



Housing Supply in the Borough of Stockton-on-Tees

5 Year Deliverable Housing Supply Final Assessment: 2012 - 2017

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Introduction

- 1 The Stockton-on-Tees Core Strategy was adopted in March 2010. Core Strategy Policy 7 (CS7) - Housing Phasing and Distribution, states that the distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with the maintenance of a 'rolling' 5-year supply of deliverable housing land as required by Planning Policy Statement 3: Housing (PPS3). This report sets out the Borough's housing land supply position in respect of this requirement using a base date of 1 April 2012 and also updating the requirement in the light of more recent national policy than PPS3.

National Policy

- 2 The National Planning Policy Framework (NPPF) was published on 27 March 2012. Annex 3 of the NPPF lists the planning policy statements that it replaces. PPS3 is included in Annex 3. This assessment therefore, has been undertaken with reference to the NPPF.
- 3 The NPPF states that local planning authorities should "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land."
- 4 A footnote to paragraph 47 of the NPPF defines deliverability as follows: "To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."

How to undertake a 5 year deliverable housing supply assessment

- 5 The Department for Communities and Local Government (DCLG) produced guidance in 2008 on how to assess a five year supply. This guidance was produced in the context of PPS3 rather than the more recent NPPF but the Council considers that it continues provides a useful broad framework for undertaking this kind of assessment. The guidance sets out three main stages to consider when assessing supply, as follows:

- Identify the housing provision to be delivered over the following five years;
- Identify sites that have potential to deliver housing over the five year period, including:
 - Housing allocations in the Development Plan,
 - Sites that have planning permission (outline or full planning permission that have not been implemented),
 - Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the five year period; and,
- Assess deliverability of potential sites in terms of paragraph 54 of PPS3.¹

Stage 1: Identify the level of housing provision to be delivered over the following 5 years

- 6 The CLG guidance states: ‘Local Planning Authorities should use, where available, housing provision figures in adopted Development Plans, adjusted to reflect the level of housing that has already been delivered (within the lifetime of the current plan). Where housing provision figures are not available in the Development Plan for the following 5 years, Local Planning Authorities should make the best available estimate of the level of housing required over the full 5-year period’.
- 7 The housing requirement for Stockton Borough is stated at paragraph 12.18 of the justification to adopted Core Strategy Policy 7 - Housing Phasing and Distribution, as follows:
 - 2004 to 2011: 4,200 dwellings (600 per annum)
 - 2011 to 2016: 2,650 dwellings (530 per annum)
 - 2016 to 2021: 2,625 dwellings (525 dwellings)
 - 2021 to 2024: 1,665 dwellings (555 dwellings)
- 8 The period to be covered is 1 April 2012 to 31 March 2017. The adopted Core Strategy housing requirement for 2012 to 2017 is 2,645 dwellings. This comprises 4 x 600 dwellings for the period 2007 to 2011 and 530 dwellings for 2012. The housing requirement of 2645 dwellings needs to be adjusted for housing already delivered during the plan period. For the purposes of housing supply the plan period is 2004 to 2024. The housing requirement for the period 2004 to 2012 is 4,730 dwellings. The number of dwellings built during this period was 4,405. This is a shortfall of 325 dwellings. This means that 325 dwellings are added to the requirement of 2,645 dwellings to produce a figure of 2,970 dwellings. Performance on an annual basis over the last 5 years has been as follows:

¹ Paragraph 4 of this assessment provides the updated NPPF context for assessing deliverable housing sites.

Annual performance over previous 5-year period			
Year	Annual housing requirement	Net additional dwellings delivered	Proportion of annual housing requirement delivered
2007/2008	600	1141	190%
2008/2009	600	496	83%
2009/2010	600	542	90%
2010/2011	600	459	77%
2011/2012	530	471	89%
Total performance over previous 5-year period			
Period	Housing requirement over period taking previous performance into account	Net additional dwellings delivered	Proportion of housing requirement delivered
2007 - 2012	3434	3109	90%

- 9 The guidance in the NPPF states that a 5% or 20% buffer must be added to the supply of deliverable sites, depending on whether or not there has been persistent underperformance. Taking into consideration that from 2008 onwards, conditions in the housing market have been very challenging, the Borough has a strong housing delivery performance. Therefore, a buffer of 5% will be used as the benchmark for maintaining a 5-year supply of deliverable housing land. The requirement for 2011 to 2016 is therefore **3,118 dwellings** (2970 + 5%).

Stage 2: Identify sites that have potential to deliver housing over the five year period

Stage 2a: Housing allocations in the Development Plan

- 10 Policy H01 in the Stockton-on-Tees Local Plan (adopted 1997) re-affirmed a number of commitments to residential development. Policy H02 proposed residential development on a number of sites. All of the sites referenced in these two policies have either been built out or have planning permission with the exception of part of H02c Forest Lane, Kirklevington and part of H01n Queens Park. They are therefore already taken into account when undertaking housing monitoring exercises, either as completions or commitments as appropriate. The remainder of the Queens Park site is considered to be unviable and has therefore been discounted. The remainder of the Forest Lane site is deliverable and is expected to yield **15 dwellings**. It has therefore been included in the supply as an allocation.

Stage 2b: Sites that have planning permission

- 11 The schedule set out (Table 1) identifies the sites with planning permission which are anticipated to be developed over the five year period. **2,296 dwellings** are expected to be built during the 5 year period through planning permissions already consented.
- 12 Extra care housing has been included in the supply where the scheme provides separate private accommodation; that is to say self-contained independent dwellings to which communal facilities are ancillary and the provider is a Registered Provider, not a traditional sheltered homes provider (as this contributes to a mix and balance of good quality housing in line with the Strategic Housing Market Assessment).
- 13 As discussed in the Stage 3 section, the deliverability of sites has been assessed with developers and where this has not been possible an anticipated timescale and build out rate has been included.
- 14 The column entitled 'phasing assessment' within the schedule identifies whether the assessment of a sites phasing was undertaken by the developer or the Council.

