



Stockton on Tees Borough

Housing Supply and Delivery: Annual Position Statement 2024/25 to 2028/29

December 2024

Executive Summary

This report sets out the five-year housing land supply assessment, for the period 1st April 2024 to 31st March 2029 (2024/25 to 2028/29).

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. The deliverable supply must be measured against the housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The Stockton-on-Tees Local Plan was adopted on the 30th January 2019 and previous assessments have used the housing requirement set out within Policy SD2 'Strategic Development Needs' of the Local Plan.

In January 2024 the Local Plan was five-years old. As well as being required to demonstrate a five-year housing supply, existing local planning regulations required the Council to undertake a Local Plan Review. The review recognised that rather than using the Local Plan Housing Requirement, the Local Housing Need referred to in the NPPF and set out in practice guidance should be utilised to calculate the housing requirement in future assessments.

Revisions to national policy published on 12th December 2024 mean, amongst other things, that:

- Previous amendments to national planning policy in December 2023 have been reversed. This includes reverting to the method of calculating housing supply in place prior to December 2023.
- Government's methodology for calculating Local Housing Need has been amended, with a significant increase now applicable to Stockton-on-Tees Borough.

Consequently, this report concludes that the Council is able to demonstrate **4.33** years supply of deliverable housing sites over the period covered by this assessment.

Introduction

1. Since it was introduced in 2012, the National Planning Policy Framework (NPPF) has required local planning authorities to identify and update annually a supply of specific deliverable sites to demonstrate a minimum of five years' worth of housing against the relevant housing requirement. Since this requirement was introduced, the Council has published annually a Housing Supply and Delivery Position Statement.
2. This report sets out the five-year housing land supply assessment, for the period 1 April 2024 to 31 March 2029 (2024/25 to 2028/29). This report also takes in to account the findings of the Local Plan Review which was published in January 2024.

Local Plan Review

3. Where a Local Plan is more than five-years old the housing supply assessment must be made against the 'Local Housing Need' (LHN), unless the relevant Local Plan policies have been reviewed and found not to require updating.
4. The Stockton-on-Tees Local Plan was adopted on the 30th January 2019 and previous assessments have considered 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
5. The Local Plan Review, which was required by Regulation 10A of the Local Planning Regulations (2012) was reported to Full Council on 24th January 2024. With regard to the Local Plan Housing Requirement it was concluded that:
 - The Local Plan Housing Requirement does not use the Local Housing Need (LHN) as a starting point;
 - There is a significant difference between the LHN and the Local Plan housing requirement;
 - When demonstrating a five-year housing supply after the Local Plan is five-years old, the assessment will be made against the local housing need in accordance with the NPPF paragraph 74
6. The findings of the review were agreed by members.

Housing Requirement

Previous over / under supply

7. Planning Practice Guidance (PPG) is clear that where areas deliver fewer new homes than required, the deficit should be added to the housing requirement used to calculate the five-year supply assessment. Therefore additional supply will be required to offset any shortfalls against requirements from previous years.
8. Recent amendments to national policy 12th December 2024 have reversed changes introduced in December 2023 which allowed councils to use past over-delivery as a credit when calculating their housing supply position. Therefore, where over-delivery has occurred there will be no change to the housing requirement.
9. This five-year supply assessment covers years 8 to 12 (2024/25 to 2028/29) of the housing requirement set out in the Local Plan. It is therefore necessary to consider any over/undersupply against the Local Plan housing requirement between 2017 and 2024. Net delivery against the housing requirement is detailed below:

Figure 1: Previous delivery against Local Plan requirements

Year	Net delivery ¹	Local Plan requirement	Annual Difference	Cumulative Balance
Year 1 (2017/18)	770	720	50	50
Year 2 (2018/19)	795	720	75	125
Year 3 (2019/20)	1012	720	292	417
Year 4 (2020/21)	582	720	-138	279
Year 5 (2021/22)	334	720	-386	-107
Year 6 (2022/23)	624	655	-31	-138
Year 7 (2023/24)	666	655	+11	-127
Total	4,783	4,910		-127

10. Initially, housing development had led to a situation where cumulative delivery exceeded the housing requirement in the first four years of the Local Plan. However, delivery was impact by the Covid-19 pandemic which significantly impacted the economy throughout 2020/21. Annual delivery in 2021/22 was 386 dwellings below the Local Plan target, because of a combination of lower gross housing delivery as the construction sector recovered from Covid, and the commencement of the demolition of Anson and Hudson House in Thornaby, a loss of 184 dwellings. Net completions have since recovered and as of 1st April 2024 housing delivery was -127 dwellings below the cumulative Local Plan housing requirement.

