

Appendix A - Details of large sites

Location	Site Address	Reference	Site Status	Commentary Combined	Total Units	16/17	17/18	18/19	19/20	20/21	Completed	Remaining	Under Construction	21/22	22/23	23/24	24/25	25/26
Billingham	1 Chapel Road, Billingham	21/0700/PDJ	Detailed Permission	Assume delivery inside 5-year period.	10	0	0	0	0	0	0	10	0	0	0	10	0	0
Billingham	77 Station Road, Billingham	18/0472/FUL	Commenced	Assume delivery inside 5-year period.	13	0	0	0	5	0	5	8	8	8	0	0	0	0
Billingham	Billingham Campus	Allocation H1.5.2	Allocation	No delivery assumed within the 5-year period	150	0	0	0	0	0	0	150	0	0	0	0	0	0
Eaglescliffe	Allens West, Durham Lane, Eaglescliffe	11/2842/EIS (20/0279/REM)	Detailed Permission	Development likely to commence within five-year period. Two developers on site.	845	0	0	0	0	0	0	845	0	0	20	60	60	60
Eaglescliffe	Eaglescliffe Golf Club, Yarm Road	Allocation	Allocation	No delivery assumed within the 5-year period Development requires relocation of Golf Course to be secured.	150	0	0	0	0	0	0	150	0	0	0	0	0	0
Eaglescliffe	Hunters Rest Farm, Urlay Nook Road	18/0301/REV (19/2084/REM) (21/2095/VARY)	Outline Permission	Development likely to commence within five-year period.	108	0	0	0	0	0	0	108	0	0	8	30	30	30
Eaglescliffe	Land At Manor House Farm, Old Hall And Land South Of Back Lane And East Of Butts Lane, Egglecliffe	15/1790/FUL	Detailed Permission	Assume delivery inside 5-year period.	12	0	0	0	0	0	0	12	0	0	2	4	4	2
Eaglescliffe	Urlay Nook Road	15/2752/FUL (20/1898/FUL)	Detailed Permission	Assume delivery inside 5-year period.	23	0	0	0	0	0	0	23	0	0	3	10	10	0
Ingleby Barwick	Land Adjacent To Thornaby Road (Phase 3)	18/0195/OUT	Outline Permission	Development likely to commence within five-year period.	200	0	0	0	0	0	0	200	0	0	0	10	35	35
Ingleby Barwick	Land At The Vale, Low Lane, High Leven	17/1613/OUT (20/2351/REM)	Detailed Permission	Assume delivery inside 5-year period.	9	0	0	0	0	0	0	9	0	0	0	3	3	3
Ingleby Barwick	Land In The Vicinity Of Betty's Close Farm	06/1064/OUT (09/1340/REM)	Outline Permission	No delivery assumed within the 5-year period	17	1	0	0	0	0	1	16	1	0	0	0	0	0
Ingleby Barwick	Land off Roundhill Avenue Ingleby Barwick	15/2531/OUT (18/1459/REM)	Detailed Permission	Assume delivery inside 5-year period.	65	0	0	0	0	0	0	65	0	0	15	20	20	10
Ingleby Barwick	Lowfield , Low Lane, High Leven	16/0323/OUT 16/3079/OUT 17/1820/OUT (20/0893/FUL)	Detailed Permission	Assume delivery inside 5-year period.	69	0	0	0	0	0	0	69	0	0	15	20	20	14
Ingleby Barwick	River View Zone A, Village 6, Ingleby Barwick	04/2404/REM	Commenced	Assume delivery inside 5-year period.	54	0	0	0	0	0	53	1	1	0	0	1	0	0
Ingleby Barwick	The Rings	14/3035/REM	Commenced	Assume delivery inside 5-year period.	475	21	92	85	62	81	342	133	75	35	35	35	28	0
Ingleby Barwick	Ingleby Manor Detailed Permission	14/3012/REM & 17/0919/REM & 21/1641/FUL	Detailed Permission	Development likely to commence within five-year period.	337	51	19	0	33	22	125	212	0	0	20	35	35	35

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Ingleby Barwick	Ingleby Manor Residual Commitment	12/2517/OUT & 15/0497/OUT	Outline Permission	Development likely to commence within five-year period.	618	0	0	0	0	0	0	618	0	0	0	0	30	35
Rural	Aislaby West Farm, Aislaby Road, Eaglescliffe	18/2000/FUL	Detailed Permission	Assume delivery inside 5-year period.	8	0	0	0	0	1	1	7	0			7		0
