



# Stockton on Tees Borough

## Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

October 2025

## Executive Summary

This report sets out the five-year housing land supply assessment, for the period 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030 (2025/26 to 2029/30).

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 30<sup>th</sup> January 2019 and previous housing supply 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 12<sup>th</sup> 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 **4.00** 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 2025 to 31 March 2030 (2025/26 to 2029/30).

## 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 30<sup>th</sup> January 2019 and previous assessments have considered the housing requirement set out within Policy SD2 'Strategic Development Needs' of the Local Plan which was:
  - 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 24<sup>th</sup> 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. Amendments to national policy 12<sup>th</sup> 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 9 to 13 (2025/26 to 2029/30) 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 2025.
10. The previous housing requirements identified in figure 1 are taken from the Local Plan. However, as the Local Plan was five-years old in 2024, the Government's Local Housing Need was utilised as the housing requirement for 2024/25. Net delivery against the housing requirement is detailed below:

Figure 1: Previous delivery against Local Plan requirements

Year	Net delivery <sup>1</sup>	Housing 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
Year 8 (2024/25)	753	746	+7	-120
<b>Total</b>	<b>5,536</b>	<b>5,656</b>		<b>-120</b>

11. 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 impacted 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 1<sup>st</sup> April 2025 housing delivery was -120 dwellings below the cumulative Local Plan housing requirement.
12. **Accordingly, the five-year requirement (2025/26 to 2029/30) in this paper has been increased by +120 dwellings.**
13. Notwithstanding the above, if housing delivery in 2024/25 had been measured against the relevant Local Plan requirement (655 dwellings), or the previous LHN method (circa 450), past under-delivery would have been significantly reduced / eradicated.

### Five Year Local Plan Requirement

14. The housing requirement for 2025/26 to 2029/30 period as set out in the adopted Local Plan is **3,275** dwellings. This is calculated based on 5 years (2025/26 to 2029/30) 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.
15. Reforms to national policy and guidance have also led to adjustments to the method of calculating the Local Housing Need. A housing requirement based on the Local Housing Need requires 3,835 dwellings based on 767 dwellings over the five-year period.
16. Appendix A sets out the detailed steps in the calculation of the Local Housing Need calculation. The variables used in this calculation 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. Figure 2 provides an overview of the Local Plan and Local Housing Need Requirements.

<sup>1</sup> 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
2025 / 2026 (Year 1)	655	767
2026 / 2027 (Year 2)	655	767
2027 / 2028 (Year 3)	655	767
2028 / 2029 (Year 4)	655	767
2029 / 2030 (Year 5)	655	767
Total	3,275	3,835

### Buffer

17. 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.
18. 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, and the outcome of the Local Plan review. For information the average Local Plan housing requirement (675 dwellings between 2017 and 2032) is circa 90% of the LHN.
  - The latest Housing Delivery Test identifies significant under delivery across a three-year period where delivery is measured as less than 85% of the housing requirement for the same period.
19. 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. Whilst 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, it is not considered likely to impact the 2024 calculation.

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
<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>
<b>2020</b>	Y1 – 2017/18 Y2 – 2018/19 Y3 – 2019/20	1,461	2,577	176%	<b>None</b>
<b>2021</b>	Y1 – 2018/19 Y2 – 2019/20 Y3 – 2020/21	1,291	2,389	185%	<b>None</b>
<b>2022</b>	Y1 - 2019/20 Y2 – 2020/21 Y3 – 2021/22	1,231	1,928	157%	<b>None</b>
<b>2023</b>	Y1 – 2020/21 Y2 – 2021/22 Y3 – 2022/23	1,234	1,525	124%	<b>None</b>
<b>2024</b>	Y1 – 2021/22 Y2 – 2022/23 Y3 – 2023/24	<i>TBC</i>	<i>TBC</i>	<i>TBC</i>	<i>TBC</i>

20. 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 (2025/26 to 2029/30)	3,835
b. Past Under-delivery	+120
c. buffer percentage	+5%
<b>Five-year Supply Requirement</b>	<b>4,153</b>

### Calculation

$$(a + b) \times (100\% + c) = \text{Five-year requirement}$$

$$(3,835 + 120) \times 1.05 = 4,153$$

### Delivery

21. 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.”*

22. 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. The report also includes several asset sites which were agreed at Cabinet on 12<sup>th</sup> June 2025.
23. 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.
24. 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.
25. 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 the Local Plan or identified on a brownfield register what information is available regarding progress towards the submission of an application, 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.