11. Accordingly, the five-year requirement in this paper has been increased by +127 dwellings.

Five Year Local Plan Requirement

12. The housing requirement for 2024/25 to 2028/29 period as set out in the adopted Local Plan is **3,275** dwellings. This is calculated based on 5 years (2024/25 to 2028/29) at 655 dwellings per annum. As noted above, the Local Plan Review concluded that in accordance with the NPPF the Government's Local Housing Need Methodology should be used as the basis for calculating a five-year housing supply.
13. Recent reforms to national policy and guidance have also led to adjustments to the method of calculating the Local Housing Need. However, as these reforms have only been introduced towards the end of 2024/25 period a hybrid approach has been adopted where the housing requirement is based on:
- Year 1: 444 dwellings per annum, utilising the Local Housing Need in place prior to recent NPPF reforms.
 - Year 2 – 5: 746 dwellings per annum, utilising the Local Housing need introduced from through the recent NPPF changes.
14. Appendix A sets out the detailed steps in the calculation of both Local Housing Need calculations. The variables used in these calculations are subject to change and it is also possible that further changes to the methodology could occur. As a consequence, there is a degree of volatility and potential for the local housing need figure to adjust on an annual basis impacting on the targets in future assessments. In addition, the assessment next year will be based on a full five-years of the new Local Housing Need methodology, which is potentially a further increase of 300+ homes.
15. Figure 2 provides an overview of the Local Plan and Local Housing Need Requirements. It should be noted that prior to the NPPF reforms, the LHN which the housing supply was based on was five-years of 444 dwellings per annum, which would have equated to 2,220 homes across the assessment period.

¹ Figure differs from Housing Flows Reconciliation (616 dwellings) as loss of communal accommodation in care homes has been factored in to this figure, a deduction of 34 dwellings.

Figure 2 – Housing Requirement

Year	Local Plan Requirement	Local Housing Need
2024 / 2025 (Year 1)	655	444
2025 / 2026 (Year 2)	655	746
2026 / 2027 (Year 3)	655	746
2027 / 2028 (Year 4)	655	746
2028 / 2029 (Year 5)	655	746
Total	3,275	3,428

Buffer

16. As noted above, the NPPF was amended in December 2023, whilst the associated practice guidance was updated in February 2024. The original change removed the need to add an additional 5% buffer on to the housing requirement. As this change was reversed in the revised NPPF published on 12/12/2024, paragraph 78 once again states that a 5% buffer must be added to the housing requirement as a minimum.
17. The NPPF requires an additional buffer of 20% of the housing requirement to be added to the five-year requirement, where:
 - the adopted Local Plan housing requirement is 80%, or less, of the most up to date local housing need figure. This does not apply to this council due to the age of the Local Plan policies, the outcome of the Local Plan review, and the fact that the average Local Plan housing requirement (675 dwellings between 2017 and 2032) is 90% of the LHN.
 - there has been 'significant under-delivery' over the previous three-years when measured against the Housing Delivery Test. Where housing delivery across the three-year period is below 85% of the housing requirement for the same period, a 20% buffer must be applied to the five-year supply.
18. Past results of the Housing Delivery Test are set out in Figure 3 below. As can be seen, the Council has comfortably passed the test during the most recently published period and all previous publications. However, the increased Local Housing Need figure set out above may mean that the requirements of the Housing Delivery Test are more challenging in the future.

Figure 3 – 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 Result	
				Measurement	Consequence
2018	Y1 - 2015/16 Y2 - 2016/17 Y3 - 2017/18	1,654	2,058	124%	None
2019	Y1 - 2016/17 Y2 - 2017/18 Y3 - 2018/19	1,580	2,489	158%	None
2020	Y1 - 2017/18 Y2 - 2018/19 Y3 - 2019/20	1,461	2,577	176%	None
2021	Y1 - 2018/19 Y2 - 2019/20 Y3 - 2020/21	1,291	2,389	185%	None
2022	Y1 - 2019/20 Y2 - 2020/21	1,231	1,928	157%	None

	Y3 – 2021/22				
2023	Y1 – 2020/21 Y2 – 2021/22 Y3 – 2022/23	1,234	1,525	124%	None

19. Accordingly, there is no requirement to include a 20% buffer on top of the housing requirement. Therefore, given the results of the Housing Delivery Test, the NPPF and Government Guidance **a 5% buffer must be added to the housing requirement** as set out in figure 4 below:

Figure 4: Five year supply requirement calculation

	Quantum
a. Housing Requirement (2024/2025 to 2028/2029)	3,428
b. Past Under-delivery	+127
c. buffer percentage	+5%
Five-year Supply Requirement	3,733
Calculation	
$(a + b) \times (100\% + c) = \text{Five-year requirement}$ $(3,3,428 + 127) \times 1.05 = 3,733$	

Delivery

20. 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.”*

21. Most sites identified within the trajectory are those that have planning permission or are allocations within 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.
22. 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.
23. 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.

24. 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, by reviewing 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
25. Other factors which are considered include 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.
26. The housing trajectory 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 allowance
27. Further information on each source of delivery is detailed in the sections below.

