

Stockton-on-Tees Borough Council: Five Year Land Supply Position Statement (2019/20 to 2023/24)

Published November 2019

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 2019 to 31 March 2024 (2019/20 to 2023/24). 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 **6.59** years supply of deliverable housing sites over the period covered by this assessment.

Contents

Introduction	1
Requirement	1
Previous over/undersupply (2017/18 and 2018/19).....	1
Five Year Local Plan Requirement (2019/20 to 2023/24)	1
Buffer	2
Five-year supply requirement calculation.....	2
Delivery	2
Large sites.....	4
Small sites	4
Windfall sites	4
Demolitions/losses.....	5
Conclusion	5
Appendix 1: Details of large sites	6
Appendix 2: Details of Small Sites.....	13
Appendix 3: Details of demolitions/losses	16

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 2019 to 31 March 2024 (2019/20 to 2023/24). 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 which is:

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

Requirement

Previous over/undersupply (2017/18 and 2018/19)

This five year supply assessment covers years 3 to 7 (2019/20 to 2023/24) of Local Plan period. It is therefore necessary to consider delivery any over/undersupply against the Local Plan housing requirement in years 1 and 2 of the Local Plan period (2017/18 to 2018/19). Net delivery against performance 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
Total	1,565	1,440

Over this two-year period there has been an overprovision of **125** dwellings (1,565 – 1,440).

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 128 dwellings.

Five Year Local Plan Requirement (2019/20 to 2023/24)

The Local Plan housing requirement for 2019/20 to 2023/24 is **3,470** dwellings. This is calculated based on:

- 3 years (2019/20 to 2021/22) at 720 dwellings per annum; and

- 2 years (2022/23 to 2023/24 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. The first results of the test were published by the Government in February 2019 and Stockton-on-Tees Borough Council passed the test with a result of 124%.

Updated Housing Delivery Test results are expected in the near future. It is anticipated that housing delivery within Stockton on Tees Borough during 2018/19 has been sufficient to pass this test again.

In view of this, the Council considers that the buffer applied to the five-year supply should be 5%.

Five year supply requirement calculation

The five year supply requirement is therefore **3,509**. Which is calculated based figure 2 below:

Figure 2: Five year supply requirement calculation

Input	Quantum
a) five year Local Plan housing requirement (2019/20 to 2023/24)-	3,470
b) buffer percentage	+5%
Five year requirement	3,644
Calculation	
$a \times b = \text{Five year requirement}$ $3,470 \times 1.05 = \mathbf{3,644}$	

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.

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 assumptions have been made.

PPG advises that local planning authorities may develop a range of assumption 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 **4,867** dwellings will be delivered from this source over the five-year period.

Small sites

Appendix 2 provides details of small sites (less than 5 dwellings) with planning permission. A total of 114 dwellings remain to be completed on 64 small sites. The following provides a summary of the nature of these sites:

- Sites where development is under construction- 22 dwellings (21 dwellings currently under construction)
- Sites with detailed planning permission where development has not started- 66 dwellings
- Sites with outline planning permission (or permitted development)- 26 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 **86** units within the five-year period covered by this assessment which is both robust and conservative given that 22 units are on 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 7 years of circa 35 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	Average Annual
59	20	39	22	71	10	23	35

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 **60** 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 **210** demolitions/losses are identified within the database. The following provides a summary of the nature of these sites:

- Large sites with associated demolitions/losses- 7 units
- Small sites with associated demolitions/losses- 14 units
- Residential to non-residential losses- 5 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 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 identified 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 **6.59** years supply of deliverable housing sites over the five-year period 1 April 2019 to 31 March 2024 (2019/20 to 2023/24).