26. 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.

27. 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

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

### Nutrient Neutrality

29. 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.

30. 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.”*

31. 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.

32. 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.

33. The Levelling Up and Regeneration Act (LURA) also gained Royal Assent on 26<sup>th</sup> October 2023. This legislation includes ‘nutrient pollution standards to apply to certain sewage disposal works’ from 1<sup>st</sup> 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 progress.

### Large sites

34. Appendix B provides details of large sites (planning permissions of five or more dwellings and Local Plan allocations). It is anticipated that 3,264 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

35. Appendix C provides details of small sites (less than or equal to 5 dwellings) with planning permission. A total of 73 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 – 18 dwellings
- Detailed planning permissions where development has not started- 52 dwellings
- Sites with outline planning permission (or permitted development) – 3 dwellings

36. 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 58 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

37. 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.

38. 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.

39. 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 27 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	24/25	Average Annual
59	20	39	22	71	10	23	28	9	35	22	5	12	27

40. 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

41. Appendix D provides details of the 41 demolitions/losses which are included in this assessment. All demolitions have been identified as being completed within this assessment.

### Conclusion

42. The Council are able to demonstrate **4.00 years** supply of deliverable housing sites over the five-year period 1 April 2025 to 31 March 2030 (2025/26 to 2029/30).

Figure 6: Five-year supply calculation

Input	Quantum
A. Five-year Supply Requirement (2025/2026 to 2029/2030)	<b>4,153</b>
B. Supply (2025/2026 to 2029/2030)	<b>3,367</b>
• Large Sites	<b>3,264</b>
• Small Sites	<b>58</b>
• Windfall	<b>45</b>
C) Demolitions	<b>41</b>
Number of years supply	<b>4.00</b>

#### Calculation

$$((B - C) \div A) \times 5 = \text{Number of years supply } (3,367 - 41) / 4,153 \times 5 = 4.00 \text{ years supply}$$

## Appendix A – Local Housing Need

### Standardised Methodology: Draft May 2025

#### Step 1 – Setting the Baseline

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. Most recent dwelling stock estimate for the Borough = 90,055 dwellings (ONS Dwelling Stock Estimate Table 125, published 22/05/2025).

**Baseline for this calculation is 90,055 dwellings x 0.008 = 720 dwellings.**

#### Step 2 - An adjustment to take account of affordability

Government guidance provides the following formula to calculate an adjustment factor to the baseline projections.

$$\text{Adjustment Factor} = \left( \frac{(\text{5-year average Affordability ratio}) - 5}{4} \right) \times 0.95 + 1$$

Table 5c, ONS Ratio of House Price to Earnings, published 24/03/2025 shows that Stockton on Tees Borough's 5-year average median workplace based affordability ratio was 5.34 (the most up to date figure at the time of this assessment).

$$1.065 = \left( \frac{5.34 - 5}{5} \right) \times 0.95 + 1$$

As a result, the annual local housing need figure is calculated as follows, 1.065 x 720 = 767 dwellings per annum.

#### Five Year Supply Requirement 2025 - 2030

As a consequence, the housing requirement for the five-year supply period is 5-years of 767 dwellings, which equals 3,835 dwellings.