Nutrient Neutrality

28. In March 2022 Natural England, the Government's advisor on the natural environment, wrote to the local authorities within the catchment of the River Tees to advise on nutrient pollution affecting protected habitats on the River Tees. This letter and the accompanying information highlighted that nitrogen released via residential development, industrial development, agriculture and other process is encouraging the growth of invasive vegetation within the Tees Estuary, which is a designated Special Protection Area and Site of Special Protection Area. This process is known as eutrophication.
29. The letter from Natural England stated:
- “Natural England advises you, as the Competent Authority under the Habitats Regulations, to carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.”*
30. The legal framework protecting these habitats required the Council to pause the determination of decisions on a variety of types of application for new residential development. The Council has worked with the other affected local authorities within the catchment, as well as other stakeholders, to better understand the issue and take appropriate actions.
31. Natural England has introduced a scheme which allows development to purchase credits in environmental schemes to mitigate the impact of their development, a number of developments in the Borough have benefitted from this scheme. In addition, a number of development sites have progressed as applicants have been able to secure mitigation on-site, or through agreements with other land-owners.

32. The Levelling Up and Regeneration Act (LURA) also gained Royal Assent on 26th October 2023. This legislation includes ‘nutrient pollution standards to apply to certain sewage disposal works’ from 1st April 2030. Implementation of these measures will ensure that waste-water treatment works are improved to ‘technically achievable limits’ with the positive impact allowing new development to be released.

Large sites

33. Appendix B provides details of large sites (planning permissions of five or more dwellings and Local Plan allocations). It is anticipated that 3,150 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.

Small sites

34. Appendix C provides details of small sites (less than or equal to 5 dwellings) with planning permission. A total of 90 dwellings are identified as deliverable in the five-years. The following provides a summary of the nature of these sites:

- Sites where development is under construction – 37 dwellings
- Detailed planning permissions where development has not started- 47 dwellings
- Sites with outline planning permission (or permitted development) – 6 dwellings

35. 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. In addition, it is considered appropriate to include an implementation rate within the assessment of 80%. This would see the delivery of a further 72 units within the five-year period covered by this assessment which is both robust and conservative given the number of sites currently under construction and as a number of homes have already been removed from the supply prior to the application of this assumption.

Windfall sites

36. 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.
37. 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.
38. 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 10 years of circa 31 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 5: Past delivery on small sites

12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	Average Annual
59	20	39	22	71	10	23	28	9	35	22	5	29

39. Delivery on small sites rebounded during 2021/22 following the disruption caused by the Covid-19 pandemic. Whilst nutrient neutrality has impacted on the ability to grant permissions for small sites within the Borough, it is anticipated that a number of pending planning applications not included in this assessment will progress within the five-year period. However, there have been numerous large windfall sites delivered and permitted in recent years which includes the conversion of commercial premises 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 continue 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

40. Appendix D provides details of the 33 demolitions/losses which are included in this assessment. All demolitions have been identified as being completed within this assessment.

Conclusion

41. The Council are able to demonstrate **4.33 years** supply of deliverable housing sites over the five-year period 1 April 2024 to 31 March 2029 (2024/25 to 2028/29).

Figure 6: Five-year supply calculation

Input	Quantum
A. Five-year Supply Requirement (2024/2025 to 2028/2029)	3,733
B. Supply (2024/2025 to 2028/2029)	3,267
• Large Sites	3,150
• Small Sites	72
• Windfall	45
C) Demolitions	33
Number of years supply	4.33
Calculation	
$((B - C) \div A) \times 5 = \text{Number of years supply}$ $(3,267 - 33) / 3,733 \times 5 = 4.33 \text{ years supply}$	

42. The following calculations are provided for additional context on the housing supply against the Local Housing Need prior to the revision of national policy and the original Local Plan target:
- Local Housing Need in place prior to the recent revisions which equaled 2,464 dwellings (Figure 7) based on an initial requirement of 2,200 dwellings (440 x 5) plus previous under-delivery (127 dwellings) and a 5% buffer. A five-year supply of **6.56 years**.
 - Local Plan for 3,572 dwellings (Figure 8) based on an initial requirement of 3,275 dwellings (655 x 5) plus previous under-delivery and a 5% buffer. A five-year supply of **4.56 years**.

Figure 7: Calculation against Local Housing Need in place prior to 12/12/2024

Calculation
$((B - C) \div A) \times 5 = \text{Number of years supply}$ $(3,267 - 33) / 2,464 \times 5 = 6.56 \text{ years supply}$

Figure 8: Calculation against Local Plan requirement.

