6QJ	0.613	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Hadley Park B, Telford	5989	TF1 6QJ	0.983	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Wheat Leasowes, Telford	1547	TF1 6AJ	10.233	Agriculture	None	Freehold	Advertised	2016/17 Q2
Telford and Wrekin	Wheat Leasowes East (South)	12698	TF1 6AJ	8.013	Industry and Business	Proposed allocation in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Land & Buildings Adj Horton Fa	1552	TF6 6DT	0.487	Residential	None	Freehold	Advertised	2016/17 Q1
Telford and Wrekin	Land Off Horton Lane	1557	TF6 6DT	0.832	Residential	None	Freehold	Advertised	2016/17 Q1
Telford and Wrekin	Land adj Horton Farm, Horton Lane	13111	TF6 6DT	0.359	Residential	None	Freehold	Advertised	2016/17 Q1
Telford and Wrekin	Plot 7, Naird Lane, Telford	1565	TF11 9PQ	7.474	Industry and Business	Proposed allocation in Local Plan	Freehold	Advertised	On Market
Telford and Wrekin	Site C Pool Hill Road (1-3)	1587	TF4 3AS	0.268	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q4
Telford and Wrekin	Site D - Pool Hill Road	1588	TF4 3AS	0.652	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q4
Telford and Wrekin	Land adjacent to Stafford Park, Plot 3, Telford	1604	TF11 9PJ	1.268	Industry and Business	Detailed application submitted	Freehold	Advertised	On Market

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Telford and Wrekin	Nedge West - Future Development	1606	TF11 9PL	1.624	Industry and Business	Detailed application submitted	Freehold	Advertised	On Market
Wolverhampton	Former Royal Hospital	12538	WV2 1BX	4.998	Mixed with housing	None	Freehold	DPP	2016/17 Q3
Wyre Forest	Development Site - Former Lea Castle Hospital Site	8676	DY10 3PP	48.639	Mixed with housing	Allocated in Local Plan	Building Lease	DPP	2017/18 Q1

## 2.3 North East, Yorkshire and The Humber

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Barnsley	Plot 2, Hickleton	2312	S63 0BH	5.066	Industry and Business	Proposed allocation in Local Plan	Freehold	Advertised	On Market
Barnsley	Plot 1, Hickleton	11660	S63 0BH	0.924	Industry and Business	Proposed allocation in Local Plan	Freehold	Advertised	On Market
Barnsley	Tankersley Developable Employment Site West	12791	S74 0QA	1.517	Industry and Business	Allocated in Local Plan	Freehold	Advertised	2016/17 Q2
Barnsley	Tankersley Developable Employment Site East	12792	S74 0QA	1.579	Industry and Business	None	Building Lease	DPP	2016/17 Q4
Bolsover	Pleasley Colliery	5865	NG19 7EY	1.000	Residential	Outline application granted	Building Lease	Advertised	2016/17 Q2
Bolsover	Garage Site, Long Lane, Shirebrook	8180	NG20 8AT	0.140	Residential	None	Freehold	Advertised	2016/17 Q3
Bolsover	Pinxton, Bolsover	12002	NG16 6PD	8.524	Residential	None	Building Lease	DPP	2016/17 Q2
Chesterfield	Saltergate Health Centre and Marsden Street Clinic	7421	S40 1LA	1.116	Residential	None	Freehold	Advertised	On Market
County Durham	Land At Eldon Whins	1617	DL5 7JL	9.206	Residential	Allocated in Local Plan	Building Lease	DPP	2016/17 Q2
County Durham	Maiden Law Hospital	2020	DH7 0QS	3.556	Residential	Outline application granted	Freehold	DPP	On Market
County Durham	Villa Real - Onsite	11164	DH8 6BP	1.592	Industry and Business	Allocated in Local Plan	Freehold	To be determined	2016/17 Q1
County Durham	Heart of the Park, Newton Aycliffe	11571	DL5 6BD	2.114	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
County Durham	Meadowfield Industrial Estate	11703	DH7 8RJ	25.915	Industry and Business	Allocated in Local Plan	Building Lease	Advertised	2016/17 Q1
Darlington	Mowden Hall, Cockerton	11997	DL3 9BG	2.003	Residential	None	Freehold	To be determined	2016/17 Q2
Doncaster	Brodsworth Colliery	2268	DN6 7PA	19.279	Residential	Outline application submitted	Building Lease	DPP	2016/17 Q1
East Riding of Yorkshire	Plot A - Capitol Park, Goole	13171	DN14 8GA	12.237	Industry and Business	Outline application granted	Freehold	Advertised	On Market
East Riding of Yorkshire	Plot B - Capitol Park, Goole	13172	DN14 8GA	2.513	Industry and Business	Outline application granted	Freehold	Advertised	On Market
East Riding of Yorkshire	Plot C - Capitol Park, Goole	13173	DN14 8GA	2.058	Industry and Business	Outline application granted	Freehold	Advertised	On Market
East Riding of Yorkshire	Plot D - Capitol Park, Goole	13174	DN14 8GA	1.513	Industry and Business	Outline application granted	Freehold	Advertised	On Market
East Riding of Yorkshire	Plot E - Capitol Park, Goole	13175	DN14 8GA	18.069	Industry and Business	Outline application granted	Freehold	Advertised	On Market
East Riding of Yorkshire	Plot F - Capitol Park, Goole	13177	DN14 8GA	0.556	Industry and Business	Outline application granted	Freehold	Advertised	On Market
East Riding of Yorkshire	Plot G - Capitol Park, Goole	13178	DN14 8GA	1.056	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Gateshead	Central Way, Gateshead	1959	NE11 0NA	1.613	Offices	Allocated in Local Plan	Freehold	Advertised	On Market
Hartlepool	Queens Meadow	12133	TS25 5TB	49.838	Industry and Business	Allocated in Local Plan	Long term Leasehold (over 100 years)	Advertised	On Market
Hartlepool	Wynyard Park	11191	TS22 5TB	87.402	Mixed with housing	None	Building Lease	DPP	2017/18 Q1
Hartlepool	Oakesway Industrial Estate, Hartlepool	11705	TS24 0RH	15.652	Industry and Business	Allocated in Local Plan	Building Lease	DPP	2016/17 Q2
Kingston Upon Hull	Development Land and Roadway, Burma Drive	5974	HU9 5SD	0.974	Industry and Business	Outline application granted	Freehold	Advertised	On Market

