

Appendix B - Large sites in the housing supply (April 2025 to March 2030)

Site ID	Location	Address	Current Status	Application Reference	Deliverability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Completed	Remaining	Under Construction	Total Units	25/26	26/27	27/28	28/29	29/30	Summary Comment
819	Billingham	Billingham Campus	Allocation	Allocation H1.5.2	B	0	0	0	0	0	0	0	0	0	0	150	0	150	0	0	0	0	0	No delivery expected in the five-year period. Alternative non-residential scheme proposed.
399	Core Area	42 Yarm Road	Committed	14/1736/FUL	B	0	0	0	0	0	0	0	0	0	0	9	1	9	0	0	0	0	0	No delivery expected in the five-year period. Developer return identifies completion outside of the five-year period.
674	Core Area	Events Car Park. Navigation Way	Stalled	20/2804/REM	B	0	0	0	0	0	0	0	0	0	0	117	51	117	0	0	48	23	23	Assume development will complete within the five-year period. Stalled development is expected to recommence in near future.
704	Core Area	Riverside Inn,8 - 12 Thistle Green,Stockton-on-Tees	Under Construction	17/0873/FUL	A	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0	0	0	Assume development will complete within the five-year period.
715	Core Area	Queens Park, Norton Road	Allocation	Allocation H1.3.2	B	0	0	0	0	0	0	0	0	0	0	134	0	134	0	0	0	0	0	No delivery expected in the five-year period. No evidence of progress on delivering this brownfield site.
816	Core Area	Millfield Works Grangefield Road	Pending	18/1726/OUT	B	0	0	0	0	0	0	0	0	0	0	600	0	600	0	0	0	0	0	No delivery expected in the five-year period.
817	Core Area	Yarm Road Rec, Stockton	Allocation	Allocation H1.3.4	B	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
859	Core Area	Bishopton House, 6-14 Bishopton Lane, Stockton on Tees	Committed	22/1774/PCBDH	B	0	0	0	0	0	0	0	0	0	0	14	0	14	0	0	0	0	0	No delivery expected in the five-year period.
382	Eaglescliffe	Allens West, Durham Lane, Eaglescliffe	Under Construction	11/2842/EIS 20/0279/REM 21/3099/VARY 22/1084/VARY	A	0	0	0	0	0	0	48	79	130	257	588	138	845	133	104	106	100	50	Developer phasing indicates significant delivery over the five-year period. Three developers operating on-site during the five-year period.
633	Eaglescliffe	Old Hall And Land At Manor House Farm, (incorporated under 15/1790/FUL)	Under Construction	20/2296/FUL	A	0	0	0	0	0	0	0	0	1	1	4	4	5	2	2	0	0	0	Assume development will complete within the five-year period.
731	Eaglescliffe	Hunters Rest Farm, Urlay Nook Road	Under Construction	18/0301/REV	A	0	0	0	0	0	0	10	22	31	63	45	28	108	30	15	0	0	0	Assume development will complete within the five-year period.
822	Eaglescliffe	Eaglescliffe Golf Club, Yarm Road	Allocation	Allocation H1.5.7	B	0	0	0	0	0	0	0	0	0	0	150	0	150	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
900	Eaglescliffe	Land East of Mandale Park, Urlay Nook Road, Eaglescliffe	Committed	23/2223/FUL	A	0	0	0	0	0	0	0	0	0	0	87	0	87	0	27	30	30	0	Assume development will complete within the five-year period.
192	Ingleby Barwick	Land In The Vicinity Of Betty's Close Farm	Stalled	06/1064/OUT	B	1	0	0	0	0	0	0	0	0	1	16	1	17	0	0	0	0	0	No delivery expected in the five-year period. Scheme has stalled, assumption that delivery will happen outside of the five-year period.
546	Ingleby Barwick	Land Adjacent To Thornaby Road (Phase 3)	Committed	18/0195/OUT	B	0	0	0	0	0	0	0	0	0	0	200	0	200	0	30	30	35	35	Development expected to commence during the five-year period.
546	Ingleby Barwick	Land at Welwyn Road, Ingleby Barwick	Under Construction	21/1641/FUL	A	0	0	0	0	0	0	16	67	57	130	82	47	212	65	17	0	0	0	Assume development will complete within the five-year period.
546	Ingleby Barwick	Land at Low Lane / Little Maltby Farm	Pending	H1.2.IB3 24/0977/OUT	B	0	0	0	0	0	0	0	0	0	0	64	0	64	0	0	0	0	0	No delivery expected in the five-year period.
