

Appendix 1: Details of large sites

Site Ref	Location	Application Reference	Site Address / Development Name	Total Units	16/17	17/18	18/19	19/20	Completed	Remaining	Under Construction	20/21	21/22	22/23	23/24	24/25	Delivery Commentary	
630	Billingham	18/0472/FUL	77 Station Road, Billingham	13			5		5	8	6	8					Under Construction	
H1.5.2	Billingham	Allocation	Former Billingham Campus	150						150							No delivery assumed within the 5-year period.	
382	Eaglescliffe	11/2842/EIS (20/0279/REM)	Allens West, Durham Lane, Eaglescliffe	845						845			20	60	60	60	Developer phasing adjusted to be more conservative. Two developers progressing scheme.	
632	Eaglescliffe	14/2816/FUL	West Acres, Durham Lane, Eaglescliffe	62		24	19	15	58	4		4					Development underway and expected to complete in 2020/21	
633	Eaglescliffe	15/1790/FUL	Land At Manor House Farm, Old Hall And Land South Of Back Lane And East Of Butts Lane, Egglecliffe	12		App 1							3	3			Due to land ownership issues it is only anticipated that 6 of the approved dwellings will be delivered..	
665	Eaglescliffe	15/2752/FUL	Urlay Nook Road	23						23				3	10	10	Revised scheme to be submitted in summer 2020 and the development is expected to complete within 5-years.	
731	Eaglescliffe	19/2084/REM	Hunters Rest Farm, Urlay Nook Road	108						108			36	36	36		Two planning applications with Council. Reserved Matters Application for 106 units and the second is an engineering operations application to regrade land immediately adjacent to the subject site.	
H1.5.7	Eaglescliffe	Allocation	Eaglescliffe Golf Club	150						150							No delivery assumed within the 5-year period.	
44	Ingleby Barwick	04/2404/REM	River View Zone A, Village 6, Ingleby Barwick	55					53	2	1		2				Land owner has confirmed that a sale has been agreed for plot of land at 2 Lufton Close. Remaining plot has commenced on-site, but has not progressed beyond foundation. Assume both plots will complete in 5-years.	
192	Ingleby Barwick	06/1064/OUT (09/1340/REM)	Land In The Vicinity Of Betty's Close Farm	17	1				1	16	1						Original permission implemented, but agent has advised that owner will be submitting revised plans in the near future.	
295	Ingleby Barwick	14/3035/REM	Meadowbrook, The Rings	480	21	92	85	62	260	220	59	40	45	45	45	45	Council has adjusted developer phasing having regard to historic delivery.	
383	Ingleby Barwick	09/3025/OUT (13/0453/REM)	Sandhill, Ingleby Barwick	138	29	31	35	34	132	6	6	6					Developer advises that development on-going and assume remaining 6 dwellings will complete in 5-years	
546	Ingleby Barwick	14/0562/OUT (17/0919/REM & 17/1704/FUL)	Ingleby Manor, Little Maltby Farm	55				33	33	22	22	22					Belway Homes to build out remainder of permission 17/0919/REM by end of 20/21 period	
546	Ingleby Barwick	12/2517/OUT (14/3012/REM 13/3107/OUT 15/0497/OUT 15/0931/OUT 18/0195/OUT)	Little Maltby Farm	1100	51	19			70	1030					50	50	Detailed planning applications anticipated in the near future. Given the scale of the allocation and presence of more than one land-owner, it is anticipated that more than one developer will be active on-site.	
655	Ingleby Barwick	15/2531/OUT (18/1459/REM)	Land off Roundhill Avenue Ingleby Barwick	65						65			3	30	30	2	Developer phasing provided.	
663	Ingleby Barwick	16/0323/OUT 16/3079/OUT 17/1820/OUT (20/0893/FUL)	Lowfield Farm, Low Lane, High Leven	69						69				15	19	20	15	Developing a single detail consent to consolidate the three previous planning permissions, which will be submitted in Spring 2020.
728	Ingleby Barwick	17/1613/OUT (20/2351/REM)	Land At The Vale, Low Lane, High Leven	9						9			3	3	3		Reserved matters application submitted early in 2020/21 period.	
203	Regenerated River Tees Corridor	16/1026/OUT	Car Lot, Parkin Street	43						43							Owner will be submitting revised plans.	