Calculation
$((B - C) \div A) \times 5 = \text{Number of years supply}$ $(3,267 - 33) / 3,572 \times 5 = 4.53 \text{ years supply}$

Appendix A – Local Housing Need

Housing Requirement: Year 1 – Based on Local Housing Need Method in place prior to 12th December 2024

Standardised Methodology: SBC Approach - April 2024
How is a minimum annual local housing need figure calculated using the standard method?
The standard method can be used to calculate a minimum annual local housing need figure as follows:
Step 1 - Setting the baseline
<p>The 2014 based household projections provide the baseline for growth under this calculation. These identify:</p> <ul style="list-style-type: none"> 86,109 households in Stockton on Tees Borough in 2024 90,185 households in Stockton on Tees Borough in 2034 <p>This is a growth of 4,076 households over the 10-year period, equivalent to an average household growth of 408 households per year.</p>
Step 2 - An adjustment to take account of affordability
<p>Government guidance provides the following formula to calculate an adjustment factor to the baseline projections.</p> $\text{Adjustment Factor} = \left(\frac{\text{Local Affordability ratio} - 4}{4} \right) \times 0.25 + 1$ <p>The Office for National Statistics' median house price to median workplace based earnings data (table 5c released on 25.03.24) shows that Stockton on Tees Borough's median workplace based housing affordability ratio was 5.41 in 2023.</p> $1.09 = \left(\frac{5.41 - 4}{4} \right) \times 0.25 + 1$ <p>As a result, the annual local housing need figure = 1.09 x 408, or 444 dwellings per annum.</p>
Step 3 - Capping the level of any increase
<p>The Stockton on Tees Local Plan was adopted on 30/01/2019. Given the above the cap will be calculated using the higher of:</p> <ul style="list-style-type: none"> Projected housing growth for the past 10-years as set out in Step 1 (444 dwellings per annum); or The average annual housing requirement figure set out in the most recently adopted plan (677 dwellings or 10150 divided by 15). <p>The cap limits the LHN at 40% above the higher figure. In this instance, the cap calculation is 677 + (677 x 40%), or, 677 + 271.</p> <p>The cap = 948 dwellings per annum, which exceeds the product of Step 2 and the cap does not apply in this instance.</p> <p>Following this step, the local housing need figure remains 444 dwellings per annum.</p>
Step 4 - Cities and Urban Centres Uplift
<p>Stockton on Tees Borough does not feature on the list of 20 Cities and Urban Centres where a 35% uplift applies.</p> <p>The annual housing need is 444 dwellings per annum.</p>

Notes:

MHCLG, NPPG Guidance: Paragraph: 004 Reference ID: 2a-004-20201216. Revision date: 16 12 2020. <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments> MHCLG, 2014 Sub-National Household Projections, <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections> ONS, Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2023, Table 5c <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Housing Requirement: Year 2 – 5: Local Housing Need method brought in to force from 12th December 2024

Standardised Methodology: SBC Approach – 12 th December 2024	
Step 1 – Setting the Baseline	
<p>Most recent dwelling stock estimate for the Borough = 89,389 dwellings (2023 estimate). Multiply dwelling stock by 0.8%. In the opinion of Government this provides a level of increase in all areas that is consistent with national average housing growth over time. Baseline for this calculation is 89,389 dwellings x 0.008 = 715 dwellings</p>	
Step 2 - An adjustment to take account of affordability	
<p>Government guidance provides the following formula to calculate an adjustment factor to the baseline projections.</p> $\text{Adjustment Factor} = \left(\frac{(\text{Five-year average Affordability ratio}) - 5}{4} \right) \times 0.95 + 1$ <p>The Office for National Statistics' house price to workplace based earnings data (table 5c released on 25.03.24) shows that Stockton on Tees Borough's median workplace based affordability ratio was 5.41 in 2023 (the most up to date figure at the time of this assessment) 5.16 in 2022, 5.51 in 2021, 5.01 in 2020 and 5.06 in 2019. This is a 5-year average of 5.23.</p> $1.04 = \left(\frac{5.23 - 5}{4} \right) \times 0.95 + 1$ <p>As a result, the annual local housing need figure is adjusted as follows (1 + 0.204) x 715 = 746 dwellings per annum.</p>	

Notes:

MHCLG, Dwelling Stock Tables (including variants) <https://www.gov.uk/government/collections/dwelling-stock-including-vacants>

