



## Stockton on Tees Borough

### Housing Supply and Delivery: Annual Position Statement 2020/21 to 2024/25

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# Executive Summary

The National Planning Policy Framework (NPPF) identifies that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

This report sets out the five-year housing land supply assessment, for the period 1 April 2020 to 31 March 2025 (2020/21 to 2024/25). As the Stockton-on-Tees Local Plan was adopted on the 30th January 2019 the assessment is considered against the housing requirement set out within Policy SD2 'Strategic Development Needs' of the Local Plan.

The NPPF requires an additional buffer be identified in the five-year supply, dependent on local circumstances and previous housing delivery. Accordingly, a 5% buffer has been added within this assessment.

This report concludes that the Council are able to demonstrate 5.33 years supply of deliverable housing sites over the period covered by this assessment.

The report has been submitted to the Planning Inspectorate in accordance with Government guidance. The Planning Inspectorate will consider whether the Council has followed the correct process and also whether there is sufficient evidence to confirm a five-year housing supply.

## Introduction

The National Planning Policy Framework (NPPF) identifies that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

This report sets out the five-year housing land supply assessment, for the period 1 April 2020 to 31 March 2025 (2020/21 to 2024/25). As the Stockton-on-Tees Local Plan was adopted on the 30<sup>th</sup> January 2019 the assessment is considered against the housing requirement set out within Policy SD2 'Strategic Development Needs' of the Local Plan which is:

- 720 dwellings (net) per annum from 2017/18 to 2021/22
- 655 dwellings (net) per annum from 2022/23 to 2031/32

## Housing Requirement

### Previous over / under supply

This five-year supply assessment covers years 4 to 8 (2020/21 to 2024/25) of Local Plan period. It is therefore necessary to consider delivery any over/undersupply against the Local Plan housing requirement in the first three years of the Local Plan period. Net delivery against the housing requirement is detailed below:

Figure 1: Previous delivery against Local Plan requirements

	Net delivery	Local Plan requirement
Year 1 (2017/18)	770	720
Year 2 (2018/19)	795	720
Year 3 (2019/20)	1,012	720
Total	2,577	2,160

Over this two-year period there has been an overprovision of **+417** dwellings (2,577 – 2,160).

Planning Practice Guidance (PPG) is clear that where areas deliver more completions than required, the additional supply can be used to offset any shortfalls against requirements from previous years. However, the Council is aware of various appeal decisions, where Inspectors did not support an approach whereby an oversupply figure is 'banked' so as to reduce the annualised target in later years of the plan period as this would run contrary to the NPPF ambition to significantly boost the supply of housing.

Accordingly, the five-year requirement in this paper has not been reduced by **417** dwellings.

### Five Year Local Plan Requirement

The Local Plan housing requirement for 2020/21 to 2024/25 is **3,405** dwellings. This is calculated based on:

- 2 years (2019/20 and 2021/22) at 720 dwellings per annum; and
- 3 years (2022/23 to 2024/25 at 655 dwellings per annum

### Buffer

The NPPF requires an additional buffer be identified in the five year supply, dependent on local circumstances and previous housing delivery. Footnote 39 of the NPPF states that significant under delivery will be measured annually against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. Past results of the Housing Delivery Test are set out in Figure 2 below.

Figure 2 – Housing Delivery Test Results for Stockton on Tees Borough.

Result	Annual Period included	Total no. of homes required	Total no. of homes delivered	Housing Delivery Test Measurement	Housing Delivery Test Consequence
<b>2018</b>	Y1 - 2015/16 Y2 - 2016/17 Y3 - 2017/18	1,654	2,058	124%	<b>None</b>
<b>2019</b>	Y1 - 2016/17 Y2 - 2017/18 Y3 - 2018/19	1,580	2,489	158%	<b>None</b>

In view of the results of the Housing Delivery Test and Government Guidance (Paragraph: 022 Reference ID: 68-022-20190722) a 5% buffer should be added to the housing requirement.