399	Regenerated River Tees Corridor	14/1736/FUL	42 Yarm Road	9						9	1	9					Developer phasing utilised.	
408	Regenerated River Tees Corridor	09/2385/FUL	British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	450	129	67	71	60	424	26	26	26					Developer identified that site would complete in 2020/21	
522	Regenerated River Tees Corridor	12/2890/COU	70 Yarm Road, Stockton-on-Tees, TS18 3PQ	7		2			2	5	1						Council identified that the site appeared to have stalled in previous 5-year supply assessment. No change in circumstances apparent.	
580	Regenerated River Tees Corridor	19/0520/FUL	Victoria Estate, Stockton	143						143	38	15	31	35	31	31	Council has noted that Development commenced on site during 2019/20	
635	Regenerated River Tees Corridor	16/2750/REV	46 Westbourne Street, Stockton	8						8							No delivery assumed within the 5-year period.	

674	Regenerated River Tees Corridor	16/1603/OUT	Events Car Park, Navigation Way	96		96				30	30	30	6	Detailed application anticipated during 2020. Significant site investigation works complete, which have informed design solution to ground condition constraints. Homes England Phasing used.	
704	Regenerated River Tees Corridor	17/0873/FUL	Riverside Inn,8 - 12 Thistle Green,Stockton-on-Tees	6		6	6	6						Work commenced on site during 2019/20	
713	Regenerated River Tees Corridor	17/1874/FUL	The Town House, First Floor, 2 Skinner Street	15		15								No delivery assumed within the 5-year period.	
715	Regenerated River Tees Corridor	17/0204/FUL (18/0249/REM)	Queens Park, Norton Road	266	57	94	151	115	75	20	20	20	25	30	Developer phasing utilised.
715	Regenerated River Tees Corridor	-	Queens Park, Norton Road	134										No permission granted. Development likely to follow on from 17/0204/FUL / 18/0249/REM.	
736	Regenerated River Tees Corridor	18/0375/PDJ	Regency West Mall	29										No delivery assumed within the 5-year period.	
753	Regenerated River Tees Corridor	18/1990/PDJ	Richard House,Sorbonne Close,Thornaby	19										Unlikely to progress in the near future.	
766	Regenerated River Tees Corridor	19/0011/PDJ	10 Yarm Road	14										No delivery assumed within the 5-year period.	
784	Regenerated River Tees Corridor	19/1816/FUL	144 High Street, Stockton-on-Tees, TS18 1LX	9										No delivery assumed within the 5-year period.	
202	Regenerated River Tees Corridor	08/3644/EIS	North Shore	110								25	25	25	Detailed planning applications anticipated prior to expiry of outline consent.
H1.3.3	Regenerated River Tees Corridor	18/1726/OUT	Grangefield Road / Millfield Works	600						20	37	37	37	Anticipated the site will proceed in the coming years with development to progress in the next few years.	
H1.3.4	Regenerated River Tees Corridor	Allocation	Yarm Road Recreation Ground	30										Site subject to identification of alternative playing pitches. No delivery assumed.	
97	Rural	17/0502/OUT (19/0938/REM)	Townend Farm, Whitton	9						9				Developer phasing utilised.	
584	Rural	17/2912/FUL	Land East of Jasper Grove, Morrison Street, Stillington	55						15	20	20		Developer phasing utilised.	
657	Rural	18/2804/FUL (16/1004/OUT)	The Mains Nursing And Residential Home, Drovers Lane, Redmarshall	11						5	6			Planning application 18/2804/FUL minded for approval. Increases the size of the proposal from 6 to 11 dwellings. Developer advised that scheme will complete by April 2022. Slightly more cautious approach adopted, but delivery within 5 years.	
661	Rural	15/1643/OUT (19/2639/REM)	Land South Of Kirklevington	145						10	30	30	30	30	Developer phasing identified delivery of all dwellings within 5-years, subject to Covid-19 lockdown. As the site has only just commenced Council has taken a cautious approach in 2020/21 and limited delivery in subsequent years to 30 d.p.a.
701	Rural	17/0224/FUL	Jasmine Fields	19	13	13	6	6	6	6				No developer phasing received. Assume that 6 remaining dwellings will complete in 2020/21 as they are under construction.	
