

## Appendix 1 – Sites with no delivery within the assessment

Status	Deliverability	Reference	Site Address	Additional Comment	Remaining
Allocation	B	Allocation H1.3.2	Queens Park, Norton Road	No evidence of progress on delivering this brownfield site. No planning application submitted.	134
	B	Allocation H1.3.4	Yarm Road Rec, Stockton	A Council Asset. The <i>site was allocated within the Local Plan in 2019 and if it were to progress</i> would require mitigation of loss of playing pitch. <i>Further consideration of the site- including its historical use and market attractiveness have led to reconsideration of the future of the site, which is expected to remain within its current use.</i>	30
	B	Allocation H1.5.1	Darlington Back Lane	A council asset. No progress on development proposals. Site would require mitigation of loss of playing pitch.	25
	n/a	Allocation H1.5.2	Billingham Campus	A council asset. Planning Committee granted an alternative non-residential scheme for Billingham Sports Hub (24/1628/FUL) on 09/04/2025. Notwithstanding the above, Local Plan allocation for residential development required mitigation of loss of playing pitch.	150
	B	Allocation H1.5.3 & H1.5.4	Bowesfield	Planning application refused and appeal withdrawn. No current prospect of a re-submission	187
	B	Allocation H1.5.6	Magister Road, Thornaby	Building occupier has not moved, no progress on redevelopment scheme and site is not considered available.	20
	B	Allocation H1.5.7	Eaglescliffe Golf Club, Yarm Road	No progress on development proposals and it is understood that the land is no longer available.	150

Committed	B	Allocation H1.6.b	Reserve Land, Harrowgate Lane, West Stockton	Site is not part of the main West Stockton Allocation and is identified as a reserve allocation to ensure a comprehensive urban extension at West Stockton	400
	B	Allocation H1.6.b.E	Remainder of allocation for Zone E	Residual land adjacent to Yarm Back Lane Development. Not included in 20/0191/EIS scheme. No progress.	30
	B	13/0776/EIS, 15/2161/REM	Mount Leven Farm, Leven Bank Road, Yarm	Permitted scheme implemented but unlikely to build out. Planning permission for alternative scheme refused and appeal dismissed. Permission first granted in September 2013. It is therefore considered that the permitted scheme will not be delivered within five years.	332
	B	14/0807/OUT, 17/2694/REM, 23/0064/VARY.	Land off Busby Way, Mount Leven, Yarm	Permission first granted on appeal in January 2015. Permitted scheme is implemented, but uncertainty over delivery means it is unlikely to occur in the five-year period.	14
	B	14/1736/FUL	42 Yarm Road	Permission was granted in October 2015, but has been implemented by the applicant. Developer return identifies completion outside of the five-year period.	9
	B	22/1774/PCBDH	Bishopton House, 6-14 Bishopton Lane, Stockton on Tees	Conversion of premises secured prior approval several years ago. Due to nature of the consent and nutrient neutrality there is still a need to secure mitigation. There is no evidence of progress on this matter.	14
	B	22/2109/COU	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU		17

Pending	B	18/1726/OUT	Millfield Works Grangefield Road	<p>A planning application was submitted for redevelopment of the site in August 2018, with the S.106 agreement not being progressed. The site is also impacted by nutrient neutrality issues which may be difficult for this site to viably address.</p> <p>Future reserved matters application required with no current progress/information around prospective developers. No current evidence to suggest delivery within five year period.</p>	600
	B	H1.2.IB3 24/0977/OUT	Land at Low Lane / Little Maltby Farm	<p>Planning permission granted at planning committee on 05/11/2025.</p> <p>Future reserved matters application required with no current progress/information around prospective developers. No current evidence to suggest delivery within five year period.</p>	64
Stalled	B	06/1064/OUT, 09/1340/REM, 13/0651/VARY.	Land In The Vicinity Of Betty's Close Farm	Scheme has stalled, it is assumed that delivery will happen outside of the five-year period. One dwelling was completed in January 2012, the scheme has been implemented.	16
Pipeline	B	24/2028/FUL	Billingham Town Centre Regeneration	Application for demolition works on the site identifies residential development following the major works that are planned. Given the scale of demolition, it is unclear when the site will actually be available for re-development. Should development commence in the period it is unlikely that the full dwelling yield would be achieved.	160