### Five year supply requirement calculation

The five-year supply requirement is calculated based on figure 3 below:

Figure 3: Five year supply requirement calculation

Input	Quantum
A. five year Local Plan housing requirement (2019/20 to 2023/24)-	3,405
B. buffer percentage	+5%
<b>Five year requirement</b>	<b>3,575</b>
<b>Calculation</b>	
$a \times b = \text{Five year requirement}$ $3,470 \times 1.05 = \mathbf{3,575}$	

## Delivery

To be included within the five-year supply sites must be considered deliverable. Annex 2 of the NPPF identifies the following definition of deliverable:

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

Principally sites identified within the trajectory are those that have planning permission or are allocations within the Local Plan. As the Council have recently adopted the Local Plan a review of the SHLAA has not been undertaken to

identify other deliverable sites. Other sites will not be included unless the Council has specific evidence to consider them as deliverable such as where registered providers have identified plans for demolition and rebuild.

This report has been prepared amidst the Covid-19 pandemic. Throughout this period the Council has been actively supporting new development and has sought to progress the determination of a number of strategically important planning applications. The Council is also mindful of a number of appeal decisions, in particular the findings of appeal APP/A1530/W/20/3248038 which discusses the context around five-year supply, stating:

*“I fully acknowledge that the pandemic’s effects go beyond just planning. During the lockdown period, construction on most sites came to a halt, and even for those that were able to keep going, supplies of materials became more scarce, and productivity was reduced by social distancing. Even now that the lockdown has been relaxed, some of these effects may linger, and the capacity of the building industry may continue to be affected into the future. Similarly, the house sales market was brought to a standstill for several weeks. Even now that the restrictions have been removed, the backlog of stalled transactions could slow down the process of buying and selling for some time. And in the wider economy, there are well-publicised fears that job losses could result in falling property values and a depressed market. Put simply, fewer buyers might mean fewer houses built, and more housing needs unmet.*

*But the 5-year supply is concerned only with the number of deliverable sites, and that figure is entirely separate from the number of houses actually built and occupied. Clearly it is right that the underlying purpose of the exercise is to boost housing supply. But the provisions in the NPPF that trigger the tilted balance, and with it the presumption in favour of sustainable development, relate only to the number of sites and their deliverability. Forecasts of the pandemic’s effects on actual housing delivery are not directly relevant to this exercise.”*

The Council have sought to obtain delivery information from landowners, agents and developers of larger sites (those of 5 dwellings and above) and where no information has been received cautious assumptions have been made.

PPG advises that local planning authorities may develop a range of assumptions and benchmarks to inform and test assessments. Based on experience it is not considered that prescriptive assumptions should be rigorously applied within a five-year assessment and that the most robust outcomes are achieved through a rounded assessment of sites based on site specific factors and available information.

Unless considered overly optimistic or pessimistic delivery information provided by landowners, agents and developers has been used. When reviewing delivery information provided by developers, landowners and agents, and, making assumptions for sites where no information has been forthcoming the Council have considered the following:

- Where development is already proceeding past delivery rates (as these provide a useful indication of potential future phasing)
- The nature of the consent, if any exists (outline content, reserved matters or a full application). Where a site has outline planning permission, permission in principle, allocated in a development or identified on a brownfield register what information is available regarding progress towards the submission of an application, progress with site assessment and any other relevant information regarding the delivery of site.
- Whether there are any constraints that would or could impact or delay house building (such as viability, ownership or the need for infrastructure provision/remediation)
- Anticipated build rates based on the nature of the site; this could include numerous factors including the size of the site and the anticipated or actual number of outlets

Other factors which are considered are the market location, whether the site is part of a phased development (or is dependent on completion of an adjacent development), nature of house types and identified developer interest.

The full housing trajectory is provided within Appendix 1. This incorporates delivery and losses from the following sources:

- Large sites (planning permissions of five or more dwellings and Local Plan allocations)
- Small sites (planning permissions of less than 5 dwellings)
- Demolitions and losses
- Windfall sites

Further information on each source of delivery is detailed in the sections below.

## Large sites

Appendix 1 provides details of large sites (planning permissions of five or more dwellings and Local Plan allocations). It is anticipated that **3,879** dwellings will be delivered from this source over the five-year period. In order to be consistent with previous assessments sites ranging between 5 – 10 dwellings are included in the above figure rather than in the small-sites trajectory (see below). A cautious approach has been taken to the delivery from these schemes following a review of the deliverability of these sites. It is expected that 84 dwellings will be delivered from this supply.