720	Rural	17/0943/OUT (18/0644/REM / 19/0932/FUL / 19/1503/FUL / 20/0057/FUL)	Land North of Thorpe Thewles	43	20	20	23			12	11			No developer phasing, but agent advises that development expected to complete during 2020/21. More Cautious approach adopted.	
738	Rural	16/3035/OUT	Land West Of St Martins Way, Kirklevington	90						20	35	35		Land-owner working with national housebuilder to finalise preparation of a new planning application targeted for submission during 2020. Building Reg's application submitted October 2020.	
743	Rural	17/1912/OUT	Returnable Packaging Services Limited	40								10	20	10	Development of site dependent on relocation of commercial operation to Durham Lane Industrial Estate, which is expected to complete Summer 2020. Detailed permission expected during 2020/21.
747	Rural	16/3146/OUT	Knowles Farm, Kirklevington	10						3	7			Condition prevents commencement until 16/3035/OUT commences. Developer to submit planning application summer 2020 and proceed asap. Council has taken conservative approach given link to 16/3035/OUT	
780	Rural	18/2696/FUL	Thorpe Beck Farm, Durham Road, Thorpe Thewles, TS21 3JN	31						8	20	3		Developer phasing provided indicating completion during 2022/23. Council has adopted caution and slipped delivery one year.	
796	Rural	18/2000/FUL	Aislaby West Farm, Aislaby.	8								4	4	Assume delivery will occur across 5-year period.	

137	Stockton	08/3577/VARY	Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	322	33	38	24	40	290	32	15	22	10		Developer advises that development on-going and assume remaining dwellings will complete in 5-years			
268	Stockton	16/2835/FUL	Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX	14				7	7	7	7	7			Developer advised that 50% of scheme completed with remainder to be complete by September 2020.			
576	Stockton	17/2735/REM & 19/0270/FUL	Summerville Farm, Durham Road, Stockton-on-Tees	354		10	109		119	221	31	34	35	35	35	Developer phasing utilised.		
659	Stockton	17/2913/FUL	155 Darlington Lane, Stockton-On-Tees, TS19 0LW	7		2			2	5	5	5				Development expected to be completed during 2020.		
675	Stockton	16/2445/FUL (20/0507/REM)	Former Blakeston School	80									32	32	16	Developer phasing utilised.		
732	Stockton	17/0844/FUL	Former Newtown Methodist Church	14												Site not expected to come forward during 5-year period.		
733	Stockton	19/0144/FUL	Chesterfield House, Norton	14								14				Development has started on site and expected to substantially complete in 2020/21.		
748	Stockton	18/0471/FUL	Land south of Junction Road	96								30	36	30		Developer advises that development will complete within 5-years.		
H1.5.1	Stockton	Allocation	Darlington Back Lane	25												Site subject to identification of alternative playing pitches. No delivery assumed.		
H1.5.3	Stockton	Allocation	Bowesfield	150										30	30	Land-owner market testing the site and indicates a detail planning application may be submitted during 2020/21. Land-owner phasing identified.		
H1.5.4	Stockton	Allocation	Kingfisher Way	37											15	Land-owner market testing the site and indicates a detail planning application may be submitted during 2020/21. Land-owner phasing identified.		
H1.5.5	Stockton	20/1211/FUL	South of Kingfisher Way	26									5	10	11	Planning application submitted for development during 2020.		
698	Thornaby	16/2898/OUT	Teddy Bears Childrens Day Nursery , Martinet Road, Thornaby	14												No delivery assumed within the 5-year period.		
735	Thornaby	17/0103/FUL	Thorn tree Farm, Thornaby	7						7	5	7				All units are under construction. At time of writing off site due to COVID-19, However still are on target to complete the development in 2020.		
770	Thornaby	18/2790/FUL	Former SD Printing Works, Martinet Road, Thornaby	10						10	10	10				Developer phasing utilised. Development started and iignificant progress has been made as of 1st April 2020.		
772	Thornaby	18/2680/FUL	365 Thornaby Road	8												Small-site expected to deliver inside 5-years.		
H1.5.6	Thornaby	Allocation	Magister Road, Thornaby	20												Site still operational and no planning permission. No delivery assumed		
656	West Stockton	14/2291/EIS	Harrowgate Lane (Development Zone C Tithebarn Land)	340									10	30	30	30	Land owner in discussions with house builder to acquire site. Detailed planning application expected during 2020.	
