

Appendix A - Details of large sites

Location	Site Address	Reference	Site Status	Commentary	Total Units	17/18	18/19	19/20	20/21	21/22	Completed	Remaining	Under Construction	22/23	23/24	24/25	25/26	26/27
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					
Core Area	North Shore (Phase 4)	08/3644/EIS (21/0927/REM)	Commenced	Developer phasing adjusted to reflect more cautious approach.	75	0	0	0	0	0	0	75	0		25	25	25	
Core Area	North Shore (Phase 5)	08/3644/EIS (21/1589/REM)	Commenced	Developer phasing adjusted to reflect more cautious approach. Started on-site Summer 2022.	38	0	0	0	0	0	0	38	0		15	23		
Core Area	Victoria Estate, Stockton	19/0520/FUL	Commenced	Assume delivery inside 5-year period.	143	0	0	0	21	38	59	84	43	21	21	21	21	
Core Area	Events Car Park. Navigation Way	16/1603/OUT (20/2804/REM)	Commenced	Assume delivery inside 5-year period.	117	0	0	0	0	0	0	117	0		25	31	31	30
Core Area	Queens Park, Norton Road	Allocation H1.3.2	Allocation	No delivery assumed within the 5-year period	120	0	0	0	0	0	0	120	0					
Core Area	Millfield Works Grangefield Road	18/1726/OUT	Commenced	Developer phasing adjusted to reflect more cautious approach. y	600	0	0	0	0	0	0	600	0					40
Core Area	Yarm Road Rec, Stockton	Allocation H1.3.4	Allocation	No delivery assumed within the 5-year period	30	0	0	0	0	0	0	30	0					
Eaglescliffe	Allens West, Durham Lane, Eaglescliffe	11/2842/EIS (20/0279/REM) (21/3113/VARY)	Detailed Permission	Development likely to commence within five-year period. Three companies expected to deliver the development.	845	0	0	0	0	0	0	845	0	66	127	157	157	157
Eaglescliffe	Hunters Rest Farm, Urlay Nook Road	18/0301/REV (19/2084/REM) (21/2095/VARY)	Commenced	Developer phasing provided and utilised.	108	0	0	0	0	0	0	108	11	25	33	33	17	
Eaglescliffe	Eaglescliffe Golf Club, Yarm Road	Allocation H1.5.7	Commenced	No delivery assumed within the 5-year period	150	0	0	0	0	0	0	150	0					
Eaglescliffe	Hunters Rest, South of Urlay Nook Road	15/2752/FUL (20/1898/FUL)	Commenced	Assume delivery inside 5-year period.	22	0	0	0	0	0	0	22	22	5	7	10		
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	1				
Ingleby Barwick	Land In The Vicinity Of Betty's Close Farm	06/1064/OUT (09/1340/REM)	Commenced	No delivery assumed within the 5-year period y	17	0	0	0	0	0	1	16	1					
Ingleby Barwick	The Rings	14/3035/REM	Commenced	Assume delivery inside 5-year period.	475	92	85	62	81	106	448	27	24	27				
Ingleby Barwick	Land Adjacent To Thornaby Road (Phase 3)	15/0931/OUT & 18/0195/OUT	Outline Permission	Land-owner phasing adjusted to reflect more cautious approach. y	200	0	0	0	0	0	0	200	0			10	35	35
Ingleby Barwick	Land off Roundhill Avenue Ingleby Barwick	15/2531/OUT (18/1459/REM) (22/0275/VARY)	Commenced	Assume delivery inside 5-year period.	65	0	0	0	0	0	0	65	0	10	25	25	5	
Ingleby Barwick	Lowfield ,Low Lane,High Leven	16/0323/OUT 16/3079/OUT 17/1820/OUT (20/0893/FUL)	Commenced	Assume delivery inside 5-year period.	69	0	0	0	0	0	0	69	12	9	15	15	15	15