## Small sites

Appendix 2 provides details of small sites (less than 5 dwellings) with planning permission. A total of **112** dwellings remain to be completed. The following provides a summary of the nature of these sites:

- Sites where development is under construction - 22 dwellings
- Detailed planning permissions where development has not started- 77 dwellings
- Sites with outline planning permission (or permitted development) - 13 dwellings

The above sites do not involve major development; therefore, the NPPF is clear that they should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. No clear evidence has been identified to suggest any sites will not come forward. However, it is considered appropriate to include an implementation rate within the assessment of 75%. This would see the delivery of a further 84 units within the five-year period covered by this assessment which is both robust and conservative given the number of sites currently under construction.

## Windfall sites

The NPPF advises that windfall sites are those “not specifically identified in the development plan” and that where an allowance is made for them there should be compelling evidence that they will provide a reliable source of supply.

It is important that any windfall allowance is realistic and is based on sound evidence. Sources of windfalls include conversions to residential use, the subdivision of existing dwellings and other small sites. Whilst a site is considered a windfall where they have not been identified within the development plan this assessment only considers historic windfall delivery on the basis of sites located within the limits to development to ensure the windfall rate is not overestimated.

Windfalls can be categorised into small and large windfalls (i.e. those of less than 5 dwellings and those of 5 dwellings or more respectively). As detailed below there has been consistent delivery on small sites over the last 8 years of circa 30 dwellings per annum. An average delivery of 42 dwellings per annum from small sites was also identified in the 4 year period prior to this (2007/08 to 2011/12).

Figure 3: Past delivery on small sites

2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Average Annual
59	20	39	22	71	10	23	28	<b>32</b>

There have been numerous large windfall sites delivered and permitted in recent years which includes the conversion of office buildings to flats. Based on this it is considered reasonable to assume that a degree of windfall delivery will continue to come forward in the future and that it is appropriate to provide a modest windfall delivery of **45** units over the five-year period in order to avoid double counting when considered alongside small sites with planning permission.

## Demolitions/losses

Appendix 3 provides details of sites where associated demolitions. A total of 206 demolitions/losses are identified within the database. The following provides a summary of the nature of these sites:

- Large sites with associated demolitions/losses- 6 units
- Small sites with associated demolitions/losses- 13 units
- Residential to non-residential losses- 3 units
- Planned demolitions- 184 units

Planned demolitions are the proposed demolition of two blocks of flats (Anson House and Hudson House, Thornaby) by the owner Thirteen Housing Group with replacement housing being provided on the sites. It is anticipated that circa **35** dwellings will be re-provided within the five-year period covered by this assessment; at this stage this re-provision has not been included within the calculations in this assessment.

All demolitions have been identified as being completed within this assessment. It is noted that many demolitions are associated large and small sites identified within this assessment. Therefore, this is a cautious assessment; especially considering an implementation rate of 75% is being applied to small sites.

## Conclusion

The Council are able to demonstrate **5.33** years supply of deliverable housing sites over the five-year period 1 April 2020 to 31 March 2025 (2020/21 to 2024/25).

Figure 4: Five-year supply calculation

Input	Quantum
<b>a)</b> Five-year supply requirement (2019/20 to 2023/24)	<b>3,575</b>
<b>b)</b> Supply (2019/20 to 2023/24)	<b>4,008</b>
• Large sites	3,879
• Small Sites	84
• Windfall	45
<b>c)</b> Demolitions	<b>206</b>
<b>Number of years supply</b>	<b>5.33</b>
<b>Calculation</b>	
$((b-c) / a) \times 5 = \text{Number of years supply}$ $(4,008 - 206) / 3,575 \times 5 = \mathbf{5.33}$	



## Appendix 1: Details of large sites

Site Ref	Location	Application Reference	Site Address / Development Name	Total Units						Completed	Remaining	Under Construction							
					16/17	17/18	18/19	19/20	20/21				21/22	22/23	23/24	24/25			
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															No delivery assumed within the 5-year period.
382	Eaglescliffe	11/2842/EIS (20/0279/REM)	Allens West, Durham Lane, Eaglescliffe	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											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										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															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 subitted 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

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
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					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					29								No delivery assumed within the 5-year period.
753	Regenerated River Tees Corridor	18/1990/PDJ	Richard House, Sorbonne Close, Thornaby	19					19								Unlikely to progress in the near future.
766	Regenerated River Tees Corridor	19/0011/PDJ	10 Yarm Road	14					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					9								No delivery assumed within the 5-year period.
202	Regenerated River Tees Corridor	08/3644/EIS	North Shore	110					75					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					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					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			9					Developer phasing utilised.
584	Rural	17/2912/FUL	Land East of Jasper Grove, Morrison Street, Stillington	55					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					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.