Rural	Knowles Farm, Kirklevington	16/3146/OUT (21/0648/REM) (21/0649/FUL)	Detailed Permission	Assume delivery inside 5-year period.	10	0	0	0	0	0	0	10	0	0		5	5	0
Rural	Land East of Jasper Grove, Morrison Street, Stillington	17/2912/FUL	Commenced	Assume delivery inside 5-year period.	55	0	0	0	0	21	21	34	0	20	14	0	0	0
Rural	Land North of Thorpe Thewles	17/0943/OUT (18/0644/REM / 19/0932/FUL / 19/1503/FUL / 20/0057/FUL)	Detailed Permission	Assume delivery inside 5-year period.	43	0	0	0	20	16	36	7	0	7	0	0	0	0
Rural	Land South Of Kirklevington	15/1643/OUT (19/2639/REM)	Detailed Permission	Assume delivery inside 5-year period.	145	0	0	0	0	0	0	145	51	35	35	35	35	5
Rural	Land West Of St Martins Way, Kirklevington	16/3035/OUT (21/1721/REM) (21/0156/FUL)	Detailed Permission	Assume delivery inside 5-year period.	97	0	0	0	0	0	0	97	0	0	15	30	30	22
Rural	Returnable Packaging Services Limited	17/1912/OUT	Outline Permission	No delivery assumed within the 5-year period Land-owner looking at alternative uses for site	40	0	0	0	0	0	0	40	0	0	0	0	0	0
Rural	The Mains Nursing And Residential Home, Drovers Lane, Redmarshall	18/2804/FUL (16/1004/OUT)	Commenced	Assume delivery inside 5-year period.	11	0	0	0	0	0	0	11	3	5	6	0	0	0
Rural	Thorpe Beck Farm, Durham Road, Thorpe Thewles, TS21 3JN	18/2696/FUL	Detailed Permission	Assume delivery inside 5-year period.	31	0	0	0	0	2	2	29	12	10	10	9	0	0
Rural	Townend Farm, Whitton	17/0502/OUT (19/0938/REM)	Detailed Permission	Assume delivery inside 5-year period.	9	0	0	0	0	0	0	9	0	0	3	3	3	0
Stockton	144 High Street, Stockton-on-Tees, TS18 1LX	19/1816/FUL	Detailed Permission	No delivery assumed within the 5-year period	9	0	0	0	0	0	0	9	0	0	0	0	0	0
Stockton	Bowesfield	20/1211/FUL	Allocation	Land-owner phasing provided and utilised.	26	0	0	0	0	0	0	26	0	0	13	13	0	0
Stockton	Bowesfield	Allocation	Allocation	No delivery assumed within the 5-year period	187	0	0	0	0	0	0	187	0	0	0	0	15	15
Stockton	Chesterfield House, Norton	19/0144/FUL	Detailed Permission	Assume delivery inside 5-year period.	14	0	0	0	0	0	0	14	0	14	0	0	0	0
Stockton	Darlington Back Lane	Allocation	Allocation	No delivery assumed within the 5-year period	25	0	0	0	0	0	0	25	0	0	0	0	0	0
Stockton	Former Blakeston School	16/2445/FUL (20/0507/REM)	Detailed Permission	Assume delivery inside 5-year period.	80	0	0	0	0	0	0	80	10	20	20	20	20	0
Stockton	Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX	16/2835/FUL	Commenced	Assume delivery inside 5-year period.	14	0	0	0	7	4	11	3	3	0	0	3	0	0
Stockton	Land south of Junction Road	18/0471/FUL	Detailed Permission	Assume delivery inside 5-year period.	96	0	0	0	0	42	42	54	0	27	27	0	0	0

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Thornaby	365 Thornaby Road	18/2680/FUL	Detailed Permission	Assume delivery inside 5-year period.	8	0	0	0	0	0	0	8	0	0	0	0	4	4
Thornaby	Anson & Hudson House, Westdale Road, Thornaby	20/2147/FUL	Detailed Permission	Assume delivery inside 5-year period.	37	0	0	0	0	0	0	37	0	0	0	17	20	0
Thornaby	Magister Road, Thornaby	Allocation	Allocation	No delivery assumed within the 5-year period	20	0	0	0	0	0	0	20	0	0	0	0	0	0
Thornaby	Land South of Thornaby Football Club, Acklam Road, Thornaby	18/0409/OUT	Outline Permission	Assume delivery inside 5-year period.	10	0	0	0	0	0	0	10	0	0	0	10	0	0
Wynyard	14, Wellington Drive, Wynyard	17/2546/OUT	Outline Permission	Assume delivery inside 5-year period.	7	0	0	0	0	0	0	7	0	0	0	2	3	2