Figure 4: Five-year supply calculation

Input	Quantum
a) Five-year supply requirement (2019/20 to 2023/24)	3,644
b) Supply (2019/20 to 2023/24)	5,013
• Large sites	4,867
• Small Sites	86
• Windfall	60
c) Demolitions	210
Number of years supply	6.59
Calculation	
$((b-c) / a) \times 5 = \text{Number of years supply}$ $(5,013 - 210) / 3,644) \times 5 = \mathbf{6.59}$	

Appendix 1: Details of large sites

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary
630	77 Station Road	Billingham	Under development	18/0472/FUL	13		13	5				13					Site is under development and anticipated development will complete within 5 years (developer phasing provided)
629	Rear of 56, 58 and 60 Cotswold Crescent	Billingham	Full Planning Permission	16/2468/FUL	6		6										Unclear if development is likely to proceed. No phasing assumed.
H1(5.2)	Former Billingham Campus School Site	Billingham	Allocation		150		150										It is not anticipated that any units will be delivered within the next 5 years.
632	West Acres, Durham Lane	Eaglescliffe	Under development	14/2816/FUL	62	43	19	*		24	19	19					Site is under development and anticipated development will complete within 5 years
727	1-2 Aislaby Road, Eaglescliffe	Eaglescliffe	Under development	17/1020/FUL	6		6	6				6					Site is under development and anticipated development will complete within 5 years
741	Witham House, Quarry Road	Eaglescliffe	Under development	18/1200/FUL	7		7	7				7					Site is under development and anticipated development will complete within 5 years
731	Hunters Rest Farm	Eaglescliffe	Reserved Matters (under consideration)	18/0301/REV 17/0775/OUT	106		106							20	30	30	Planning application 19/2084/REM submitted development expected to proceed within 5 years.
382	Allens West, Durham Lane	Eaglescliffe	Outline Consent	11/2842/EIS	845		845							80	80	80	Anticipated that an application for detailed consent will be forthcoming in 2019/20. Completions are anticipated in 2021/22 with two developers onsite.
173	Copsewood	Eaglescliffe	Full Planning Permission	17/2888/FUL	5		5						5				Anticipated development will be complete within 5 years
633	Land At Manor House Farm, Old Hall And Land South Of Back Lane And East Of Butts Lane, Egglecliffe	Eaglescliffe	Full Planning Permission	15/1790/FUL	12		12							12			Anticipated development will be complete within 5 years
665	South of Uray Nook Road	Eaglescliffe	Full Planning Permission	15/2752/FUL	23		23							12	11		Anticipated development will be complete within 5 years
H1(5.7)	Eaglescliffe Golf Course	Eaglescliffe	Allocation		150		150										No phasing assumed at this stage within 5 years. Local Plan policy requires remodelled golf course has been delivered
44	River View Zone A, Village 6	Ingleby Barwick	Under development	04/2404/REM	55	53	2	1				1					There are two remaining self-build plots at this location. One plot is under development and delivery has been identified. The remaining plot has consent but development appears to have stalled and no delivery has been assumed.
192	Betty's Close Farm	Ingleby Barwick	Under development	06/1064/OUT	17	1	16	1	1								Appears site has stalled no delivery anticipated