ONS, Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2023, Table 5c

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

Appendix B - Large Sites Supply 2024 - 29

Size > 5

Location	Site Ref	Site Address	Current Status	Application Reference	18/19	19/20	20/21	21/22	22/23	23/24	Total Units	Completed	Remaining	Under Construction	24/25	25/26	26/27	27/28	28/29	Summary Comment
Billingham	819	Billingham Campus	Allocation	Allocation H1.5.2							150	0	150	0						No delivery assumed in five-year period.
Core Area	202	North Shore (Phase 4)	Commenced	21/0927/REM						32	75	32	43	41	43					Assume development will complete in five-year period.
Core Area	202	North Shore (Phase 5)	Commenced	21/1589/REM						20	38	20	18	18	18					Assume development will complete in five-year period.
Core Area	399	42 Yarm Road	Commenced	14/1736/FUL							9	0	9	1				9		Assume development will complete in five-year period.
Core Area	580	Victoria Estate, Stockton	Commenced	19/0520/FUL			21	38	37	39	143	135	8	8	8					Assume development will complete in five-year period.
Core Area	674	Events Car Park. Navigation Way	Commenced	20/2804/REM							117	0	117	51			27	45	45	Assume development will complete in five-year period.
Core Area	704	Riverside Inn,8 - 12 Thistle Green,Stockton-on-Tees	Commenced	17/0873/FUL							6	0	6	6	6					Assume development will complete in five-year period.
Core Area	715	Queens Park, Norton Road	Allocation	Allocation							134	0	134	0						No delivery assumed in five-year period.
Core Area	816	Millfield Works Grangefield Road	Pending	18/1726/OUT							600	0	600	0				30	60	Assume development will commence in the five-year period.
Core Area	817	Yarm Road Rec, Stockton	Allocation	Allocation H1.3.4							30	0	30	0						No delivery assumed in five-year period.
Core Area	859	Bishopton House, 6-14 Bishopton Lane, Stockton on Tees	Detailed	22/1774/PCBDH							14	0	14	0			14			Assume development will complete in five-year period.
Eaglescliffe	382	Allens West, Durham Lane, Eaglescliffe	Commenced	11/2842/EIS					48	42	492	90	402	33	40	40	40	40	40	Development on-site and significant delivery anticipated during the five-year period. Taylor Wimpey element of scheme.
Eaglescliffe	382	Allens West, Durham Lane, Eaglescliffe	Commenced	21/3099/VARY						33	100	33	67	28	33	34				Assume development will complete in five-year period. Miller Homes element of scheme.
Eaglescliffe	382	Allens West, Durham Lane, Eaglescliffe	Commenced	22/1084/VARY							253	0	253	62	40	39	45	42	46	Development on-site and significant delivery anticipated during the five-year period. Story Homes element of scheme.
Eaglescliffe	633	Old Hall And Land At Manor House Farm	Commenced	20/2296/FUL							5	0	5	4			5			Assume development will complete in five-year period.
Eaglescliffe	665	Hunters Rest, South of Urlay Nook Road	Commenced	20/1898/FUL					9	7	22	16	6	6	6					Assume development will complete in five-year period.
Eaglescliffe	731	Hunters Rest Farm, Urlay Nook Road	Commenced	18/0301/REV					10	22	108	32	76	50	25	26	25			Assume development will complete in five-year period.
Eaglescliffe	822	Eaglescliffe Golf Club, Yarm Road	Allocation	Allocation H1.5.7							150	0	150	0						No delivery assumed in five-year period.
Eaglescliffe	900	Land East Of Mandale Park	Detailed	23/2223/FUL							87	0	87	0		7	25	30	25	Assume development will commence in the five-year period.
Ingleby Barwick	192	Land In The Vicinity Of Betty's Close Farm	Commenced	06/1064/OUT							17	1	16	1						No delivery assumed in five-year period.
Ingleby Barwick	546	Land Adjacent To Thornaby Road (Phase 3)	Allocation	18/0195/OUT							200	0	200	0						No delivery assumed in five-year period.
Ingleby Barwick	546	Land at Low Lane / Little Maltby Farm	Pending	H1.2.IB3 23/2292/FUL							345	0	345	0			50	50	50	Assume development will commence in the five-year period. Remainder of Local Plan commitment.Yield reduced to reflect live planning application.
Ingleby Barwick	546	Land at Welwyn Road, Ingleby Barwick	Commenced	21/1641/FUL					16	67	212	83	129	51	45	45	39			Assume development will complete in five-year period.
Ingleby Barwick	655	Land off Roundhill Avenue Ingleby Barwick	Commenced	18/1459/REM						1	65	1	64	34	25	25	14			Assume development will complete in five-year period.
Ingleby Barwick	663	Lowfield ,Low Lane,High Leven	Commenced	20/0893/FUL						12	69	12	57	40	22	23	12			Assume development will complete in five-year period.
Ingleby Barwick	728	Land At The Vale,Low Lane,High Leven	Pending	17/1613/OUT (20/2351/REM)							9	0	9	0			3	3	3	Assume development will complete in five-year period.
Rural	97	Townend Farm, Whitton	Commenced	19/0938/REM						4	9	4	5	5	5					Assume development will complete in five-year period.
Rural	661	Land South Of Kirklevington	Commenced	15/1643/OUT					93	38	145	131	14	14	14					Assume development will complete in five-year period.
Rural	685	White House Farm, Whitton	Commenced	18/2253/FUL						1	5	1	4	0	2	2				Assume development will complete in five-year period.
Rural	738	Land West Of St Martins Way, Kirklevington	Commenced	21/0156/FUL						19	97	19	78	35	20	20	20	18		Assume development will complete in five-year period.
Rural	747	Knowles Farm, Kirklevington	Commenced	16/3146/OUT (21/0648/REM, 24/0329/FUL)							12	0	12	5	5	5	2			Assume development will complete in five-year period.
Rural	796	Aislaby West Farm, Aislaby Road, Eaglescliffe	Detailed	18/2000/FUL			1				8	1	7	0			7			Assume development will complete in five-year period.