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Ingleby Barwick	Land at Welwyn Road, Ingleby Barwick	21/1641/FUL	Commenced	Developer phasing provided and utilised. y	212	0	0	0	0	0	0	212	2	12	48	48	48	48
Ingleby Barwick	Land at Low Lane / Little Maltby Farm	12/2571/OUT & 14/0562/OUT (14/3012/REM) 13/3107/OUT & 14/0569/REV & 15/0497/OUT	Commenced	No delivery assumed within the 5-year period y	618	0	0	0	0	0	0	618	0					
Rural	Land East of Jasper Grove, Morrison Street, Stillington	17/2912/FUL	Commenced	Assume delivery inside 5-year period.	55	0	0	0	21	19	40	15	0	15				
Rural	The Mains Nursing And Residential Home, Drovers Lane, Redmarshall	18/2804/FUL (16/1004/OUT)	Detailed Permission	Assume delivery inside 5-year period.	11	0	0	0	0	2	2	9	9	5	4			
Rural	Land South Of Kirklevington	15/1643/OUT (19/2639/REM)	Commenced	Assume delivery inside 5-year period.	145	0	0	0	0	52	53	92	43	35	35	22		
Rural	Land West Of St Martins Way, Kirklevington	16/3035/OUT (21/1721/REM) (21/0156/FUL)	Detailed Permission	Developer phasing adjusted to reflect more cautious approach.	97	0	0	0	0	0	0	97	0		21	25	26	25
Rural	Returnable Packaging Services Limited	17/1912/OUT	Allocation	No delivery assumed within the 5-year period . Landowner has actively been seeking alternative uses on the site.	40	0	0	0	0	0	0	40	0					
Rural	Thorpe Beck Farm, Durham Road, Thorpe Thewles, TS21 3JN	18/2696/FUL	Commenced	Assume delivery inside 5-year period.	31	0	0	0	2	7	9	22	22	11	11			
Stockton	Summerville Farm, Durham Road, Stockton-on-Tees	17/2735/REM & 19/0270/FUL	Commenced	Assume delivery inside 5-year period.	354	0	10	109	30	56	205	149	56	30	30	30	30	29
Stockton	Tithebarn Land	14/2291/EIS (21/0249/REM) (21/1599/REM)	Outline Permission	Development likely to commence within five-year period. y	340	0	0	0	0	0	0	340	0			30	40	40
Stockton	Former Blakeston School	16/2445/FUL (20/0507/REM)	Commenced	Assume delivery inside 5-year period.	80	0	0	0	0	27	27	53	48	27	26			
Stockton	Land south of Junction Road	18/0471/FUL	Commenced	Assume delivery inside 5-year period.	96	0	0	0	42	41	83	13	0	13				
Stockton	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	20/0191/EIS	Commenced	Developer phasing provided and utilised. Two companies expected to deliver the development.	969	0	0	0	0	0	0	969	30	52	130	135	135	135
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					
Stockton	Darlington Back Lane	Allocation H1.5.1	Allocation	No delivery assumed within the 5-year period	25	0	0	0	0	0	0	25	0					
Stockton	Bowesfield	20/1211/FUL	Detailed Permission	Assume delivery inside 5-year period.	26	0	0	0	0	0	0	26	0			13	13	
Stockton	Bowesfield	Allocation H1.5.3	Allocation	No delivery assumed within the 5-year period	150	0	0	0	0	0	0	150	0					
Stockton	Bowesfield	Allocation H1.5.4	Allocation	No delivery assumed within the 5-year period y	37	0	0	0	0	0	0	37	0					