546	Ingleby Barwick	Land Off Welwyn Road, Ingleby Barwick	Under Construction	23/2292/FUL	A	0	0	0	0	0	0	0	0	0	0	345	0	345	24	71	71	71	71	Development expected to commence during the five-year period. Two developers operating from the site.
655	Ingleby Barwick	Land off Roundhill Avenue Ingleby Barwick	Under Construction	18/1459/REM	A	0	0	0	0	0	0	0	1	47	48	29	17	77	29	0	0	0	0	Assume development will complete within the five-year period.
663	Ingleby Barwick	Lowfield ,Low Lane,High Leven	Under Construction	20/0893/FUL	A	0	0	0	0	0	0	0	12	22	34	35	33	69	26	9	0	0	0	Assume development will complete within the five-year period.
728	Ingleby Barwick	Land At The Vale,Low Lane,High Leven	Committed	17/1613/OUT 20/2351/REM	A	0	0	0	0	0	0	0	0	0	0	9	0	9	0	3	3	3	0	Assume development will complete within the five-year period.
685	Rural	White House Farm, Whitton	Under Construction	18/2253/FUL	A	0	0	0	0	0	0	0	1	0	1	4	0	5	0	0	2	2	0	Assume development will complete within the five-year period.
738	Rural	Land West Of St Martins Way, Kirklevington	Under Construction	21/0156/FUL	A	0	0	0	0	0	0	0	19	40	59	38	31	97	38	0	0	0	0	Assume development will complete within the five-year period.

Site ID	Location	Address	Current Status	Application Reference	Deliverability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Completed	Remaining	Under Construction	Total Units	25/26	26/27	27/28	28/29	29/30	Summary Comment
747	Rural	Knowles Farm, Kirklevington	Under Construction	16/3146/OUT 21/0648/REM 24/0329/FUL	A	0	0	0	0	0	0	0	0	4	4	8	6	12	4	4	0	0	0	Assume development will complete within the five-year period.
796	Rural	Aislaby West Farm, Aislaby Road, Eaglescliffe	Committed	18/2000/FUL	A	0	0	0	0	1	0	0	0	0	1	7	7	8	7	0	0	0	0	Assume development will complete within the five-year period.
656	Stockton	Tithebarn Land	Pending	14/2291/EIS, 21/0249/REM, 21/1599/REM, 21/2130/FUL.	B	0	0	0	0	0	0	0	0	0	0	394	0	394	0	0	30	40	40	Development expected to commence during the five-year period.
811	Stockton	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	Under Construction	20/0191/EIS	A	0	0	0	0	0	0	34	123	118	275	694	104	969	113	78	85	85	85	Developer phasing indicates significant delivery over the five-year period.
811	Stockton	Remainder of allocation for Zone E	Allocation	Allocation H1.6.b.E	B	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	0	0	0	No delivery expected in the five-year period. Residual land adjacent to Yarm Back Lane Development. Not included in 20/0191/EIS scheme and no progress.
818	Stockton	Darlington Back Lane	Allocation	Allocation H1.5.1	B	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
820	Stockton	Bowesfield	Allocation	Allocation H1.5.3 & H1.5.4	B	0	0	0	0	0	0	0	0	0	0	187	0	187	0	0	0	0	0	No delivery expected in the five-year period.
820	Stockton	Bowesfield	Committed	20/1211/FUL	A	0	0	0	0	0	0	0	0	0	0	26	0	26	21	5	0	0	0	Assume development will complete within the five-year period.
821	Thornaby	Magister Road, Thornaby	Allocation	Allocation H1.5.6	B	0	0	0	0	0	0	0	0	0	0	20	0	20	0	0	0	0	0	No delivery expected in the five-year period. Building occupier has not moved and no progress on redevelopment scheme.
825	Stockton	Harrowgate Lane (Zone D), West Stockton	Pending	Allocation H.1.6.D	B	0	0	0	0	0	0	0	0	0	0	392	0	392	0	0	37	37	37	Development expected to commence during the five-year period.
826	Stockton	Reserve Land, Harrowgate Lane, West Stockton	Allocation	Allocation H1.6.b	B	0	0	0	0	0	0	0	0	0	0	400	0	400	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
878	Stockton	Summerville Farm, Harrowgate Lane, Stockton on Tees	Under Construction	22/0334/EIS 24/1398/REM	A	0	0	0	0	0	0	0	0	0	0	670	38	670	60	75	75	75	75	Developer phasing indicates significant delivery over the five-year period.