#### Notes:

MHCLG, Housing and Economic Needs Assessment, <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

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 2024, Table 5c*

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

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

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

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

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

**Appendix C - Small sites in the housing supply (April 2025 to March 2030)**

Site	Location	Address	Application Reference	Completed	Remaining	Under Construction	Total Units	Total Delivery (2025-2030)
219	Core Area	Land adj 13 Hampton Road	23/0928/FUL	0	2	0	2	2
241	Rural	6 Seamer Road	16/2260/OUT 19/1689/REM	0	1	0	1	1
330	Wynyard	Land West of 14 Wellington Drive	21/0501/FUL	0	1	0	1	1
392	Rural	Townend Farm, Whitton, Stockton-on-Tees, TS21 1LQ	22/1192/FUL	0	1	0	1	1
416	Thornaby	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	17/2242/FUL	0	2	1	2	2
525	Stockton	Land at Letch Lane, Carlton	20/1038/FUL	0	4	4	4	4
552	Thornaby	399 Thornaby Road, Thornaby	13/2643/FUL 17/1958/VARY	0	1	1	1	1
615	Yarm	Far End Farm	20/2847/OUT 22/1588/REM	0	3	0	3	3
660	Rural	49 Wynyard Road, Wolviston	16/1526/FUL	1	1	0	2	1
721	Eaglescliffe	Claireville Hotel, 517-519 , Yarm Road	18/2640/COU 24/1132/COU	1	3	1	4	3
767	Thornaby	Land to the Rear of Harrier Close, Thornaby	22/2578/FUL	0	4	0	4	4
787	Stockton	239 Oxbridge Lane, Stockton on Tees, TS19 7AG	19/1873/OUT 22/2559/REM	0	2	0	2	2
798	Eaglescliffe	North of 25 Railway Terrace	20/0702/OUT 22/0650/REM	0	2	0	2	2
705	Rural	Leven Bridge Mill, Leven Bank Road, Yarm	16/3055/FUL	0	4	0	4	4
808	Stockton	85 Darlington Road	20/2664/FUL	0	1	1	1	1
814	Stockton	Long Drive, Darlington Lane, Stockton-on-Tees	20/2834/FUL	0	1	1	1	1
856	Rural	Barn Near to Coatham Lane Cottage, Coatham Stob, Elton	22/1060/PABRE	0	2	0	2	2
838	Rural	Vane Arms, Darlington Road, Long Newton	20/0717/FUL	0	1	0	1	1
839	Thornaby	412 Thornaby Road, Thornaby	21/1053/COU	0	2	0	2	2
847	Yarm	Land To The North Of Bentley Wynd The Old Market Yarm	21/2003/REV	0	1	1	1	1

Site	Location	Address	Application Reference	Completed	Remaining	Under Construction	Total Units	Total Delivery (2025-2030)
881	Rural	Oaklands Farmhouse, Low Lane, High Leven, Yarm, TS15 9JT	22/1738/FUL	0	2	0	2	2
672	Rural	The Stables ,Kirk Hill,Redmarshall	20/2638/FUL	0	1	0	1	1
853	Eglescliffe	Carter Moor Farm, Durham Lane, Eaglescliffe	15/0684/FUL	0	1	1	1	1
778	Stockton	15 The Green, Norton, TS20 1EJ	19/1028/FUL	0	1	0	1	1
797	Rural	Follyfoot Banks, Calf Fallow Lane, Norton	19/1752/FUL	0	1	1	1	1
799	Rural	East Farm, Aislaby Road, Eaglescliffe	19/2617/FUL	0	1	0	1	1
850	Rural	Redwells, Letch Lane, Carlton, TS21 1EE	21/2184/FUL	0	1	0	1	1
854	Rural	Sutton Arms, Darlington Road, Elton	21/2318/RET	0	1	1	1	1
860	Rural	Land to the East of Briarcroft, Darlington Back Lane, Stockton-on-Tees	22/0391/PABRE	0	1	0	1	1
866	Rural	Tees Valley Lakes/Inspired Angling, A67 from Urlay Nook Road To Airport, Eaglescliffe, TS16 0QD	21/1380/OUT	0	1	0	1	1
875	Thornaby	Land East of 433 to 439 Thornaby Road, Thornaby, TS17 0AB	22/2394/REV	0	2	2	2	2
867	Rural	The Stables, Thorpe Road, Carlton	20/0700/PAPA 22/2166/FUL	0	1	1	1	1
868	Rural	Rosecote Farm Aislaby Road Eaglescliffe	22/2545/PABRE	0	1	1	1	1
880	Yarm	Land Adjacent to 70 Valley Drive, Yarm, TS15 9JQ	21/3078/FUL	0	1	0	1	1
885	Stockton	Leylandi Stables, Durham Road, Stockton on Tees, TS21 3LU	23/1847/OUT	0	1	0	1	1
889	Rural	Bay Tree House, Seamer Road, Hilton	23/1820/FUL	0	1	0	1	1
883	Stockton	Land At Junction Of Inkerman Street And Bishopton Lane, Stockton on Tees	22/2277/FUL	0	3	0	3	3
884	Eglescliffe	Land South of Village Farm, Eggescliffe, TS16 9DH	22/2292/FUL	0	1	0	1	1
886	Stockton	Land to the Rear of 1 Mallory Road, Norton, Stockton on Tees	23/1543/FUL	0	1	0	1	1
887	Wynyard	Land off Stoney Wood Drive, Wynyard, TS22 5SN	23/0888/OUT 24/2161/REM 24/2162/REM	0	2	1	2	2