Wynyard	Land at Wynyard Village	13/0342/EIS	Outline Permission	Assume delivery inside 5-year period. Bellway application (21/1761/REM) seeks 66 units.	66	0	0	0	0	0	0	66	0	0	0	25	25	16
Wynyard	Land South Of Wynyard Village	17/2811/REM	Detailed Permission	Assume delivery inside 5-year period.	16	0	0	0	0	0	0	16	0	0	0	5	6	5
Wynyard	Land To The North Of Coal Lane	14/3308/FUL	Commenced	Assume delivery inside 5-year period.	112	0	23	36	26	15	100	12	7	12	0	0	0	0
Wynyard	Land To The North Of Lion Court And North Of The A689, Wynyard	14/2993/EIS	Commenced	Assume delivery inside 5-year period.	240	47	52	49	38	39	225	15	12	15	0	0	0	0
Wynyard	Phase A- 138 dwellings	17/0909/REM	Commenced	Assume delivery inside 5-year period.	138	0	0	11	26	20	57	81	22	30	30	21	0	0
Wynyard	The Wellington Club, Wellington Drive, Wynyard	10/2430/OUT / 17/1069/REV	Outline Permission	No delivery assumed within the 5-year period	44	0	0	0	0	0	0	44	0	0	10	10	10	10
Wynyard	Wynyard Park Allocation (Remainder)	Allocation	Allocation	Development likely to commence within five-year period.	588	0	0	0	0	0	0	588	0	0	0	0	30	30
Wynyard	Wynyard Village Extension, Phase F, Wynyard	17/2777/REM (20/0753/VARY)	Commenced	Cautious approach to site delivery. Two developers and self-build plots on site.	271	0	0	0	3	18	21	250	11	48	45	45	35	35
Wynyard	Land off Foxglove Lane, Wynyard	21/1764/FUL	Detailed Permission	Development likely to commence within five-year period.	160	0	0	0	0	0	0	160	0	0	10	30	30	30
Wynyard	West of Maynard Grove	20/2408/OUT	Outline Permission	Development likely to commence within five-year period.	130	0	0	0	0	0	0	130	0				30	30
Yarm	Field View Camp Site , Green Lane, Yarm	20/0866/OUT	Outline Permission	Assume delivery inside 5-year period.	6	0	0	0	0	0	0	6	0	0	0	6	0	0
Yarm	Land off Busby Way, Mount Leven, Yarm	14/0807/OUT (17/2694/REM)	Detailed Permission	Assume delivery inside 5-year period.	14	0	0	0	0	0	0	14	0	0	0	0	7	7
Yarm	LAND SOUTH OF GREEN LANE, YARM (East)	15/0194/REM	Detailed Permission	Assume delivery inside 5-year period.	209	8	74	20	32	25	159	50	19	25	25	0	0	0
Yarm	LAND SOUTH OF GREEN LANE, YARM (West)	15/2977/REM	Detailed Permission	Assume delivery inside 5-year period.	160	10	55	27	29	17	138	22	10	22	0	0	0	0
Yarm	Land South Of Yarm School Playing Fields	16/1959/OUT (20/0813/REM)	Detailed Permission	Assume delivery inside 5-year period.	100	0	0	0	0	0	0	100	0	0	10	30	30	30
Yarm	Morley Carr, Allerton Balk, Yarm, TS15 9EG	12/0980/OUT (13/2487/REM)	Commenced	Assume delivery inside 5-year period.	350	58	44	56	63	49	319	31	30	31	0	0	0	0

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Yarm	Mount Leven Farm, Leven Bank Road, Yarm	13/0776/EIS (15/2161/REM)	Detailed Permission	No delivery assumed within the 5-year period	332	0	0	0	0	0	0	332	0	0	0		0	0
Yarm	Tall Trees Hotel, PHASE 2 east (incorporated in 13/2568/EIS)	15/2152/REM / 20/0344/VARY	Commenced	Assume delivery inside 5-year period.	149	0	0	0	0	0	0	149	0		25	31	31	31
Regenerated River Corridor	10 Yarm Road	19/0011/PDJ	Detailed Permission	Assume delivery inside 5-year period.	14	0	0		0	0	0	14	0	0	0	14	0	0
Regenerated River Corridor	42 Yarm Road	14/1736/FUL	Commenced	Assume delivery inside 5-year period.	9	0	0	0	0	0	0	9	1	0	0	9	0	0
Regenerated River Corridor	Elm House, Bath Lane, Stockton on Tees	20/0812/FUL	Commenced	Assume delivery inside 5-year period.	14	0	0	0	0	0	0	14	0	5	9	0	0	0