882	Stockton	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU	Committed	22/2109/COU	B	0	0	0	0	0	0	0	0	0	0	17	0	17	0	0	0	0	0	No delivery expected in the five-year period.
-	Stockton	Raleigh road	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	18	0	18	0	0	0	9	9	Assume development will complete within the five-year period.
772	Thornaby	365 Thornaby Road	Under Construction	18/2680/FUL	A	0	0	0	0	0	0	0	0	0	0	8	8	8	0	2	4	2	0	Assume development will complete within the five-year period.
789	Thornaby	Land South of Thornaby Football Club, Acklam Road, Thornaby	Pending	18/0409/OUT 24/0211/REM	B	0	0	0	0	0	0	0	0	0	0	10	0	10	0	0	2	4	4	Assume development will complete within the five-year period.
530	Wynyard	Wynyard Golf Club, Wellington Drive, Wynyard	Committed	21/2620/FUL	B	0	0	0	0	0	0	0	0	0	0	126	0	126	0	0	0	0	22	Development expected to commence during the five-year period.
588	Wynyard	Wynyard Park Allocation (Remainder)	Allocation	Allocation H1.8 25/0704/FUL	B	0	0	0	0	0	0	0	0	0	0	728	0	728	0	0	30	30	60	Development expected to commence during the five-year period.
589	Wynyard	Wynyard Village Extension, Phase F, Wynyard	Under Construction	17/2777/REM 20/0753/VARY 22/1527/VARY 24/1610/VARY	A	0	0	0	3	27	16	48	20	33	147	133	0	268	27	26	27	26	15	Assume development will complete within the five-year period.
589	Wynyard	Land South Of Wynyard Village	Under Construction	17/2811/REM	A	0	0	0	0	0	0	0	1	1	2	14	4	16	4	4	4	2	0	Assume development will complete within the five-year period.
589	Wynyard	Land West of Maynard Grove	Under Construction	20/2408/OUT	A	0	0	0	0	0	0	0	0	15	15	115	45	130	20	20	25	25	25	Assume development will complete within the five-year period.
158	Yarm	Tall Trees Hotel, PHASE 2 east	Under Construction	15/2152/REM 20/0344/VARY	A	0	0	0	0	0	0	17	48	56	121	14	11	135	14	0	0	0	0	Assume development will complete within the five-year period.
537	Yarm	Mount Leven Farm, Leven Bank Road, Yarm	Committed	13/0776/EIS, 15/2161/REM	B	0	0	0	0	0	0	0	0	0	0	332	0	332	0	0	0	0	0	No delivery expected in the five-year period. Scheme implemented but unlikely to build out. Assume that any development will be outside of the five-year period.

Site ID	Location	Address	Current Status	Application Reference	Deliverability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Completed	Remaining	Under Construction	Total Units	25/26	26/27	27/28	28/29	29/30	Summary Comment
609	Yarm	Land off Busby Way, Mount Leven, Yarm	Committed	14/0807/OUT, 17/2694/REM, 23/0064/VARY.	B	0	0	0	0	0	0	0	0	0	0	14	0	14	0	0	0	0	0	No delivery expected in the five-year period. Scheme is implemented, but uncertainty over delivery means it is unlikely to occur in the five-year period.
666	Yarm	Land South of Green Lane, East of Railway Line, West of A67 Yarm, TS15 9EH	Under Construction	18/0910/OUT	A	0	0	0	0	0	0	0	0	0	0	246	37	246	60	60	60	66	0	Assume development will complete within the five-year period. Two developers operating from the site.
699	Yarm	Field View Camp Site , Green Lane, Yarm	Under Construction	20/0866/OUT 21/0275/REM	A	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0	0	0	Assume development will complete within the five-year period.
-	Thornaby	Stirling House	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	40	0	40	0	0	0	20	20	Assume development will complete within the five-year period.
-	Billingham	Parkside	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	0	15	15	Assume development will complete within the five-year period.
-	Stockton	Londonderry road	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	10	0	10	0	0	0	5	5	Assume development will complete within the five-year period.
-	Core Area	Greatham Avenue / Fr Corus Pipe Mill	Committed	24/2127/FUL	B	0	0	0	0	0	0	0	0	0	0	58	0	58	0	0	14	22	22	Assume development will complete within the five-year period.
-	Billingham	Billingham Town Centre Regeneration	Pipeline	24/2028/FUL	B	0	0	0	0	0	0	0	0	0	0	160	0	160	0	0	0	0	0	No delivery expected in the five-year period. Masterplan for the site identifies residential development on site following major demolition works.