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary
295	The Rings	Ingleby Barwick	Under development	14/3035/REM	480	198	282	66	21	92	85	94	94	94			Site is under development and anticipated development will complete within 5 years (developer phasing provided)
383	Sandhill	Ingleby Barwick	Under development	09/3025/OUT	138	98	40	35	29	31	35	35	5				Site is under development and anticipated development will complete within 5 years (developer phasing provided)
510	Leven Camp, Low Lane, High Leven	Ingleby Barwick	Under development	12/1537/COU	17	13	4	*	4		3	4					Site is under development and anticipated development will complete within 5 years. Site originally had permission for 34 units (12/1537/COU). However, 9 units are not being developed as an application for COU to open space has been approved (which is linked to development of 4 dwellings 16/3055/FUL on an adjacent site). Whilst consent remains for 25 only 17 are identified as it is unclear if remaining units will be constructed.
546	Little Maltby Farm (1a)	Ingleby Barwick	Under development	14/0562/OUT (17/0919/REM & 17/1704/FUL)	55		55	29				13	31	11			Site is under development and anticipated development will complete within 5 years (developer phasing provided)
655	Roundhill Avenue	Ingleby Barwick	Reserved Matters (under consideration)	15/2531/OUT (18/1459/REM)	65		65						20	28	17		Reserved matters under consideration. Anticipated development will complete within 5 years (developer phasing provided)
728	Land At The Vale, Low Lane	Ingleby Barwick	Outline Consent (Minor)	17/1613/OUT	9		9							9			Anticipated development will be delivered within 5 years
546	Little Maltby Farm/Land adjacent to Thornaby Road	Ingleby Barwick	Outline Consent	12/2517/OUT (14/3012/REM), 13/3107/OUT & 15/0931/OUT (18/0195/OUT under consideration)	1100	70	1030		51	19				60	60	60	Three outline applications have been approved at this location totalling 1,100 units. These applications (west to east) are 12/2517/OUT (350 dwellings), 13/3107/OUT (550 dwellings) and 15/0931/OUT (200 dwellings). The site of the latter application (15/0931/OUT) has an application (18/0195/OUT) pending decision for the same number of dwellings. Of these 1,100 units Reserved matters has been approved for 70 dwellings (14/3012/REM) which have been delivered. The site is in a strong market area and anticipated development will proceed. Whilst application 13/3107/OUT has subsequently expired the previous permission is recognised in the Local Plan and revised application (15/0497/OUT) is under consideration.
663	Lowfield Farm	Ingleby Barwick	Outline Consent	16/0323/OUT, 16/3079/OUT & 17/1820/OUT	69		69					4	24	24	17		66 units are custom and self build to be delivered over 2 phases (40 and 26 units) with the remaining 3 units being a separate application for market housing. Planning application for the first phase (40 units) is anticipated in 2019/20 and subsequent phases to follow (developer phasing provided)
479	Blair Avenue	Ingleby Barwick	Full Planning Permission	15/2431/FUL	40		40										Planning permission for an alternative use permitted. Residential development will not come forward. No phasing assumed.
168	Parkfield and Mill Lane Regeneration	Regenerated River Tees Corridor	Under development	13/0299/FUL	117	65	52	52	18	47		52					Anticipated scheme will be complete in 2019/20
202	North Shore (Home Zone Phase 3)	Regenerated River Tees Corridor	Under development	16/2306/FUL	82	52	30	30		5	47	30					Anticipated scheme will be complete in 2019/20
408	British Visqueen Limited, Yarm Road	Regenerated River Tees Corridor	Under development	09/2385/FUL	450	339	111	76	129	67	71	70	41				Site is under development and anticipated development will complete within 5 years (developer phasing provided)
522	70 Yarm Road	Regenerated River Tees Corridor	Under development	12/2890/COU	7	2	5	1		2							Appears site has stalled no delivery anticipated

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary
635	46 Westbourne Street	Regenerated River Tees Corridor	Under development	16/2750/REV	8		8	*				8					Anticipated development will be complete within 5 years (developer phasing provided)
704	Riverside Inn	Regenerated River Tees Corridor	Under development	17/0873/FUL	6		6	6					6				Anticipated that the scheme will be delivered within 5 years (developer phasing provided)
715	Queens Park, Norton Road	Regenerated River Tees Corridor	Under development	17/0204/FUL / 18/0249/REM	266	57	209	93			57	44	30	30	30	30	Site is under development (developer phasing provided)
723	Alma House	Regenerated River Tees Corridor	Under development	17/2772/FUL	34		34	33				34					Site is under development and anticipated development will complete within 5 years
H1(3.1)	Victoria Estate	Regenerated River Tees Corridor	Under development	19/0520/FUL	156		156	0					53	41	40	22	Planning applications granted (19/0520/FUL) and groundworks for the scheme commenced in October 2019. Anticipated this scheme and adjacent former Elm House will be delivered within 5 years
H1(4)	Tees Marshalling Yard	Regenerated River Tees Corridor	Supported Regeneration Site		1100		1100										The site is a longer term aspiration. It is not anticipated that the site will begin to deliver units within the next 5 years
736	Regency West Mall	Regenerated River Tees Corridor	Prior Approval	18/0375/PDJ	29		29										No phasing assumed. Site is currently being marketed for sale
753	Richard House, Sorbonne Close, Thornaby	Regenerated River Tees Corridor	Prior Approval	18/1990/PDJ	19		19							19			Developer has advised that scheme will be delivered within 5 years
766	10 Yarm Road	Regenerated River Tees Corridor	Prior Approval	19/0011/PDJ	14		14							14			Anticipated development will be delivered within 5 years
H1(3.3)	Land off Grangefield Road (Millfield)	Regenerated River Tees Corridor	Outline Consent (subject to s106)		600		600										Outline application pending consideration (18/1726/OUT). No deliver assumed on the site at this stage.
203	Car Lot, Parkin Street	Regenerated River Tees Corridor	Outline Consent	16/1026/OUT	43		43										No phasing assumed. Landowner/agent suggests site will not come forward in its current form
674	Navigation Way	Regenerated River Tees Corridor	Outline Consent	16/1603/OUT	150		150							10	30	30	Planning permission has been granted for upto 150 dwellings. The illustrative masterplan is an approved plan indicating 96 dwellings and it is therefore considered appropriate at this time for housing projection purposes. Anticipated the site will begin delivering within 5 years.
399	42 Yarm Road	Regenerated River Tees Corridor	Full Planning Permission	14/1736/FUL	9		9	1							9		Planning approval has been implemented and the developer has identified that scheme will be delivered within 5 years.
713	First Floor, The Town House, Skinner Street	Regenerated River Tees Corridor	Full Planning Permission	17/1874/FUL	15		15										No phasing assumed following developer response.
H1(3.2)	Queens Park North	Regenerated River Tees Corridor	Allocation		134		134										Allocation is for 400 dwellings with permission granted for 266 dwellings (development underway). No delivery anticipated at this stage for the balance (134 dwellings) within 5 years
H1(3.4)	Yarm Road	Regenerated River Tees Corridor	Allocation		30		30										It is not anticipated that any units will be delivered within the next 5 years.