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Kingston Upon Hull	Plot 6 Burma Drive - Hull	11129	HU9 5SD	0.422	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Kingston Upon Hull	Plots 10 and 11 Burma Drive	12701	HU9 5SD	0.624	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Kingston Upon Hull	Plot 12 Burma Drive	12702	HU9 5SD	1.380	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Kingston Upon Hull	Plot 9 Burma Drive - Hull	13108	HU9 5SD	0.417	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Kingston Upon Hull	Plot 7 Burma Drive - Hull	13109	HU9 5SD	0.421	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Kingston Upon Hull	Plot 8 Burma Drive - Hull	13110	HU9 5SD	0.369	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Middlesbrough	Forrest Road Cargo Fleet	1797	TS4 2AG	2.364	Mixed without housing	Allocated in Local Plan	Freehold	Advertised	2016/17 Q2
Middlesbrough	Highway Land East Of Marsh Road	1799	TS3 6AR	1.262	Mixed without housing	Allocated in Local Plan	Freehold	Advertised	2016/17 Q2
Middlesbrough	Stephenson Way (Whitbread)	1903	TS3 6AF	0.881	Mixed without housing	Allocated in Local Plan	Freehold	Advertised	2016/17 Q2
Newcastle upon Tyne	Plot North of Stella House	2420	NE15 8NY	0.931	Manufacturing	Allocated in Local Plan	Freehold	Advertised	On Market
North East Derbyshire	Plot L, Coney Green, Clay Cross	2854	S45 9JW	2.622	Residential	Outline application submitted	Freehold	Advertised	On Market
North East Derbyshire	Plot D, Coney Green, Clay Cross	2857	S45 9JW	1.980	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Northumberland	St George's Hospital Phase 2	2066	NE612NY	14.174	Residential	Proposed allocation in Local Plan	Building Lease	DPP	2016/17 Q2
Northumberland	Burt Street Workshop Units	2408	NE24 1NE	0.359	Industry and Business	Detailed application granted	Freehold	Advertised	2016/17 Q1
Northumberland	Spittal Quay, Berwick-Upon-Tweed	2413	TD15 1RE	0.543	Mixed with housing	None	Freehold	Advertised	2016/17 Q1