Site	Location	Address	Application Reference	Completed	Remaining	Under Construction	Total Units	Total Delivery (2025-2030)
850	Rural	Redwells, Letch Lane, Carlton, TS21 1EE	21/2183/FUL	0	1	0	1	1
892	Eaglescliffe	Farm Building West of 10 Black Bull Wynd Eaglescliffe	23/0044/PABRE	0	1	0	1	1
896	Yarm	143 High Street, Yarm, TS15 9AY	23/1416/COU	0	1	0	1	1
898	Stockton	7 Harland Place, Norton, TS20 1AL	24/1135/COU	0	1	0	1	1
906	Core Area	47 Yarm Road, Stockton on Tees TS18 3PE	24/0171/FUL	0	1	0	1	1
907	Rural	Maltby Grange Roger Lane Maltby	21/2904/FUL	0	3	0	3	3
714	Eaglescliffe	Land South Of 18 Preston Lane Stockton-on-Tees TS18 3RG	24/1123/FUL	0	1	0	1	1

## Appendix D - Demolitions and losses 2025 - 30

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
881	Rural	22/1738/FUL	Oaklands Farmhouse, Low Lane, High Leven, Yarm, TS15 9JT	1		1
897	Eaglescliffe	24/1184/FUL	1 - 3 Copsewood Mews	2		2
	Billingham	24/2028/FUL	Town Centre Regeneration	9		9
839	Thornaby	21/1053/COU	412 Thornaby Road, Thornaby	1		1
855	Rural	22/0690/FUL	Bottle Hill Farm Wynyard Road Thorpe Thewles	1		1
871	Rural	23/0575/COU	Thorpe Leazes Farm House, Thorpe Leazes Lane, Thorpe Thewles	1		1
882	Stockton	22/2109/COU	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU	15		15
876	Billingham	23/1406/LA	2 Speeton Close, Billingham, TS23 3YH	1		1
874	Billingham	23/0649/FUL	91 Wolviston Road, Billingham, TS23 2SF	1		1
901	Stockton	24/1672/COU	87 Hampton Road Stockton-on-Tees TS18 4DX	1		1
835	Thornaby	24/1531/FUL	75 Millbank Lane, Thornaby	1		1
895	Stockton	24/1335/CPL	35 Norwood Close, Stockton on Tees, TS19 0UP	1		1
903	Ingleby Barwick	24/1777/CPL	6 Church Field Way Ingleby Barwick TS17 5AN	1		1
904	Stockton	24/1932/CPL	13 Fordwell Road Stockton on Tees TS19 7JY	1		1
908	Rural	24/1931/CPL	2 Beech Grove Maltby TS8 0BL	1		1
910	Rural	25/0440/CPL	Woodside Darlington Road Elton TS21 1AG	1		1
				<b>41</b>	<b>0</b>	<b>41</b>