

Appendix 1: Deliverability evidence

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2025 /26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	Comments
3	South of Burtree Lane	Commitment	Urban Extension	380	17.02		15	30	30	30	Outline permission for 380 dwellings (5/01050/OUT) and reserved matters permission (20/00939/RM1) for 380 dwellings by Miller Homes. Pre commencement conditions have been discharged via applications 20/00938/CON and 21/00995/CON. Development commenced in July 2023 including the provision of site infrastructure works. Agent has confirmed that Miller homes remain committed to delivering the site and provided delivery estimates with completions expected 2026/27.
8	Berrymead Farm	Commitment	Urban Extension	348	21.24	60	60	19			Outline permission ref 15/00804/OUT and reserved matters secured via three permissions (21/00205/RM1, 21/00346/RM1 and 21/01466/RM1. Three house builders involved (Taylor Wimpey, Persimmon and Story Homes). Under construction with 105 units completed in 2024/25. Remaining completions expected within the next 5 years.
41	South Coniscliffe Park	Commitment	Urban Extension	475	28.32	15	40	40	40	40	Outline (17/00632/OUT) and reserved matters (24/00747/RM1) permissions secured by Taylor

											Wimpey. Construction has commenced and units expected to be delivered in early 2026. Delivery estimates from the developer have been utilised including an increased delivery rate of 40 dwellings per annum.
45	High Stell	Commitment	Village	198	8.49						Detailed permission secured on site via 16/00976/OUT and 17/01151/RM1. Non material amendment (22/01106/NMA) granted has meant the second access point is not required. Under construction (Homes by Carlton).
						20	20	20	20	20	
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32						Outlined permission 15/00450/OUT. Multiple housebuilders and outlets on site with reserved matters secured on approximately 940 units; 19/00182/RM1 (Barratt, Esh, David Wilson Homes), 19/00606/RM1 (Thirteen), 19/00793/RM1 (Gentoo), 20/00364/RM1 (Bussey and Armstrong), and 21/00033/RM1 (Cussins). Under construction with high delivery rates due to multiple builders on site. Delivery reduced after the above permissions have been built out as the lead developer intends to deliver the final phases.
						150	130	30	30	30	
78	East of Middleton Road, Sadberge	Commitment	Village	25	0.75						Full permission secured (17/00358/FUL). Under construction. Developer information has informed delivery estimates. Bespoke delivery
						3					

											rate for a small builder and due to previous delivery. Expected to complete within the five year period.	
89	Land west of Oak Tree, MSG	Commitment	Village	61	2.66		15	15	6		Full permission secured (17/01175/FUL). Under construction. Bespoke delivery rate for a smaller builder (Calmont Homes) and due to past delivery rates. Expected to complete within the five year period.	
99	Maxgate Farm, MSG	Commitment	Village	260	13.71		50	50	30	30	30	Full permission secured (21/00529/FUL) by Story Homes. Site under construction with completions expected to be recorded in 2025/26. Delivery estimates from the developer have been utilised.
146	Land South of Railway, MSG	Commitment	Village	326	14.8			30	60	60	60	Outline permission granted 17/01195/OUT. Two house builders involved. Reserved matters approval agreed at planning committee subject to agreement of unilateral undertaking. Approvals to be issued once this has been completed (21/00380/RM1, Bellway and 21/00475/RM1, Avant Homes). A number of discharge of conditions applications have also been submitted. Delivery estimates from the developers utilised. Delivery rate increased to 60 to reflect multiple builders.
249	Coniscliffe Park North	Commitment	Urban extension	985	50.08			30	60	60	60	Outline permission (17/00636/OUT) and reserved matters granted for

											phase 1 (25/00392/RM1) from Bellway Homes. The housebuilder has confirmed that completions are expected in 2026 and the site is to be dual branded (Bellway and Ashbury) therefore the delivery rate has been increased for this site.
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	115	5.59	10	10	5			Permission ref 07/01064/FUL and 17/01188/FUL. Under construction. Park Homes development that has delivered at a slower rate. Expected to be completed in the five year period.
395	Dr Piper House, King Street.	Commitment	Urban	46	0.13	46					Implementing two permissions, 18/00998/PA and 21/00435/FUL to result in combined site yield of 46 units. Currently under construction. Expected to be recorded all at once as it is an apartment scheme.
403	Blackwell Grange East	Commitment	Urban	44	5.26	12	12	12	8		Full permission granted (23/00782/FUL) by Esh Homes. Under construction and official starts recorded. Housebuilder has confirmed completions are expected in 2025/26 and delivery should be approximately 12 units per annum due to larger size of the house types and estimated demand.
412	12 - 18 Skinnergate	Commitment	Urban	16	0.22		16				Permission ref 21/00556/DC. To be developed by the Council. Works have commenced with the main phase of construction to be undertaken in 2026.