H1.6.A - West E1	Stockton	20/0191/EIS	Yarm Back Lane (Development Zone E) Persimmon Homes Element	426										10	30	30	30	Detailed application received early 2020.
H1.6.A - West E2	Stockton	20/0191/EIS	Yarm Back Lane (Development Zone E) Taylor Wimpey Element	540										10	30	30	30	Detailed application received early 2020.
330	Wynyard	17/2546/OUT	14, Wellington Drive, Wynyard	7									2	3	2	Assume delivery will occur across 5-year period.		
530	Wynyard	10/2430/OUT / 17/1069/REV	The Wellington Club, Wellington Drive, Wynyard	44										24	20	Developer phasing utilised.		
588	Wynyard	14/2993/EIS	Land To The North Of Lion Court And North Of The A689, Wynyard	240	47	52	49	38	186	54	44	40	14			Developer phasing utilised.		
588	Wynyard	14/3308/FUL	Land To The North Of Coal Lane	108		23	36	26	85	23	17	15	8			Developer phasing utilised.		
588	Wynyard	Allocation	Wynyard Park Allocation	748					0	748	0			30	60	60	60	Phasing provided by agent. Adjusted by Council to be more conservative.
589	Wynyard	17/2777/REM (20/0753/VARY)	Wynyard Village Extension, Phase F, Wynyard	273				3	3	270	11	38	48	30	30	30	Developer information provided from Robertson Homes (36 remaining dwellings) with delivery by Charles Church Assumed by Council. Initial years of development include two developers.	
589	Wynyard	17/0909/REM	Extension to Wynyard Woods Phase A- 138 dwellings	138		11	25		36	102	20	30	30	30	12	Developer phasing utilised.		
589	Wynyard	13/0342/EIS	Land at Wynyard Village	73									17	19	20	17	Developer phasing utilised.	
589	Wynyard	17/2811/REM	Land South Of Wynyard Village	16									5	6	5	Developer phasing utilised.		
158	Yarm	15/2152/REM / 20/0344/VARY	Tall Trees Hotel, PHASE 2 east (incorporated in 13/2568/EIS)	149					0	149	0			30	30	30	30	Application 20/0344/VARY sought variation of house types to enable Broadacres to develop homes. All estate roads now in place.
158	Yarm	15/1639/REM	Tall Trees Hotel, PHASE 1 west (incorporated in 13/2568/EIS)	139	17	41	43	20	121	18	15	18					Developer advises that site is due to complete in 2020/21	
516	Yarm	12/0980/OUT (13/2487/REM)	Morley Carr, Allerton Balk, Yarm, TS15 9EG	350	58	44	56	63	270	80	67	20	25	25	10	Development expected to completed within the 5-years.		
537	Yarm	13/0776/EIS (15/2161/REM)	Mount Leven Farm, Leven Bank Road, Yarm	332											20	20	Access to the site created from road network. Development expected to commence in 5-year period.	
538	Yarm	15/0194/REM	LAND SOUTH OF GREEN LANE, YARM (East)	209	8	74	20	32	134	75	40	30	30	15		Development expected to be complete within the 5-years		
538	Yarm	15/2977/REM	LAND SOUTH OF GREEN LANE, YARM (West)	160	10	55	27	29	121	39	14	19	20			Barratt Homes advise at approx. 20 completions a year given uncertainty around Covid 19. However, despite Covid-19 the Council expect the scheme expected to complete within 5-years.		
609	Yarm	14/0807/OUT (17/2694/REM)	Land off Busby Way, Mount Leven, Yarm	14										4	5	5	No response from Agent. As development is not strategic in size, has no major constraints, and is in an attractive location the Council assumes that the scheme will deliver within 5-years.	

666	Yarm	16/1959/OUT (20/0813/REM)	Land South Of Yarm School Playing Fields	100	100	35	35	30	Reserved matters pending determination.
699	Yarm	20/0866/OUT	Field View Camp Site , Green Lane, Yarm	6	6	3	3		Revised application submitted to replace 16/3179/OUT. Assume delivery will occur across 5-year period.