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Northumberland	Hadston Industrial Estate	2414	NE65 9YG	1.683	Industry and Business	Allocated in Local Plan	Building Lease	DPP	2016/17 Q3
Northumberland	Dun Cow Quay - Development Plots	2425	NE24 2AY	0.263	Offices	Allocated in Local Plan	Freehold	Advertised	On Market
Northumberland	West Hartford	11709	NE23 3JP	50.603	Residential	Allocated in Local Plan	Building Lease	DPP	2017/18 Q1
Northumberland	Ashwood Business Park	11185	NE63 0XD	24.950	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Redcar and Cleveland	Invista Site, Wilton International	7678	TS10 4RG	54.792	Energy production and distribution	Allocated in Local Plan	Freehold	Advertised	On Market
Rotherham	Advance Manufacturing Park	5948	S60 5WG	1.746	Manufacturing	Detailed application granted	Freehold	To be determined	2017/18 Q1
Rotherham	Development Plot, Highfield Spring	11562	S60 5WG	0.634	Manufacturing	Detailed application granted	Freehold	To be determined	2017/18 Q1
Sheffield	Dyson House, Sheffield	1956	S1 2BP	0.173	Offices	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Sheffield	Digital Campus Phase 3	2630	S1 2BP	0.452	Offices	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Stockton-on-Tees	Events Car Park, Public Open Space	1906	TS17 6PY	3.979	Residential	None	Building Lease	DPP	2016/17 Q3
Sunderland	Park Lane Shops	12128	SR1 3NX	0.372	Retail	None	Freehold	Advertised	2016/17 Q2
Sunderland	43 Holmeside, Sunderland	2392	SR1 3JE	0.149	Recreation and Leisure	None	Freehold	Advertised	2016/17 Q2
Sunderland	11-18 Hudson Road, Sunderland	2393	SR1 2AQ	0.195	Residential	Allocated in Local Plan	Freehold	Advertised	On Market
Sunderland	Camrex House, Sunderland	2721	SR1 2AQ	0.164	Residential	Allocated in Local Plan	Freehold	Advertised	On Market
Sunderland	Sedgeleth Industrial Estate	11163	DH4 6JN	4.266	Residential	Proposed allocation in Local Plan	Building Lease	DPP	2017/18 Q1

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Wakefield	SG3 and SG3a, Glasshoughton	13003	WF10 5HX	4.099	To be determined	None	Building Lease	DPP	2016/17 Q4



## 2.4 North West

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Burnley	Site 1 (Aircelle) Michelin site	2449	BB10 2EJ	3.046	Industry and Business	Detailed application granted	Freehold	Advertised	2016/17 Q3
Bury	Land at Geoffrey Street, Bury	13024	BL9 6DN	0.390	Residential	None	Building Lease	Advertised	2016/17 Q1
Cheshire East	Land at Ingersley Vale, Bollington	7230	SK105BP	1.005	Residential	Allocated in Local Plan	Freehold	To be determined	2016/17 Q3
Cheshire West and Chester	Plot 1 and 2 Hooton Park	2426	CH65 1BL	9.320	Industry and Business	Allocated in Local Plan	Building Lease	Advertised	On Market
Chorley	Land At Fowler Farm	1635	PR25 5RQ	8.439	Mixed with housing	Outline application granted	Building Lease	Advertised	2016/17 Q1
Chorley	Lnd Abbotts Farm & Shady Lane	1637	PR25 5RQ	9.658	Mixed with housing	Outline application granted	Building Lease	Advertised	2016/17 Q1
Chorley	Pear Tree Farmhouse	10659	PR7 6DU	0.525	Residential	Detailed application granted	Freehold	Advertised	On Market
Chorley	Part Of Silvester's Farm	1659	PR7 6DR	6.652	Residential	Allocated in Local Plan	Freehold	DPP	2016/17 Q3
Halton	Manor Park 2 - Site 3	1742	WA7 1TQ	0.731	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Halton	Site 3.2 Sandymoor (Local Centre)	1765	WA7 1XJ	1.425	Mixed	Allocated in Local Plan	Freehold	Advertised	2016/17 Q4
Liverpool	Canada Dock West (B)	1720	L20 8EJ	0.640	Industry and Business	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Liverpool	Former Site of Altbridge Park	6040	L11 9BR	1.402	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q3
Liverpool	Former site of Langholme H'ght	2053	L11 2SQ	0.462	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q3
Liverpool	Edge Lane No 73-81	2454	L7 2PS	0.361	To be determined	None	Freehold	Advertised	2016/17 Q2