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
661	Rural	15/1643/OUT (19/2639/REM)	Land South Of Kirklevington	145						145	8	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					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					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						40			10	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						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						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						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	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						80			32	32	16		Developer phasing utilised.
732	Stockton	17/0844/FUL	Former Newtown Methodist Church	14						14							Site not expected to come forward during 5-year period.
733	Stockton	19/0144/FUL	Chesterfield House, Norton	14						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						96		30	36	30			Developer advises that development will complete within 5-years.
H1.5.1	Stockton	Allocation	Darlington Back Lane	25						25							Site subject to identification of alternative playing pitches. No delivery assumed.

H1.5.3	Stockton	Allocation	Bowesfield	150					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					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					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					14							No delivery assumed within the 5-year period.
735	Thornaby	17/0103/FUL	Thorntree 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					Developer phasing utilised. Development started and significant progress has been made as of 1st April 2020.
772	Thornaby	18/2680/FUL	365 Thornaby Road	8					8							Small-site expected to deliver inside 5-years
H1.5.6	Thornaby	Allocation	Magister Road, Thornaby	20					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					340			10	30	30	30	Land owner in discussions with house builder to acquire site. Detailed planning application expected during 2020.
H1.6.A - E1	West Stockton	20/0191/EIS	Yarm Back Lane (Development Zone E) Persimmon Homes Element	426					426			10	30	30	30	Detailed application received early 2020

H1.6.A - E2	West Stockton	20/0191/EIS	Yarm Back Lane (Development Zone E) Taylor Wimpey Element	540						540			10	30	30	30	Detailed application received early 2020
330	Wynyard	17/2546/OUT	14,Wellington Drive, Wynyard	7						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						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						73			17	19	20	17	Developer phasing utilised
589	Wynyard	17/2811/REM	Land South Of Wynyard Village	16						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						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						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) L	Land South Of Yarm School Playing Field	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