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary
584	Jasper Grove, Stillington	Rural Area	Under development	17/2912/FUL	55		55	*				12	26	17			Site is under development and anticipated development will complete within 5 years (developer phasing provided)
661	Land South Of Kirklevington	Rural Area	Under development	15/1643/OUT (17/1718/REM)	145		145	0					30	30	30	30	Anticipated majority of development will occur within 5 years. Site groundworks commenced.
701	Jasmine Fields, Kirklevington	Rural Area	Under development	17/0224/FUL	19		19	7				10	9				Site is under development and anticipated development will complete within 5 years
97	Townend Farm, Whitton	Rural Area	Reserved Matters (under consideration)	17/0502/OUT & 19/0938/REM	9		9						9				This is an extension to a scheme which has been developed in recent years. Reserved matters application under consideration (19/0938/REM). Anticipated delivery within 5 years.
720	Land North of Thorpe Thewles	Rural Area	Reserved Matters	17/0943/OUT (18/0644/REM & 19/0932/FUL)	41		41					19	22				Anticipated that the scheme will be delivered within 5 years (developer phasing provided)
747	Knowles Farm, Kirklevington	Rural Area	Outline Consent (subject to s106)	16/3146/OUT	10		10							5	5		Recommendation for approval subject to the applicant entering into a Section 106 Agreement. Anticipated development will be delivered within 5 years
738	Land West Of St Martins Way, Kirklevington	Rural Area	Outline Consent	16/3035/OUT	90		90						10	35	35	10	Detailed consent expected during 2019/2020. Anticipated development will complete within 5 years
743	Returnable Packaging Services Limited	Rural Area	Outline Consent	17/1912/OUT	40		40										No phasing assumed at this stage. Site being marketed for sale. Business has secured relocation site which has commenced development and completion expected
685	White House Farm, Whitton	Rural Area	Full Planning Permission	18/2253/FUL	5		5						5				Anticipated development will be complete within 5 years
657	The Mains, Redmarshall	Rural Area	Detailed consent (under consideration)	15/0803/OUT & 16/1004/OUT	11		11						5	6			Detailed consent (18/2804/FUL) under consideration and decision anticipated in near future. Anticipated development will be complete within 5 years (developer phasing provided)
684	Thorpe Beck Farm, Thorpe Thewles	Rural Area	Detailed consent	18/2696/FUL	31		31						10	13	8		Detailed consent (18/2696/FUL) permitted superseding outline consent for 29 dwellings. Anticipated development will be complete within 5 years (developer phasing provided)
137	Corus Pipe Mill, Portrack Lane	Stockton	Under development	08/3577/VARY	311	245	66	39	33	38	24	31	35				Site is under development and anticipated development will complete within 5 years (developer phasing provided)
268	Former Roseworth Public House	Stockton	Under development	16/2835/FUL	14		14	10				14					Site is under development and anticipated development will complete within 5 years (developer phasing provided)
438	Norton Park Regeneration Scheme	Stockton	Under development	14/1874/FUL	174	135	39	38	38	33	37	39					Anticipated scheme will be complete in 2019/20
482	Land adjacent to Priory Gardens	Stockton	Under development	11/1955/FUL (18/1762/VARY)	5	2	3	3				3					Site is under development and anticipated development will complete within 5 years
576	Summerville Farm, Durham Road	Stockton	Under development	17/2735/REM	340	10	330	113			10	90	80	80	40	40	Site is under development and anticipated development will complete within 5 years (developer phasing provided)
659	155 Darlington Lane	Stockton	Under development	17/2913/FUL	7	2	5	5			2	5					Site is under development and anticipated development will complete within 5 years (developer phasing provided)