Location	Site Ref	Site Address	Current Status	Application Reference	18/19	19/20	20/21	21/22	22/23	23/24	Total Units	Completed	Remaining	Under Construction	24/25	25/26	26/27	27/28	28/29	Summary Comment
Stockton	576	Summerville Farm, Durham Road, Stockton-on-Tees	Commenced	17/2735/REM	10	109	30	56	47	67	352	319	33	33	33					Assume development will complete in five-year period.
Stockton	656	Tithebarn Land	Pending	14/2291/EIS							340	0	340	0		15	35	35	35	Assume development will commence in the five-year period.
Stockton	811	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	Commenced	20/0191/EIS					34	123	969	157	812	87	90	90	90	90	90	Development on-site and significant delivery anticipated during the five-year period.
Stockton	811	Remainder of allocation for Zone E	Allocation	Allocation H1.6.b.E							31	0	31	0						No delivery assumed in five-year period.
Stockton	818	Darlington Back Lane	Allocation	Allocation H1.5.1							25	0	25	0						No delivery assumed in five-year period.
Stockton	820	Bowesfield	Allocation	Allocation H1.5.5							26	0	26	0				10	16	Assume development will complete in five-year period.
Stockton	820	Bowesfield	Allocation	Allocation H1.5.3 & H1.5.4 / 23/2102/FUL							187	0	187	0						No delivery assumed in five-year period.
Stockton	824	Harrowgate Lane (Zone B remainder), West Stockton	Pending	Allocation H1.6.B®							91	0	91	0						No delivery assumed in five-year period.
Stockton	825	Harrowgate Lane (Zone D), West Stockton	Allocation	Allocation H.1.6.D							392	0	392	0			9	36	36	Assume development will commence in the five-year period.
Stockton	826	Reserve Land, Harrowgate Lane, West Stockton	Allocation	Allocation H1.6.b							400	0	400	0						No delivery assumed in five-year period.
Stockton	878	Summerville Farm, Harrowgate Lane, Stockton on Tees	Detailed	22/0334/EIS(FUL)							385	0	385	0		20	50	50	50	Assume development will commence in the five-year period.
Stockton	878	Summerville Farm, Harrowgate Lane, Stockton on Tees	Outline	22/0334/EIS(OUT)							285	0	285	0				20	40	Assume development will commence in the five-year period.
Stockton	882	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU	Detailed	22/2109/COU							17	0	17	0			17			Assume development will complete in five-year period.
Thornaby	746	Anson & Hudsdon House, Westdale Road, Thornaby	Commenced	20/2147/FUL							37	0	37	37	37					Assume development will complete in five-year period.
Thornaby	772	365 Thornaby Road	Commenced	18/2680/FUL							8	0	8	8			2	4	2	Assume development will complete in five-year period.
Thornaby	789	Land South of Thornaby Football Club, Acklam Road, Thornaby	Pending	18/0409/OUT (24/0211/REM)							10	0	10	0			2	4	4	Assume development will complete in five-year period.
Thornaby	821	Magister Road, Thornaby	Allocation	Allocation H1.5.6							20	0	20	0						No delivery assumed in five-year period.
Wynyard	530	Wynyard Golf Club, Wellington Drive, Wynyard	Detailed	21/2620/FUL							126	0	126	0				22	22	Assume development will commence in the five-year period.
Wynyard	588	Wynyard Park Allocation (Remainder)	Allocation	Allocation H1.8							728	0	728	0				25	40	Assume development will commence in the five-year period.
Wynyard	589	Land South of Wynyard Woods, Wynyard	Commenced	21/1761/REM					8	30	66	38	28	28	14	14				Assume development will complete in five-year period.
Wynyard	589	Land West of Maynard Grove	Commenced	20/2408/OUT							130	0	130	16	20	40	40	30		Development on-site and significant delivery anticipated during the five-year period.
Wynyard	589	Wynyard Village (Phase A)	Commenced	17/0909/REM	11	25	21	23	31	24	138	135	3	3	3					Assume development will complete in five-year period.
Wynyard	589	Wynyard Village, Phase F	Commenced	17/2777/REM 21/2186/OUT		3	27	16	48	20	268	114	154	0	30	30	30	30	30	Development on-site and significant delivery anticipated during the five-year period.
Wynyard	589	Wynyard Village, Self Build Plots	Commenced	17/2811/REM						1	16	1	15	1	5	5	5			Assume development will complete in five-year period.
Yarm	158	Tall Trees Hotel,PHASE 2 east	Commenced	15/2152/REM					17	48	135	65	70	67	35	35				Assume development will complete in five-year period.
Yarm	537	Mount Leven Farm, Leven Bank Road, Yarm	Implemented	13/0776/EIS							332	0	332	0						No delivery assumed in five-year period.
Yarm	609	Land off Busby Way, Mount Leven, Yarm	Implemented	14/0807/OUT							14	0	14	0						No delivery assumed in five-year period.
Yarm	666	Land South of Green Lane, East of Railway Line, West of A67 Yarm, TS15 9EH	Detailed	18/0910/OUT							246	0	246	0		35	35	35	35	Assume development will commence in the five-year period.
Yarm	699	Field View Camp Site , Green Lane, Yarm	Commenced	20/0866/OUT							6	0	6	6	6					Assume development will complete in five-year period.