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Liverpool	Estuary Commerce Park Plot 1a Front Plot	12974	L24 8QR	1.655	Industry and Business	Allocated in Local Plan	Long term Leasehold (over 100 years)	Advertised	On Market
Liverpool	Estuary Commerce Park Plot 1b Front Plot	12975	L24 8QR	2.716	Industry and Business	Allocated in Local Plan	Long term Leasehold (over 100 years)	Advertised	On Market
Liverpool	Venture Point - Plot 1	8515	L24 9PB	0.396	Industry and Business	Allocated in Local Plan	Long term Leasehold (over 100 years)	Advertised	On Market
Liverpool	Venture Point - Plot 10	8516	L24 9PB	0.452	Industry and Business	Allocated in Local Plan	Long term Leasehold (over 100 years)	Advertised	On Market
Liverpool	Land at Wavertree Tech Pk (911)	2469	L15 4LR	1.578	Offices	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
Liverpool	Norwepp - Liverpool Innovation Park - Wavertree - Liverpool	9058	L7 9NJ	8.779	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Preston	Preston East Sector D highways lands&access	1671	PR2 5RY	0.149	Transport tracks and ways	Detailed application granted	Freehold	Advertised	On Market
Preston	Preston East Sector D ( Western Loop site)	11462	PR2 5RY	3.353	Industry and Business	Allocated in Local Plan	Freehold	Advertised	On Market
Preston	Whittingham Employment Park	11456	PR3 2JE	3.053	Industry and Business	Outline application granted	Freehold	Advertised	2016/17 Q1
Preston	Whittingham Phase 3	11457	PR3 2JE	14.954	Residential	Outline application granted	Building Lease	DPP	2017/18 Q1

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
South Ribble	Land At Croston Road and Moss Lane	1665	PR26 6PZ	15.782	Residential	Allocated in Local Plan	Building Lease	Advertised	2016/17 Q1
South Ribble	Land At Leyland House Farm	1688	PR25 1LE	9.424	Residential	Allocated in Local Plan	Freehold	DPP	2016/17 Q1
South Ribble	The Maltings, Hill Road South, South Ribble	13211	PR1 9HE	1.997	Residential	None	Freehold	Advertised	2016/17 Q2
St. Helens	Peasley Cross, St Helens	11982	WA9 3BZ	1.801	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q4
St. Helens	Option land adjoining Peasley Cross, St Helens	13053	WA9 3BZ	0.021	To be determined	None	Freehold	Advertised	2016/17 Q4
Stockport	Stockport College Site	12754	SK3 8AS	1.478	Residential	None	Building Lease	DPP	2016/17 Q2
Stockport	Stockport College Lot 1	12961	SK3 8AS	0.983	Residential	None	Building Lease	DPP	2017/18 Q1
Stockport	Land to the south west of Royal George Street	13291	SK3 8AS	1.324	Residential	None	Building Lease	DPP	2017/18 Q1
Warrington	Grappenhall Heys	1841	WA4 3HJ	21.555	Residential	None	Freehold	Advertised	2016/17 Q4
Warrington	Pewterspear Green 13	1871	WA4 5GH	7.529	Residential	None	Freehold	Advertised	2016/17 Q2
Warrington	Appleton Cross 3	6130	WA4 5RF	20.207	Residential	None	Freehold	Advertised	2016/17 Q4
Warrington	Car Park Renaissance Hs	2428	WA1 1QX	0.404	Car parks	Allocated in Local Plan	Freehold	To be determined	2016/17 Q4
West Lancashire	Chequer Lane, Up Holland	1773	WN8 0DE	4.965	Residential	Allocated in Local Plan	Freehold	Advertised	2016/17 Q1
West Lancashire	Findon, Skelmersdale	1775	WN8 6PG	3.341	Residential	None	Building Lease	Advertised	2017/18 Q1
West Lancashire	Land East Of Northway Town Centre	1780	WN8 6PF	1.737	Residential	Allocated in Local Plan	Building Lease	Advertised	2016/17 Q4

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Wirral	Croft Business Park	2471	CH62 3PW	3.063	Mixed without housing	Allocated in Local Plan	Freehold	Advertised	On Market
Wirral	Wirral International Business Park - Riverbank Road Plots	8483	CH62 3NJ	2.832	Industry and Business	None	Freehold	Advertised	On Market