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary
733	Chesterfield House, Norton	Stockton	Under development	19/0144/FUL	13		13	*					10	3			Anticipated development will be complete within 5 years
748	South of Junction Road	Stockton	Under development	18/0471/FUL	96		96					10	30	30	26		Anticipated that the scheme will be delivered within 5 years (developer phasing provided)
675	Former Blakeston School	Stockton	Outline Consent	16/2445/FUL	80		80						5	30	30	15	Hybrid application with residential development requiring reserved matters application. Anticipated detailed consent and will come forward during 2019/20 with site delivered within 5 years.
732	Former Newtown Methodist Church	Stockton	Full Planning Permission	17/0844/FUL	14		14							14			Anticipated development will be complete within 5 years
H1(5.1)	Darlington Back Lane	Stockton	Allocation		25		25										It is not anticipated that any units will be delivered within the next 5 years.
H1(5.3)	Bowesfield Riverside Phase 1	Stockton	Allocation		150		150								30	30	Landowner has identified that there is developer interest in the site and hopeful an application will be forthcoming in 2020.
H1(5.4)	Kingfisher Way, Bowesfield Park	Stockton	Allocation		37		37							15	15	7	Landowner has identified that there is developer interest in the site and hopeful an application will be forthcoming in 2020.
H1(5.5)	South of Kingfisher Way, Bowesfield	Stockton	Allocation		20		20							26			Anticipated site will be delivered within 5 years
646	Land South Of Cayton Drive	Thornaby	Under development	15/1466/OUT (16/3022/REV / 18/0240/REM)	45	21	24	*			21	24					Site is under development and anticipated development will complete within 5 years (developer phasing provided)
726	21 Allensway	Thornaby	Under development	17/2800/COU	9		9					9					Anticipated development will be complete within 5 years
761	Land off Queens Avenue	Thornaby	Under development	18/1979/FUL	21		21							10	11		Anticipated development will be complete within 5 years
770	Former SD Printing Works, Martinet Road, Thornaby	Thornaby	Under development	18/2790/FUL	10		10					10					Anticipated that the scheme will be delivered within 5 years (developer phasing provided)
681	Pheonix House	Thornaby	Prior Approval	17/0283/PDJ	56		56										Applicant/developer has indicated the scheme will not be taken forward
698	Day Nursery, Martinet Road	Thornaby	Outline Consent	16/2898/OUT	14		14										No phasing assumed at this stage. Site is currently being marketed for sale
735	Thorntree Farm	Thornaby	Full Planning Permission	17/0103/FUL	7		7						7				Anticipated development will be complete within 5 years
H1(5.6)	Magister Road	Thornaby	Allocation		20		20										No phasing assumed at this stage within 5 years.
H1(6.a)	Yarm Back Lane	West Stockton Strategic Urban Extension	Allocation		1016		1016						30	60	85	85	Full planning application expected 2019/20 with start on site in 2020. The site is to be delivered by two developers.
H1(6.a/b)	Harrowgate Lane	West Stockton	Allocation		1870		1870							30	70	70	Outline application approved on part of the site (14/2291/EIS) for 340 units. Identified developer interest in allocation. Anticipated development