Appendix C - Small Sites Supply 2024 - 29

Site Ref	Site Address	Application Reference	Total Units	Completed	Remaining	Under Construction
#####	6 Seamer Road	16/2260/OUT (19/1689/REM, 20/2522/VARY)	1	0	1	0
330	Land West of 14 Wellington Drive	21/0501/FUL	1	0	1	0
392	Townend Farm, Whitton, Stockton-on-Tees, TS21 1LQ	22/1192/FUL	1	0	1	0
416	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	17/2242/FUL	2	0	2	1
525	Land at Letch Lane, Carlton	20/1038/FUL	4	0	4	0
552	399 Thornaby Road, Thornaby	17/1958/VARY	1	0	1	1
589	Wynyard Village	21/2051/REM	1	0	1	1
615	Far End Farm	20/2847/OUT-	3	0	3	0
615	Far End Farm ,Worsall Road,Kirklevington	20/0720FUL	1	0	1	0
651	2 Portrack Lane, Stockton-on-Tees, TS18 2HG	16/2909/COU	4	0	4	0
660	49 Wynyard Road, Wolviston	16/1526/FUL	2	1	1	0
672	The Stables ,Kirk Hill,Redmarshall	20/2638/FUL	2	0	2	0
686	Wolviston Road, Billingham	21/2988/FUL-	2	0	2	2
693	Homefield Farm, High Lane, Maltby	16/2170/FUL	1	0	1	1
705	Leven Bridge Mill, Leven Bank Road, Yarm	16/3055/FUL	4	0	4	0
721	Claireville Hotel, 517-519 , Yarm Road	18/2640/COU	2	1	1	1
754	644 Yarm Road	20/2217/FUL	1	0	1	0
760	Annfields ,Barwick Lane,Ingleby Barwick	18/2287/OUT	3	1	2	0
764	Land To The Rear Of 6 Blenheim Court, Ingleby Barwick	20/2130/FUL	2	0	2	0
778	15 The Green, Norton, TS20 1EJ	19/1028/FUL	1	0	1	0
787	239 Oxbridge Lane, Stockton on Tees, TS19 7AG	22/2559/REM	2	0	2	0
797	Follyfoot Banks, Calf Fallow Lane, Norton	19/1752/FUL	1	0	1	1
798	North of 25 Railway Terrace	20/0702/OUT	2	0	2	0
799	East Farm, Aislaby Road, Eaglescliffe	19/2617/FUL	1	0	1	0
808	85 Darlington Road	20/2664/FUL	1	0	1	1
814	Long Drive,Darlington Lane,Stockton-on-Tees	20/2834/FUL	1	0	1	1
838	Vane Arms, Darlington Road, Long Newton	20/0717/FUL	1	0	1	0
838	Vane Arms, Darlington Road, Long Newton	20/0718/FUL	1	0	1	1
839	412 Thornaby Road, Thornaby	21/1053/COU	2	0	2	0
840	Above 44-46 Station Road, Billingham	21/1583/COU	1	0	1	0
844	66-68 Norton Avenue, Norton, Stockton-on-Tees	21/2320/FUL	2	0	2	0
845	The Waterside, Flat 1, Sorbonne Close, Thornaby	21/2552/FUL	1	0	1	0
847	Land To The North Of Bentley Wynd The Old Market Yarm	21/2003/REV	1	0	1	0
850	Redwells, Letch Lane, Carlton, TS21 1EE	21/2183/FUL	1	0	1	0
850	Redwells, Letch Lane, Carlton, TS21 1EE	21/2184/FUL	1	0	1	0
853	Carter Moor Farm, Durham Lane, Eaglescliffe	15/0684/FUL	1	0	1	1
854	Sutton Arms, Darlington Road, Elton	21/2318/RET	1	0	1	1
855	Bottle Hill Farm Wynyard Road Thorpe Thewles	21/3104/FUL	1	0	1	0
856	Barn Near to Coatham Lane Cottage, Coatham Stob, Elton	22/1060/PABRE	2	0	2	0
858	Land Between 34-36 Mount Leven Road, Yarm	16/0820/FUL	1	0	1	1
860	Land to the East of Briarcroft, Darlington Back Lane, Stockton-on-	22/0391/PABRE	1	0	1	0
864	Ship Inn, 50 High Street, Wolviston	22/0147/COU	1	0	1	0
865	15 Roseberry Road, Billingham, TS23 2SD	22/1356/COU	1	0	1	0
866	Tees Valley Lakes/Inspired Angling, A67 from Urray Nook Road To	21/1380/OUT	1	0	1	0
867	The Stables, Thorpe Road, Carlton	22/2166/FUL	1	0	1	1
868	Rosecote Farm Aislaby Road Eaglescliffe	22/2545/PABRE	1	0	1	0
875	Land East of 433 to 439 Thornaby Road, Thornaby, TS17 0AB	22/2394/REV	2	0	2	0
879	Roxloe Equestrian Centre, Aislaby Road, Eaglescliffe, TS16 0QR	22/2567/FUL	1	0	1	0
880	Land Adjacent to 70 Valley Drive, Yarm, TS15 9JQ	21/3078/FUL	1	0	1	0
881	Oaklands Farmhouse, Low Lane, High Leven, Yarm, TS15 9JT	22/1738/FUL	2	0	2	0
883	Land At Junction Of Inkerman Street And Bishopton Lane, Stockton	22/2277/FUL	3	0	3	0
884	Land South of Village Farm, Egglescliffe, TS16 9DH	22/2292/FUL	1	0	1	0
885	Leylandi Stables, Durham Road, Stockton on Tees, TS21 3LU	23/1847/OUT	1	0	1	0
767	Land to the Rear of Harrier Close, Thornaby	22/2578/FUL	4	0	4	0
886	Land to the Rear of 1 Mallory Road, Norton, Stockton on Tees	23/1543/FUL	1	0	1	0
887	Land off Stoney Wood Drive, Wynyard, TS22 5SN	23/0888/OUT	2	0	2	0
888	30 Durham Street, Stockton on Tees, TS18 1QE	23/0163/COU	2	0	2	0
889	Bay Tree House, Seamer Road, Hilton	23/1820/FUL	1	0	1	0
890	Land on Former Car Park of the Ship Inn, 50 High Street, Wolviston	23/0060/FUL	1	0	1	0
891	Land Adjacent to Hendal House, Urray Nook Road, Eaglescliffe	21/1675/FUL	1	0	1	0
892	Farm Building West of 10 Black Bull Wynd Eaglescliffe	23/0044/PABRE	1	0	1	0
896	143 High Street, Yarm.	23/1416/COU	1	0	1	0
898	7 Harland Place, Norton	24/1135/COU	1	0	1	0