422	Reservoir (Disused) Darlington Road, Sadberge	Commitment	Village	46	2.8			20	20	6	Permission ref 19/00339/OUT and 21/00915/RM1. Pre commencement conditions discharged and a start made on site. Homes by Carlton are the housebuilder for the site and have provided delivery estimates.
424	182 Northgate	Commitment	Urban	24	0.1	24					Permission ref 20/00266/FUL and 21/01416/PA. Multiple permissions on the site. Appears applicant is pursuing original permission for 24 units. Works commenced.
425	Former Rise Carr Club, Eldon Place	Commitment	Urban	18	0.05			18			Permission ref 20/01168/LU. Internal works undertaken to commence development.
426	Sherborne Close	Commitment	Urban	14	0.6	14					Permission ref 20/01191/DC. Conditions discharged. Developed by DBC and currently under construction. Estimated to be completed by March 2026.
429	Eldon Street	Commitment	Urban	12	0.13	12					Full permission secured 23/00178/FUL. Site currently under construction by North Star Housing. Expected to be completed with 2025/26.
11	Cattle Mart	Allocation	Urban	76	2.16				30	30	The site is owned by the Council and the mart has been demolished and the site cleared. The site is currently being used as a surface car park. This is linked to the Bank Top Station redevelopment project and the construction of a multi-story car park in the Neasham Road area. Once the multi-story has been built, works

												scheduled to be completed by May/June 2026, the Cattle Mart site will be available for development. The Council intends to pursue the site for housing development and would anticipate completions to occur soon after. Completions are therefore to be factored in towards the end of the five year period.
100	Hall Farm, Branksome	Allocation	Urban Extension	450	21.89					30	60	A vision document and masterplan have been prepared for the site by the landowners. Preparatory work has been undertaken on a planning application. Major housebuilder has confirmed a planning application is to be submitted in the first half of 2026 and dual branding is proposed on the site with a projected delivery estimate of 60 dwellings per annum. This is reflected in the trajectory.
185	Greater Faverdale	Allocation	Urban extension	2000	178.48		90	120	120	120	120	The Council has prepared a Design Code for the site and the lead developers have prepared a Masterplan. Hellens Land Ltd and Homes England have an interest in the site and have received planning permission for the first phase (Hybrid consent for full permission for strategic infrastructure and landscaping with outline permission for up to 750 dwellings 22/01342/FULE).

											<p>Reserved matters has been granted for 122 dwellings on Cells E (part of), G and P (part of) (25/00190/RM1, Keepmoat). A reserved matters application has been submitted for 138 dwellings on Cells L, M and O within Phase 1 (25/00332/RM1, Esh Homes) which is awaiting a decision. A full planning application (25/00665/FUL, Esh Homes) has been submitted for cell CH for 227 dwellings, awaiting decision.</p> <p>Works now underway to deliver Phase 1 strategic infrastructure including Spine Road between May 2025 and September 2026 (indicatively).</p> <p>Given that reserved matters have been secured with other applications awaiting decisions, delivery is expected within the five year period. Multiple developers on site which is reflected in the increased delivery rate. Delivery estimates have also been provided by the lead developers.</p>
251	Skerningham	Allocation	Urban extension	4500	492.19			20	70	90	The Council has prepared a Design Code for the area and the lead developers a Masterplan. The site is

											<p>subject to a number of planning applications and therefore delivery is estimated to start within the five year period.</p> <p>A planning application for the western part of the site, Beaumont Hill, has been submitted separately for 600 homes by Banks Group and is currently awaiting a decision (ref 22/00146/OUT).</p> <p>An application has also been submitted on the eastern part of the site, phase 1, by Theakstons (24/00772/FULE) which includes full permission for 450 dwellings and is awaiting a decision. An outline application has also been submitted for phases 2 and 3, again from Theakstons, which includes 400 dwellings (25/00174/OUTE).</p> <p>There are to be multiple builders and outlets on site which is reflected in the increased rate of delivery. Delivery estimates have been provided by the lead developers.</p>
392	Elm Tree Farm	Allocation	Urban Extension	200	7.1			45	45	45	<p>Housing allocation which is available and a suitable location for housing development. The Council are looking to bring this site forward</p>

											with a development partner. A number of Council homes are proposed to be built as part of the scheme and a planning application is expected shortly. Consequently, delivery is expected within the five year period. A slight increase in delivery has been applied to reflect that the Council will also be building its own homes alongside a market house builder.		
410	Snipe Lane, Hurworth Moor	Allocation	Urban extension	600	34.47			60	60	60	60	20	Planning permission has been secured on part of the site by the Council via a hybrid application with detailed permission on 305 dwellings and outline for 144 dwellings (ref 20/00196/FUL). The Council are building out the affordable homes and a joint venture developer partner are undertaking infrastructure works and delivering the market element (Esh Homes). Currently under construction. Full permission has also been granted for the 144 outline dwellings via 23/00098/FUL which will also be developed by Esh Homes.
467	Tees Grange Farm	Windfall	Urban	89	6.84					15	30	30	Cabinet approval has been given to pursue housing on the site. The Council are looking to bring the site forward with joint venture partner Homes by Esh. Two public

											consultation events have been held. A planning application is expected to be submitted in the near future. Therefore, delivery is estimated within the five year period.
Small sites allowance						25	25	25	25	25	
Total 2025/26 – 2029/30										3158	