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary
		Strategic Urban Extension															will proceed within 5 years.
588	Land To The North Of Lion Court And North Of The A689,Wynyard	Wynyard	Under development	14/2993/EIS	240	148	92	47	47	52	49	40	40	12			Site is under development (developer phasing provided)
588	Land To The North Of Coal Lane	Wynyard	Under development	14/3308/FUL	112	59	53	35		23	36	42	11				Site is under development and anticipated development will complete within 5 years (developer phasing provided)
589	Land at Wynyard Village	Wynyard	Under development	13/0342/EIS (17/0909/REM)	138	11	127	29			11	23	30	32	33	9	Site is under development and anticipated development will complete within 5 years (developer phasing provided)
589	Land at Wynyard Village	Wynyard	Reserved Matters (under consideration)	13/0342/EIS (17/1429/REM)	61		61								30	31	Reserved matters under consideration (17/1429/REM).
589	Land at Wynyard Village	Wynyard	Reserved Matters	13/0342/EIS (17/2777/REM)	279		279					16	54	54	47	40	Developer phasing provided, two developers at this site having 240 and 39 dwellings.
589	Land at Wynyard Village	Wynyard	Reserved Matters	13/0342/EIS (17/2811/REM)	16		16							4	4	4	Self build development. Anticipated development will begin within 5 years
530	The Wellington Club, Wellington Drive	Wynyard	Outline Consent (subject to s106)	17/1069/REV	44		44							10	20	14	Developer has indicated the site will commence in 2021 following detailed consent (developer phasing provided).
330	14 Wellington Drive	Wynyard	Outline Consent	17/2546/OUT	7		7							7			Recommendation for approval subject to the applicant entering into a Section 106 Agreement. Anticipated development will be delivered within 5 years
H1(8)	Wynyard Park	Wynyard	Allocation		753		753							30	60	60	Consents for 347 dwellings have been granted and are under development. There is strong developer interest in the site and anticipated that future applications will be forthcoming to deliver the balance (753 dwellings)
158	Tall Trees Hotel, Worsall Road	Yarm	Under development	13/2568/EIS	288	101	187	23	17	41	43	30	8	30	30	30	Site is under development. Phase 1 of scheme is almost complete with phase 2 to follow.
516	Morley Carr, Allerton Balk	Yarm	Under development	12/0980/OUT	350	207	143	40	58	44	56	40	40	40	23		Site is under development and anticipated development will complete within 5 years
538	Land South of Green Lane (East)	Yarm	Under development	15/0194/REM	209	102	107	36	8	74	20	22	27	36	22		Site is under development and anticipated development will complete within 5 years (developer phasing provided)
537	Mount Leven Farm, Leven Bank Road	Yarm	Reserved Matters	13/0776/EIS (15/2161/REM)	332		332						40	50	50	50	Site access has been created and development will be delivered within and beyond 5 years
538	Land South of Green Lane (West)	Yarm	Under development	15/2977/REM	160	92	68	22	10	55	27	30	30	8			Site is under development and anticipated development will complete within 5 years (developer phasing provided)
609	Land off Busby Way, Mount Leven	Yarm	Reserved Matters	14/0807/OUT (17/2694/REM)	14		14							3	3	4	Reserved matters permitted. Understood the site will be delivered by individuals. Site has been phased accordingly.

Site Ref	Site Address	Location	Current Status	Application Reference	Totals Units	Completed	Remaining	Under Construction	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Delivery Commentary	
666	Land South Of Yarm School Playing Fields	Yarm	Outline Consent	16/1959/OUT	100		100										Consent for 100 dwellings however a revised application for 300 dwellings (18/0910/OUT) is currently under consideration. No phasing is anticipated with the 5 year period at this time.	
699	Field View, Green Lane	Yarm	Outline Consent	16/3179/OUT	6		6							6			Anticipated development will be delivered within 5 years	
									Total			953	912	1,190	1,031	781	4867	