Appendix D - Demolitions and losses 2024 - 29

Ref	Location	Reference	Address	Total	Completed	Remaining
609	Yarm	14/0807/OUT	Land off Busby Way, Mount Leven, Yarm	1		1
747	Rural	16/3146/OUT	Knowles Farm, Kirklevington	1		1
760	Ingleby Barwick	18/2287/OUT	Annfields ,Barwick Lane,Ingleby Barwick	1		1
839	Thornaby	21/1053/COU	412 Thornaby Road, Thornaby	1		1
852	Rural	21/3062/COU	Flat 6 Durham Road Wolviston	1		1
855	Rural	22/0690/FUL	Bottle Hill Farm Wynyard Road Thorpe Thewles	1		1
870	Stockton	23/0976/COU	212 Bishopton Road West, Stockton on Tees, TS19 7HA	1		1
871	Rural	23/0575/COU	Thorpe Leazes Farm House, Thorpe Leazes Lane, Thorpe Thewles	1		1
873	Stockton	23/10265/DALRG	21 Costain Grove Norton TS20 1JW	1		1
874	Billingham	23/0649/FUL	91 Wolviston Road, Billingham, TS23 2SF	1		1
876	Billingham	23/1406/LA	2 Speeton Close, Billingham, TS23 3YH	1		1
877	Stockton	23/1899/FUL	1 Whitehouse Drive, Stockton on Tees, TS19 0QE	1		1
881	Rural	22/1738/FUL	Oaklands Farmhouse, Low Lane, High Leven, Yarm, TS15 9JT	1		1
882	Stockton	22/2109/COU	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU	15		15
888	Stockton	23/0163/COU	30 Durham Street, Stockton on Tees, TS18 1QE	1		1
893	Thornaby	24/0497/COU	107 Lanehouse Road, Thornaby, TS17 8AB	1		1
897	Eaglescliffe	24/1184/FUL	1 - 3 Copsewood Mews	2		2
899	Stockton	21/1378/FUL	Roseville House, Yarm Back Lane, Stockton on Tees, TS21 1AX	1		1
				33	0	33