## Appendix 2: Details of Small Sites

Site Ref	Location	Application Reference	Site Address / Development Name	Total Units	Completed	Remaining	Under Construction	Small Site 20 - 25	Delivery Commentary
686	Billingham	16/3008/OUT (20/0690/REM)	Wolviston Road, Billingham	3		3		3	Detailed application submitted for part of site. Assume delivery will occur across 5-year period, having regard to implementation rate.
691	Billingham	17/0763/OUT	Land Adjacent To 47 New Road, Billingham, TS23 1DQ	2		2		2	Assume delivery will occur across 5-year period.
692	Billingham	17/0700/COU	Former Motorcycle Training Centre, Chapel Road, Billingham	1		1		1	Assume delivery will occur across 5-year period.
751	Billingham	18/0498/OUT	10 Old Road, Billingham	1		1		1	Assume delivery will occur across 5-year period.
756	Billingham	18/1887/FUL	Chapel Court , Chapel Road, Billingham	2		2		2	Assume delivery will occur across 5-year period.
173	Eaglescliffe	17/2888/FUL	Copewood	5		5		5	Assume delivery will occur across 5-year period.
328	Eaglescliffe	17/0641/REM	Lane End, 14 Butts Lane	1		1		1	Assume delivery will occur across 5-year period.
729	Eaglescliffe	17/2961/FUL	Egglecliffe Library, Butterfield Drive, Eaglescliffe	3		3			Development may not happen as alternative proposal has planning permission.
754	Eaglescliffe	18/1808/OUT	642 And 644 Yarm Road, Eaglescliffe, Stockton-on-Tees	2		2		2	Assume delivery will occur across 5-year period.
705	Ingleby Barwick	16/3055/FUL	Leven Bridge Mill, Leven Bank Road, Yarm	4		4		4	Assume delivery will occur across 5-year period.
711	Ingleby Barwick	16/2997/FUL	The Cottage Ingleby Close Farm , Crosswell Park, Ingleby Barwick	1		1		1	Assume delivery will occur across 5-year period.
760	Ingleby Barwick	18/2287/OUT	Annfields ,Barwick Lane, Ingleby Barwick	3		3		3	Assume delivery will occur across 5-year period.
764	Ingleby Barwick	18/2675/OUT	Land To The Rear Of 6 Blenheim Court, Ingleby Barwick	1		1		1	Assume delivery will occur across 5-year period.
219	Regenerated River Tees Corridor	17/2089/FUL	Land adj 13 Hampton Road	2		2		2	Assume delivery will occur across 5-year period.
676	Regenerated River Tees Corridor	16/2782/COU	22 Yarm Road	1		1		1	Development commenced. Assume delivery will occur across 5-year period.
768	Regenerated River Tees Corridor	18/2360/COU	78 Church Road, Stockton	1		1		1	Assume delivery will occur across 5-year period.
774	Regenerated River Tees Corridor	18/0100/FUL	First Floor, 22 - 24 Skinner Street, Stockton-on-Tees	2		2		2	Assume delivery will occur across 5-year period.
788	Regenerated River Tees Corridor	19/2232/FUL	15 Parkfield Way, Stockton on Tees, TS18 3SU	1		1		1	Assume delivery will occur across 5-year period.
690	Regenerated River Tees Corridor	17/0520/COU	62 Norton Road, Stockton-On-Tees, TS18 2DE	1		1		1	Assume delivery will occur across 5-year period.
392	Rural	17/2434/FUL	Townend Farm, Whitton, Stockton-on-Tees, TS21 1LQ	1		1		1	Assume delivery will occur across 5-year period.
615	Rural	16/2269/FUL	Far End Farm ,Worsall Road, Kirklevington	1		1		1	Assume delivery will occur across 5-year period.
660	Rural	16/1526/FUL	49 Wynyard Road, Wolviston	2	1	1		1	Assume delivery will occur across 5-year period.
672	Rural	16/2962/FUL (20/0968/VARY)	The Stables, Redmarshall	1		1		1	Assume delivery will occur across 5-year period.
685	Rural	18/2253/FUL	White House Farm, Whitton	5		5		5	Assume delivery will occur across 5-year period.
693	Rural	16/2170/FUL	Homefield Farm, High Lane, Maltby	1		1		1	Assume delivery will occur across 5-year period.
702	Rural	19/1570/REM	Land off Springfield Grove, Kirklevington	3		3		3	Assume delivery will occur across 5-year period.
709	Rural	18/1641/FUL	Reivax, High Lane, Maltby	1		1		1	Assume delivery will occur across 5-year period.
717	Rural	17/2627/PAPA / 20/0700/PAPA	The Stables, Thorpe Road, Carlton	1		1		1	Application resubmitted. Assume delivery will occur across 5-year period.
752	Rural	18/1423/PABRE	Agricultural Building West Of 10, Black Bull Wynd, Aislaby	1		1		1	Assume delivery will occur across 5-year period.
757	Rural	18/2141/OUT (19/1573/REM)	Rose Cottage, Seamer Road, Hilton	1		1		1	Assume delivery will occur across 5-year period.
771	Rural	18/2602/FUL	Hill House , Aislaby Road, Eaglescliffe	1		1		1	Assume delivery will occur across 5-year period.
773	Rural	18/0833/FUL	17 Lax Terrace, Wolviston, TS22 5LE	1		1		1	Assume delivery will occur across 5-year period.
775	Rural	19/2410/REV	Blakeston Croft Farm ,Blakeston Lane, Stockton-On-Tees	1		1		1	Assume delivery will occur across 5-year period.
241	Rural	16/2260/OUT (19/1989/REM)	Land to the West of 6 Seamer Road, Hilton, Yarm	1		1		1	Assume delivery will occur across 5-year period.
06/	Rural	19/1752/FUL	Follyfoot Banks, Calf Fallow Lane.	1		1		1	Assume delivery will occur across 5-year period.
525	Rural	20/1038/FUL	Letch lane Carlton	4		4		4	Assume delivery will occur across 5-year period.
252	Stockton	17/2194/OUT	133 Junction Road, Stockton, TS20 1PX	1		1		1	Assume delivery will occur across 5-year period.
433	Stockton	18/1867/FUL	11 The Avenue, Stockton-on-Tees, TS19 7ET	1		1		1	Assume delivery will occur across 5-year period.
612	Stockton	18/1825/FUL	27 Buckthorn Crescent, Stockton on Tees	2		2		2	Assume delivery will occur across 5-year period.
651	Stockton	16/2909/COU	2 Portrack Lane, Stockton-on-Tees, TS18 2HG	4		4		4	Assume delivery will occur across 5-year period.
687	Stockton	17/0411/COU	60 Durham Road	2		2		2	Assume delivery will occur across 5-year period.
749	Stockton	18/1796/OUT	Land Adjacent To , 41 Cleveland Avenue, Norton	1		1		1	Assume delivery will occur across 5-year period.
750	Stockton	18/1600/FUL	319 Norton Road, Norton	2		2		2	Assume delivery will occur across 5-year period.
778	Stockton	19/1028/FUL	15 The Green, Norton, TS20 1EJ	1		1		1	Assume delivery will occur across 5-year period.