Appendix 2: Details of Small Sites

Site Ref	App	Site	Position at (1/4/19)				Status
			Total Units	Completed	Remaining	Under Construction	
219	17/2089/FUL	Land adj 13 Hampton Road	2		2		Full Planning Permission
392	17/2434/FUL	Townend Farm, Whitton, Stockton-on-Tees, TS21 1LQ	1		1		Full Planning Permission
416	17/2242/FUL	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	2		2		Full Planning Permission
433	18/1867/FUL	11 The Avenue, Stockton-on-Tees, TS19 7ET	1		1		Full Planning Permission
449	18/2553/COU	102 - 104 Westbury Street, Thornaby, Stockton-on-Tees	2		2		Full Planning Permission
612	18/1825/FUL	27 Buckthorn Crescent, Stockton on Tees	2		2		Full Planning Permission
615	16/2269/FUL	Far End Farm ,Worsall Road, Kirklevington	1		1		Full Planning Permission
651	16/2909/COU	2 Portrack Lane, Stockton-on-Tees, TS18 2HG	4		4		Full Planning Permission
667	17/1689/VARY	20 Leven Road, Yarm	1		1		Full Planning Permission
669	16/1195/FUL	Edendale, Green Lane	1		1		Full Planning Permission
671	16/2386/FUL	9 Shaftesbury Street, Stockton	4		4		Full Planning Permission
672	16/2962/FUL	The Stables, Redmarshall	1		1		Full Planning Permission
676	16/2782/COU	22 Yarm Road	1		1		Full Planning Permission
678	16/2964/FUL	101A High Street, Stockton	4		4		Full Planning Permission
679	16/2902/FUL	Cherrygate Lodge, Letch Lane, Carlton	2		2		Full Planning Permission
687	17/0411/COU	60 Durham Road	2		2		Full Planning Permission
688	17/2954/FUL	660 Yarm Road, Eaglescliffe	1		1		Full Planning Permission
690	17/0520/COU	62 Norton Road, Stockton-On-Tees, TS18 2DE	1		1		Full Planning Permission
692	17/0700/COU	Former Motorcycle Training Centre, Chapel Road, Billingham	1		1		Full Planning Permission
693	16/2170/FUL	Homefield Farm, High Lane, Maltby	1		1		Full Planning Permission
694	18/1440/FUL	The Outlook, Church Road, Eaglescliffe	1		1		Full Planning Permission
705	16/3055/FUL	Leven Bridge Mill, Leven Bank Road, Yarm	4		4		Full Planning Permission
708	18/0489/REM	Oakwood Stud, Darlington Back Lane, Whinney Hill	1		1		Full Planning Permission
709	18/1641/FUL	Reivax, High Lane, Maltby	1		1		Full Planning Permission
710	17/2137/FUL	116 Durham Road, TS19 0DQ	2		2		Full Planning Permission
711	16/2997/FUL	The Cottage Ingleby Close Farm , Crosswell Park, Ingleby Barwick	1		1		Full Planning Permission
712	17/1851/COU	115 Londonderry Road, TS19 0ET	2		2		Full Planning Permission
729	17/2961/FUL	Egglecliffe Library, Butterfield Drive, Eaglescliffe	3		3		Full Planning Permission
730	18/0278/FUL	Land Adjacent 53 The Stables ,Wynyard Village, Wynyard	2		2		Full Planning Permission

Site Ref	App	Site	Position at (1/4/19)				Status
			Total Units	Completed	Remaining	Under Construction	
742	18/1092/FUL	106 High Street, Norton	1		1		Full Planning Permission
750	18/1600/FUL	319 Norton Road, Norton	2		2		Full Planning Permission
756	18/1887/FUL	Chapel Court , Chapel Road, Billingham	2		2		Full Planning Permission
759	18/2266/COU	68 Bishopton Lane,Stockton-on-Tees, TS18 2AJ	1		1		Full Planning Permission
767	18/2679/FUL	Land To The Rear Of 1-12 Harrier Close, Thornaby	4		4		Full Planning Permission
768	18/2360/COU	78 Church Road, Stockton	1		1		Full Planning Permission
771	18/2602/FUL	Hill House , Aislaby Road, Eaglescliffe	1		1		Full Planning Permission
762	18/2463/FUL	2 Lingfield Drive, Eaglescliffe	2		2		Full Planning Permission
241	16/2260/OUT	6 Seamer Road	1		1		Outline Consent
252	17/2194/OUT	133 Junction Road, Stockton, TS20 1PX	1		1		Outline Consent
686	16/3008/OUT	Wolviston Road, Billingham	4		4		Outline Consent
691	17/0763/OUT	Land Adjacent To 47 New Road, Billingham, TS23 1DQ	2		2		Outline Consent
700	17/0989/OUT	North Meadow, Sunderland Road, Wolviston	4		4		Outline Consent
702	17/0793/OUT	Land off Springfield Grove, Kirklevington	3		3		Outline Consent
749	18/1796/OUT	Land Adjacent To , 41 Cleveland Avenue, Norton	1		1		Outline Consent
751	18/0498/OUT	10 Old Road, Billingham	1		1		Outline Consent
754	18/1808/OUT	642 And 644 Yarm Road,Eaglescliffe,Stockton-on-Tees	2		2		Outline Consent
757	18/2141/OUT	Rose Cottage, Seamer Road, Hilton	1		1		Outline Consent
760	18/2287/OUT	Annfields ,Barwick Lane,Ingleby Barwick	3		3		Outline Consent
764	18/2675/OUT	Land To The Rear Of 6 Blenheim Court, Ingleby Barwick	1		1		Outline Consent
717	17/2627/PAPA	The Stables,Thorpe Road,Carlton	1		1		Prior Approval
752	18/1423/PABRE	Agricultural Building West Of 10, Black Bull Wynd, Aislaby	1		1		Prior Approval
323	16/3034/RET	15A Smith Street	4		4	4	Under development
542	18/1855/VARY & 15/1930/FUL	Manor House Farm	2		2	2	Under development
552	17/1958/VARY	399 Thornaby Road, Thornaby	1		1	1	Under development
598	15/2383/REM	630 And Part Of Land To The Rear Of 628 Yarm Road, Eaglescliffe	4	1	3	3	Under development
648	16/0315/FUL	28 Annan Road, Billingham	1		1	1	Under development
660	16/1526/FUL	49 Wynyard Road, Wolviston	2		2	1	Under development
716	17/0872/FUL	Rear Of 42 Junction Road	2		2	2	Under development
718	17/2588/FUL	Westgate Farm ,A67 From Urlay Nook Road	1		1	1	Under development
721	18/2640/COU	Claireville Hotel, 517-519 , Yarm Road	2		2	2	Under development
724	17/2789/FUL	4 Denevale, Yarm	1		1	1	Under development