Regenerated River Corridor	Queens Park, Norton Road	17/0204/FUL (18/0249/REM)	Detailed Permission	Assume delivery inside 5-year period.	266	0	0	57	96	49	202	64	42	20	20	24	0	0
Regenerated River Corridor	Queens Park, Norton Road	Allocation	Allocation	No delivery assumed within the 5-year period	120	0	0	0	0	0	0	120	0	0	0	0	0	0
Regenerated River Corridor	Richard House, Sorbonne Close, Thornaby	18/1990/PDJ	Detailed Permission	No delivery assumed within the 5-year period Land-owner not looking to progress the scheme	19	0	0	0	0	0	0	19	0	0	0	0	0	0
Regenerated River Corridor	Riverside Inn, 8 - 12 Thistle Green, Stockton-on-Tees	17/0873/FUL	Detailed Permission	Land-owner phasing provided and utilised.	6	0	0	0	0	0	0	6	0	0	6	0	0	0
Regenerated River Corridor	The Town House, First Floor, 2 Skinner Street	17/1874/FUL	Detailed Permission	No delivery assumed within the 5-year period	15	0	0	0	0	0	0	15	0	0	0	0	0	0
Regenerated River Corridor	Victoria Estate, Stockton	19/0520/FUL	Commenced	Assume delivery inside 5-year period.	143	0	0	0	0	21	21	122	36	25	25	25	25	22
Regenerated River Corridor	Yarm Road Rec, Stockton	Allocation	Allocation	No delivery assumed within the 5-year period	30	0	0	0	0	0	0	30	0	0	0	0	0	0
Regenerated River Corridor	North Shore (Phase 4)	21/0927/REM	Detailed Permission	Assume delivery inside 5-year period.	75	0	0	0	0	0	0	75	0	0	15	20	20	20
Regenerated River Corridor	North Shore (Phase 5)	21/1589/REM	Detailed Permission	Assume delivery inside 5-year period.	38	0	0	0	0	0	0	38	0	0	0	0	15	23
Regenerated River Corridor	86 High Street, Stockton-on-Tees, TS18 1AA	19/1238/FUL	Detailed Permission	No delivery assumed within the 5-year period	6	0	0	0	0	0	0	6	0	0	0	0	0	0
Regenerated River Corridor	Land off Grangefield Road (Millfield Works / Thomson Scrapyard)	18/1726/OUT	Outline Permission	Development likely to commence within five-year period.	600	0	0	0	0	0	0	600	0				30	30
West Stockton	Harrowgate Lane (Zone B remainder), West Stockton	Allocation	Allocation	No delivery assumed within the 5-year period	91	0	0	0	0	0	0	91	0	0	0		0	0
West Stockton	Harrowgate Lane (Zone D), West Stockton	Allocation	Allocation	Development likely to commence within five-year period.	392	0	0	0	0	0	0	392	0	0	6	36	36	36
West Stockton	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	20/0191/EIS	Detailed Permission	Cautious approach to site delivery.	969	0	0	0	0	0	0	969	0		40	70	80	80

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West Stockton	Reserve Land, Harrowgate Lane, West Stockton	Allocation	Allocation	No delivery assumed within the 5-year period	400	0	0	0	0	0	0	400	0	0	0	0	0	0
West Stockton	Summerville Farm, Durham Road, Stockton-on-Tees	17/2735/REM & 19/0270/FUL	Detailed Permission	Assume delivery inside 5-year period.	354	0	0	10	109	30	150	204	60	40	40	42	42	40
West Stockton	Tithebarn Land	14/2291/EIS (21/0249/REM) (21/1599/REM)	Detailed Permission	Development likely to commence within five-year period.	340	0	0	0	0	0	0	340	0	0	20	35	35	35
West Stockton	West Stockton- Zone A / Harrogate Lane	Allocation	Allocation	Development likely to commence within five-year period. Application anticipated autumn 2021.	558	0	0	0	0	0	0	558	0	0	35	35	35	35
West Stockton	Remainder of allocation for Zone E	Allocation H1.6.b.E	Allocation	No delivery assumed within the 5-year period	31	0	0	0	0	0	0	31	0	0	0	0	0	0
Grand Total					11,712	196	359	351	549	472	2,031	9,681	414	454	632	905	962	817