Site Ref	Location	Application Reference	Site Address / Development Name	Total Units	Completed	Remaining	Under Construction	Small Site 20 - 25	Delivery Commentary
785	Stockton	19/2316/FUL	Land to the South of 40 Eamont Road, Norton, TS20 1DG	1		1		1	Assume delivery will occur across 5-year period.
787	Stockton	19/1873/OUT	239 Oxbridge Lane, Stockton on Tees, TS19 7AG	2		2		2	Assume delivery will occur across 5-year period.
790	Stockton	20/0049/FUL	13-15 Whessoe Road, Stockton-on-Tees, TS19 8LB	2		2		2	Assume delivery will occur across 5-year period.
416	Thornaby	17/2242/FUL	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	2		2		2	Assume delivery will occur across 5-year period.
449	Thornaby	18/2553/COU	102 - 104 Westbury Street, Thornaby, Stockton-on-Tees	2		2		2	Assume delivery will occur across 5-year period.
767	Thornaby	18/2679/FUL	Land To The Rear Of 1-12 Harrier Close, Thornaby	4		4		4	Assume delivery will occur across 5-year period.
667	Yarm	17/1689/VARY	20 Leven Road, Yarm	1		1		1	Assume delivery will occur across 5-year period.
669	Yarm	16/1195/FUL	Edendale, Green Lane	1		1		1	Assume delivery will occur across 5-year period.
781	Yarm	19/0933/REV / 20/0742/FUL	12 Bentley Wynd, Yarm, TS15 9BS	1		1		1	Revised application seeking 1 dwelling rather than original 3. Assume delivery will occur across 5-year period.

### Appendix 3: Details of demolitions/losses

Ref	Application No.	Address	Total	Completed	Remaining	Site Size
173	17/2888/FUL	Copsewood	1		1	Large Site
416	17/2242/FUL	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	1		1	Small Site
609	14/0807/OUT	Land off Busby Way, Mount Leven, Yarm	1		1	Large Site
635	16/2750/REV	46 Westbourne Street, Stockton	1		1	Large Site
651	16/2909/COU	2 Portrack Lane, Stockton-on-Tees, TS18 2HG	1		1	Small Site
663	17/1820/OUT	Lowfield ,Low Lane,High Leven	1		1	Loss
687	17/0411/COU	60 Durham Road	1		1	Large Site
791	20/0309/RET	8 St Pauls Court	1		1	Small Site
713	17/1874/FUL	The Town House, First Floor, 2 Skinner Street	6		6	Small Site
731	18/0301/REV	Hunters Rest Farm, Urlay Nook Road	1		1	Large Site
740	18/1073/REV	6 Reed Street, Thornaby	1		1	Loss
746	DEMO1	Anson House, Thornaby	92		92	Planned Demolition
746	DEMO2	Hudson House, Thornaby	92		92	Planned Demolition
747	16/3146/OUT	Knowles Farm, Kirklevington	1		1	Loss
750	18/1600/FUL	319 Norton Road, Norton	1		1	Small Site
756	18/1887/FUL	Chapel Court , Chapel Road, Billingham	1		1	Small Site
760	18/2287/OUT	Annfields ,Barwick Lane,Ingleby Barwick	1		1	Small Site
771	18/2602/FUL	Hill House , Aislaby Road, Eaglescliffe	1		1	Small Site
772	18/2680/FUL	365 Thornaby Road	1		1	Large Site