Site Ref	App	Site	Position at (1/4/19)				Status
			Total Units	Completed	Remaining	Under Construction	
734	17/2964/FUL	Aislaby Lodge, Aislaby Road	1		1	1	Under development
737	14/1377/FUL	Land At Burton House Farm	1		1	1	Under development
763	18/2257/COU	8 High Street, Yarm	1		1	1	Under development
TOTAL			115	1	114	21	

Appendix 3: Details of demolitions/losses

Site ref	App	Address	Position at 1/4/19			Status
			Total Units	Completed	Remaining	
173	17/2888/FUL	Copsewood	1		1	Large 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
663	17/1820/OUT	Lowfield ,Low Lane,High Leven	1		1	Large site
731	18/0301/REV	Hunters Rest Farm, Urlay Nook Road	1		1	Large site
735	17/0103/FUL	Thorntree Farm, Thornaby	1		1	Large site
747	16/3146/OUT	Knowles Farm, Kirklevington	1		1	Large site
653	16/0756/COU	1 Dawson House, Kingsway, Billingham	1		1	Loss
740	18/1073/REV	6 Reed Street, Thornaby	1		1	Loss
758	18/2429/DEM	Kiora Bungalow, Junction Road	1		1	Loss
765	18/2845/DEM	Ashgrove, The Spital, Yarm	1		1	Loss
769	18/2241/COU	391-393 The Grange Tapas Bar ,Norton Road,Norton	1		1	Loss
746	n/a	Anson House, Thornaby	92		92	Planned demolition
746	n/a	Hudson House, Thornaby	92		92	Planned demolition
416	17/2242/FUL	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	1		1	Small site
651	16/2909/COU	2 Portrack Lane, Stockton-on-Tees, TS18 2HG	1		1	Small site
671	16/2386/FUL	9 Shaftesbury Street, Stockton	1		1	Small site
679	16/2902/FUL	Cherrygate Lodge, Letch Lane, Carlton	1		1	Small site
687	17/0411/COU	60 Durham Road	1		1	Small site
700	17/0989/OUT	North Meadow, Sunderland Road, Wolviston	1		1	Small site
710	17/2137/FUL	116 Durham Road, TS19 0DQ	1		1	Small site
712	17/1851/COU	115 Londonderry Road, TS19 0ET	1		1	Small site
734	17/2964/FUL	Aislaby Lodge, Aislaby Road	1		1	Small site
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
762	18/2463/FUL	2 Lingfield Drive, Eaglescliffe	1		1	Small site
771	18/2602/FUL	Hill House , Aislaby Road, Eaglescliffe	1		1	Small site
TOTAL			210	0	210	