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Stockton	Magister Road, Thornaby	Allocation H1.5.6	Allocation	No delivery assumed within the 5-year period	20	0	0	0	0	0	0	20	0					
Stockton	West Stockton- Zone A / Harrogate Lane	H1.6.a.A / 22/0334/EIS	Allocation	Development likely to commence within five-year period. y	558	0	0	0	0	0	0	558	0			35	35	35
Stockton	Harrogate Lane (Zone B remainder), West Stockton	Allocation H1.6.B®	Allocation	No delivery assumed within the 5-year period	91	0	0	0	0	0	0	91	0					
Stockton	Harrogate Lane (Zone D), West Stockton	Allocation H.1.6.D	Allocation	Development likely to commence within five-year period. y	392	0	0	0	0	0	0	392	0			30	45	45
Stockton	Reserve Land, Harrogate Lane, West Stockton	Allocation H1.6.b	Allocation	No delivery assumed within the 5-year period	400	0	0	0	0	0	0	400	0					
Thornaby	Anson & Hudson House, Westdale Road, Thornaby	20/2147/FUL	Commenced	Land-owner phasing adjusted to reflect more cautious approach. Demolition of two blocks of flats undertaken during 2022 creating development platform.	37	0	0	0	0	0	0	37	0			15	22	
Wynyard	The Wellington Club, Wellington Drive, Wynyard	10/2430/OUT / 17/1069/REV 21/2620/OUT	Detailed Permission	Development likely to commence within five-year period. Alternative larger proposal granted consent and likely to come forward for 126 dwellings.	44	0	0	0	0	0	0	44	0				22	22
Wynyard	Wynyard Park Allocation (Remainder)	Allocation H1.8	Commenced	Cautious approach to site delivery. y	728	0	0	0	0	0	0	728	0			30	45	60
Wynyard	Land South Of Wynyard Village	17/2811/REM	Commenced	Assume delivery inside 5-year period. Individual plots subject to separate applications.	16	0	0	0	0	0	0	16	0		4	4	4	4
Wynyard	Phase A- 138 dwellings	17/0909/REM	Commenced	Assume delivery inside 5-year period.	138	0	11	25	21	23	80	58	38	25	25	8		
Wynyard	Wynyard Village Extension, Phase F, Wynyard	17/2777/REM (20/0753/VARY) (21/2186/OUT)	Commenced	Developer phasing provided and utilised.	254	0	0	3	27	24	54	200	10	41	30	30	30	30
Wynyard	Land at Phase 3 Wynyard Woods, Wynyard, Stockton on Tees	21/2186/OUT	Commenced	Assume delivery inside 5-year period.	18	0	0	0	0	0	0	18	0		4	5	5	4
Wynyard	Land West of Maynard Grove	13/0342/EIS 20/2408/OUT	Commenced	Development likely to commence within five-year period.	130	0	0	0	0	0	0	130	0			30	40	40
Wynyard	Land East Of Hanzard Drive, South Of Bloomfield Drive/Applecross And North Of Glenarm Drive Wynyard	21/0345/FUL	Commenced	Assume delivery inside 5-year period.	20	0	0	0	0	0	0	20	0				20	
Wynyard	Land South of Wynyard Woods, Wynyard	21/1761/REM	Allocation	Assume delivery inside 5-year period.	66	0	0	0	0	0	0	66	0			17	25	24
Yarm	Mount Leven Farm, Leven Bank Road, Yarm	13/0776/EIS (15/2161/REM)	Commenced	No delivery assumed within the 5-year period y	332	0	0	0	0	0	0	332	0					
Yarm	LAND SOUTH OF GREEN LANE, YARM (East)	15/0194/REM	Commenced	Assume delivery inside 5-year period.	209	74	20	32	25	37	196	13	13	13				

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Yarm	LAND SOUTH OF GREEN LANE, YARM (West)	15/2977/REM	Commenced	Assume delivery inside 5-year period.	159	55	27	29	17	19	157	2	2	2				
Yarm	Land off Busby Way, Mount Leven, Yarm	14/0807/OUT (17/2694/REM)	Detailed Permission	Assume delivery inside 5-year period. y	14	0	0	0	0	0	0	14	0				7	7
Yarm	Land South of Green Lane, East of Railway Line, West of A67 Yarm, TS15 9EH	18/0910/OUT (22/1846/REM) 16/1959/OUT (20/0813/REM)	Outline Permission	Development likely to commence within five-year period. y	300	0	0	0	0	0	0	300	0			30	35	35
Yarm	Tall Trees Hotel, PHASE 2 east	15/2152/REM / 20/0344/VARY	Commenced	Assume delivery inside 5-year period.	135	0	0	0	0	0	0	135	97	40	40	40	15	
Grand Total					####	221	153	260	287	451	1,467	9,189	484	485	701	927	948	860