## 2.5 South & South West

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Basingstoke and Deane	Park Prewett Agricultural Land	6177	RG24 9RD	10.920	Agriculture	None	Freehold	DPP	2016/17 Q4
Basingstoke and Deane	Park Prewett northern area allotment site	12903	RG24 9RD	1.045	Allotments and city farms	Outline application granted	Building Lease	DPP	2016/17 Q1
Bristol	Ashton Gate residual land	8571	BS3 2JX	0.805	Outdoor amenity and open spaces	None	Freehold	To be determined	On Market
Cornwall	Long Rock Industrial Estate, Cattlemarket Site	2323	TR20 8HX	1.092	Industry and Business	Proposed allocation in Local Plan	Freehold	Advertised	2016/17 Q2
Cornwall	Long Rock Ind Est (Bus Site)	2339	TR20 8HX	0.828	Industry and Business	Proposed allocation in Local Plan	Freehold	Advertised	2016/17 Q2
Cornwall	Land at Pendennis Shipyard	2341	TR11 4NR	0.151	Offices	None	Freehold	Advertised	2016/17 Q1
Cornwall	Tolvaddon Development Land	2344	TR14 0EP	7.672	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
Cornwall	Maynes Site, Pool	2716	TR15 3QT	1.489	Mixed with housing	Allocated in Local Plan	Freehold	Advertised	2016/17 Q2
Cornwall	Land at Chapel Street Site	8517	TR15 1AU	0.177	Residential	Proposed allocation in Local Plan	Freehold	Advertised	2016/17 Q2
East Devon	West End - Starter Homes	12886	EX14 1JZ	0.593	Residential	None	Building Lease	DPP	2016/17 Q3
East Hampshire	Residential land, Mounter's Bridge	2766	GU34 1UF	14.928	Residential	Allocated in Local Plan	Building Lease	OJEU	2016/17 Q1

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Forest of Dean	Boseley Land site	13080	GL14 3JE	1.285	Residential	None	Building Lease	DPP	2016/17 Q4
Isle of Wight	Plot A, Island Technology Park	2574	PO32 6LN	2.034	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Isle of Wight	Plot B, Island Technology Park	8572	PO32 6LN	0.714	Industry and Business	Outline application granted	Freehold	Advertised	On Market
Isle of Wight	Kingston Marine Park	5908	PO32 6GJ	6.580	Manufacturing	Detailed application granted	Freehold	Advertised	2016/17 Q1
North Dorset	Plot 1 North Dorest Business Park	2356	DT10 2GA	0.675	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
North Dorset	Plot 6 North Dorest Business Park	8870	DT10 2GA	0.341	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
North Dorset	Plot 8 North Dorest Business Park	8871	DT10 2GA	0.421	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
North Somerset	Locking Road Car Park	13069	BS23 3DF	2.117	To be determined	None	Building Lease	DPP	2017/18 Q1
Portsmouth	Site17-Tipner Greyhound Stadium	2922	PO2 8RE	0.945	Residential	Outline application granted	Building Lease	OJEU	2016/17 Q4
Portsmouth	St James Hospital	11662	PO4 8GA	3.556	Residential	None	Freehold	DPP	2017/18 Q1
Sedgemoor	Kingsdown, Bridgwater	13158	TA6 4FS	4.675	Residential	None	Freehold	Advertised	2016/17 Q4
South Oxfordshire	Julian's Garage, Lydalls Road, Didcot	12647	OX11 7HX	0.585	To be determined	None	Building Lease	DPP	2017/18 Q1
Swindon	Wootton Bassett Road	7734	SN1 5ES	5.319	Residential	None	Freehold	To be determined	2016/17 Q2
Vale of White Horse	Development Plot adjacent to Faringdon Business Centre	7892	SN7 7YT	0.270	Mixed	Allocated in Local Plan	Freehold	Advertised	On Market

Local Authority	Site Name	Site Reference	Postcode	Area (ha)	Proposed Use	Planning Status	Disposal Method	Disposal Route	Marketing Forecast
Weymouth and Portland	Osprey Quay - Plot Q - Osprey Quay	8915	DT5 1BL	1.193	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
Weymouth and Portland	Osprey Quay - Plot M1b - Osprey Quay	8920	DT5 1BL	0.599	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
Weymouth and Portland	Osprey Quay - Plots W, X1 and X2 , Castle Court Area	8952	DT5 1BL	1.525	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
Weymouth and Portland	Osprey Quay - Plot Z1, Castle Court Area	8971	DT5 1BL	0.266	Hotels, boarding and guest houses	Detailed application granted	Building Lease	Advertised	On Market
Weymouth and Portland	Osprey Quay - Plot M1d - Osprey Quay	8972	DT5 1BL	0.752	Industry and Business	Outline application granted	Building Lease	Advertised	On Market
Weymouth and Portland	Osprey Quay-landside vacant plot	10130	DT5 1BL	0.502	Industry and Business	Outline application granted	Building Lease	Advertised	On Market

### 3 Map of HCA Areas

