

Appendix 1 - Five year housing land supply – site schedule and delivery evidence

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2024/25	2025/26	2026/27	2027/28	2028/29	Total	Comments
3	South of Burtree Lane	Commitment	Urban Extension	380	17.02		30	30	30	30	120	Permission ref 15/01050/OUT 20/00939/RM1. Housebuilder involved (Miller Homes). Work commenced on site.
8	Berrymead Farm	Commitment	Urban Extension	348	21.24	60	60	60	60	4	244	Permission ref 15/00804/OUT, 21/00205/RM1 and 21/00346/RM1, 21/01466/RM1. Three house builders involved (Taylor Wimpey, Persimmon and Story Homes). Under construction.
41	South Coniscliffe Park	Commitment	Urban Extension	475	28.32		15	30	30	30	105	Outline permission 17/00632/OUT. Reserved matters awaiting a decision 24/00747/RM1. Taylor Wimpey have indicated that they are looking to bring forward development on the site as soon as possible. Delivery estimates from the developer have been utilised.
45	High Stell	Commitment	Village	198	8.49	20	20	20	20	20	100	Permission ref 16/00976/OUT and ref 17/01151/RM1. Non material amendment (22/01106/NMA) granted

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												has meant the second access point is not required. Under construction.
60	North West of Heron Drive	Commitment	Urban	35	1.34	1					1	Permission ref 15/00584/FUL. Under construction.
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32	150	150	130	60	60	550	Permission ref 15/00450/OUT, 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 at multiple outlets. Rate of delivery increased to reflect multiple house builders on site and previous completion figures.
78	East of Middleton Road, Sadberge	Commitment	Village	25	0.75	10	3				13	Permission ref 17/00358/FUL. Under construction. Developer information has informed delivery estimate.
89	Land west of Oak Tree, MSG	Commitment	Village	61	2.66	15	15	12			42	Permission 17/01175/FUL S106 is signed. Under construction.
99	Maxgate Farm, MSG	Commitment	Village	260	13.71		50	50	30	30	160	Full permission secured 21/00529/FUL Story Homes are the developer. Currently discharging conditions. Some works have

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												commenced on site. Delivery estimates from the developer have been utilised.
146	Land South of Railway, MSG	Commitment	Village	326	14.8		30	60	60	60	210	Outline permission granted 28 th May 2019 ref 17/01195/OUT. Reserved matters submitted but awaiting decisions (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.
249	Coniscliffe Park North	Commitment	Urban extension	985	50.08			30	30	50	110	Outline permission granted 17/00636/OUT. Gladman have indicated that there will be three house builders on the site. Delivery estimates from Gladman have informed the supply from this site.
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	115	5.59	10	10	10	2		32	Permission ref 07/01064/FUL and 17/01188/FUL. Under construction.
395	Dr Piper House, King Street.	Commitment	Urban	46	0.13	46					46	21/00435/FUL, 23/00570/PA and 23/00688/FUL. Applicant pursuing the three permissions to result in

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												combined site yield of 46 units. Delivery estimates utilised from developer.
403	Blackwell Grange East	Commitment	Urban	44	5.26	5	12	12	12	3	44	The Council is pursuing this site with a development partner. Full permission granted 23/00782/FUL. On site and official starts recorded.
412	12 - 18 Skinnergate	Commitment	Urban	16	0.22			16			16	Permission ref 21/00556/DC. To be developed by the Council.
422	Reservoir (Disused) Darlington Road, Sadberge	Commitment	Village	46	2.8		20	20	6		46	Permission ref 19/00339/OUT and 21/00915/RM1. Pre commencement conditions discharged and a start made on site. Homes by Carlton provided delivery estimates.
424	182 Northgate	Commitment	Urban	24	0.1			24			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			18	Permission ref 20/01168/LU. Internal works undertaken to commence development.
426	Sherborne Close	Commitment	Urban	14	0.6		14				14	Permission ref 20/01191/DC. Conditions

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												discharged. Developed by DBC.
11	Cattle Mart	Allocation	Urban	76	2.16				30	30	60	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 the end of 2025, 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.
20	Great Burdon	Allocation	Urban Extension	1250	88.39					50	50	Local Plan allocation. Available for development. Land owner currently seeking development partner.

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95	Beech Crescent East, Heighington	Allocation	Village	20	1.53				20		20	Banks Group are promoting the site for housing. Background work has begun on the preparation of a planning application.
100	Hall Farm, Branksome	Allocation	Urban Extension	450	21.89				30	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. Housing delivery forecast from landowner utilised.
185	Greater Faverdale	Allocation	Urban extension	2000	178.48			60	60	60	180	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 subject to s106 (22/01342/FULE).
251	Skerningham	Allocation	Urban extension	4500	492.19		20	70	90	120	300	The Council has prepared a Design Code for the area and the lead developers a Masterplan. 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

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												22/00146/OUT). An application has also been submitted on the eastern part of the site by Theakstons (24/00772/FULE) and is awaiting a decision. Therefore, delivery is estimated to start within the five year period.
392	Elm Tree Farm	Allocation	Urban Extension	150	7.1				30	30	60	Housing allocation which is available and a suitable location for housing development.
410	Snipe Lane, Hurworth Moor	Allocation	Urban extension	700	34.47	60	60	60	60	60	300	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 will build 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

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												also be developed by Esh Homes.
Small Sites (Less than 10 units)						25	25	25	25	25	125	
Total 2024/25 - 2028/29											3050	