**Appendix 2 – Sites that do not fully complete in the five-year period.**

App Status	Deliverability	Application Reference	Site Address	Additional Comment	Remaining	Delivery in 5YLS
Allocation	B	Allocation H1.8 25/0704/FUL	Wynyard Park Allocation (Remainder)	<p>An important housing allocation in the Local Plan. No permissions granted since the Local Plan was adopted, the last homes completed in the area were in 2021. However, 25/0704/FUL is pending and it is hoped that it will commence in the period. The projection identifies 60 dwellings in 2029/30 on the basis of a further scheme commencing (there is no evidence of a concrete scheme emerging).</p> <p>Circumstances could change and positive delivery could happen. But based on recent track record and permissions in Hartlepool Borough this is difficult to prove.</p>	728	120
Committed	B	18/0195/OUT	Land Adjacent To Thornaby Road (Phase 3)	Site originally granted (15/0931/OUT), following appeal, in December 2016. Revised outline permission granted, following appeal, in April 2025. No confirmed developer for this site and reserved matters application not submitted yet but firm interest in the site.	200	130

				It is optimistic to expect 30 dwellings in 2026/27, and cautious in terms of total yield. Being really optimistic would be +70 dwellings.		
	B	21/2620/FUL	Wynyard Golf Club, Wellington Drive, Wynyard	<p>History of permissions for housing on site dates back to 2010/2011, with that commitment reflected in Local Plan. Alternative scheme permitted in 2022 which is due to expire in December 2025. Applicant is discharging conditions with a view to implementing the permission.</p> <p>Jomast anticipated 90 homes delivering in the period. This was 20 per annum in 26/27 and 27/28.</p> <p>Going along with Jomast projection would add +68 dwellings.</p>	126	22
Pending	B	14/2291/EIS, 21/0249/REM, 21/1599/REM, 21/2130/FUL.	Tithebarn Land	Consented on appeal in June 2016, reserved matters not agreed and uncertainty over application. Progress delayed due to reserved matters / full application not being submitted until 2021, nutrient neutrality and now contractual matters to be resolved.	394	110
	B	Allocation H.1.6.D	Harrowgate Lane (Zone D), West Stockton	The site is made up of two elements. Part of the site is subject of a planning application (21/3097/FUL) submitted by Story Homes in December 2021, which has been held up by Nutrient Neutrality issues and viability. Story Homes return to the developer write out suggested 152 homes would be delivered, including 36 units in	392	111

				<p>2026/27. The housing supply assessment pushed delivery back by one year.</p> <p>The above site is split by an area of land where there has been no progress on the submission of a planning application.</p>		
Under Construction	A	11/2842/EIS 20/0279/REM 21/3099/VARY 22/1084/VARY	Allens West, Durham Lane, Eaglescliffe	<p>Three developers operating on-site during the five-year period. Miller Homes and Story Homes are expected to complete their developments in the five-year period. Taylor Wimpey project 262 completions in the period with remainder. The remaining 95 homes are projected by Taylor Wimpey to deliver in 2030/31 and 2031/32.</p>	588	493
	A	20/0191/EIS	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	<p>Significant amount of supply identified on this site totalling 969 dwellings.</p> <p>Taylor Wimpey responded to write out and identified that 271 of their 543 homes would complete in the five-years. Taylor Wimpey project being on site until 2033.</p> <p>Persimmon did not respond. Assumed delivery at 35 dwellings per annum, which equals 175 homes of their 426 homes.</p>	694	446
	A	22/0334/EIS 24/1398/REM	Summerville Farm, Harrowgate Lane, Stockton on Tees	<p>Development is on-site and completions are expected during 2025/26. Developer provided phasing for 4 years only, indicating 285 dwellings (60 dwellings in 25/26 and 75 dwellings 26/27, 27/28 and 28/29). An additional 75 dwellings was added for 29/30 to provide a complete projection.</p>	670	360

		23/2292/FUL	Land Off Welwyn Road, Ingleby Barwick	Two developers operating from the site with construction underway in April 2025. The majority of the site is expected to complete in the five-year period.	345	308
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