Stage 2c: Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement

- 15 It is acknowledged that where the Council has resolved to grant planning permission subject to the signing of a S.106 Agreement, no decision notice has been issued. However, it is considered that it is legitimate to include a contribution such sites in the supply if there is a clear expectation that the S.106 Agreement will be signed and that the sites will actually deliver units during the 5-year period.

Site Address	Number of units expected to be delivered during the period 2002 to 2017
Former CL Prosser Site, Parkfield Road, Stockton on Tees	19
The Wellington Club, Wynyard	6
Total	25

Stage 2d: Specific, unallocated brownfield sites that have the potential to make a significant contribution to housing delivery during the 5 year period

- 16 The following specific, unallocated brownfield sites have been assessed as having the potential to make a significant contribution to housing delivery during the 5 year period:

Site	Contribution expected during 2012 - 2017
Parkfield Phase 2	60
Swainby Road	139
Norton School	20
Blakeston School	20
Kingfisher Way, South Bowesfield	37
Site of Derwent House	18
Total	294 dwellings

Stage 2e: Taking demolitions / losses into account

Site	Number of demolitions / losses expected during 2012 - 2017
Mandale Estate Phase 3	134
Mandale Redevelopment Phase 2	10
Parkfield Phase 2	104
Site Bounded By Piper Knowle Rd, Whessoe Walk, Wheatley Rd, Whickham And High Newham Rd	1
Swainby Rd	81
Other sites	55
Total	385 dwellings

Stage 2 Summary: Total housing delivery expected during the 5 year period

Site	Contribution expected during 2012 - 2017
Housing allocations in the Development Plan	15
Planning permissions	2596
Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	25
+ Specific, unallocated sites	294
= Total (gross)	2930
- Demolitions / losses	385
Total (net)	2545 dwellings

Stage 3: Assess the deliverability of the identified potential sites

Planning permissions where phasing has been provided by the development industry

- 17 In February 2011 all developers with planning permission(s) for 10 dwellings or more were contacted and asked to provide their delivery schedule for the permission(s). This information was used to inform the assessment of whether planning permissions will be implemented and if so over what time period

Planning permissions where phasing has been estimated by SBC

Estimating build out rates

- 18 Not all developers responded and in some instances the Council has assessed deliverability on the basis of officer knowledge. This has included input from the Council's Development Services and Housing Regeneration teams. When developers have not provided delivery schedules the Council has also had to estimate delivery rates. In doing so the Council has taken into account the following advice from the Home Builders Federation:
 - 19 "HBF would point out that the average completion rate for housing on a single site by a single builder ranges between 25 and 35 dwellings per annum. Where flats or apartments are involved the average completion rate ranges between 35 - 50.
 - 20 "For large sites where two builders are involved, or where a builder operates the sites as 2 sites (i.e. one producing houses, the other flats) it is reasonable to double the output. Sites in the hands of an individual builder, even with a mix of houses and flats, very rarely exceed 50 dwellings per annum as output and never get to 100. This calculation, however, does not continue to exist where 3 or more builders become involved, as demand will limit take up" (letter from the Regional Policy Manager (Northern Regions) Home Builders Federation – 7 April 2008).
 - 21 However, the estimated delivery rates based on advice from the House Builders Federation are based on the stronger market conditions at the time this advice was given. In order to take this into account the maximum completions forecast for any site in any year will be as follows, unless contrary information provided by the house builder:
 - 2012/13 = 25 units
 - 2013/14 = 35 units
 - 2014/15 = 40 units
 - 2015/16 onwards = 50 units (higher in exceptional circumstances)
 - 22 The rates above reflect the suppressed the rate of house building since 2008 and which are not expected to recover to pre 2008 rates until

2013/14 at the earliest. The approach is intended as a guideline where other information is not available. This approach is similar to one which was endorsed by the Home Builders Federation representatives on Darlington Borough Council's SHLAA steering group and which acknowledges views expressed at Darlington's LDF Housing Issues Stakeholder Event on the 10th February 2009.

- 23 Where a developer or agent has stated that a planning permission is 'on hold' it has not been scheduled to produce any units within 5 years. Where a site has planning permission and is under construction but no developer estimate has been provided then the SBC estimate has taken into account previous build out rates for the site.
- 24 A column has been added into the trajectory which identifies if the phasing for a site has been done inline with the methodology or not. Where the phasing has not followed the methodology and is based on officer knowledge an explanation has been provided to provide clarity.

Estimating lead in times

- 25 If there is no information available, either from the developer or corporately, to indicate otherwise then it is anticipated that a site with permission will deliver completed dwellings 3 financial years from the date of that permission. For example, if a planning permission was granted in November 2010 then the first completed dwelling units are scheduled for the year beginning 1 April 2014. However, if there is no record that implementation has commenced in the year prior to the scheduled delivery of the 1st units then the scheduled delivery of the 1st units is deferred by a year. In estimating these lead in times, the Council has exercised caution bearing in mind the increasingly challenging conditions in the housing market.

Planning permissions - small sites

- 26 There is currently permission for 266 dwellings on small sites. A discount of 10% has been applied to this figure to allow for the possibility that not all of the consented dwellings will be built. This gives a figure of 239 dwellings. The average build out rate of small sites over the previous four years was 80 dwellings per annum. This rate has been used to project the delivery of the discounted figure of 239 dwellings.

Specific, unallocated sites that have the potential to make a significant contribution to housing delivery during the 5 year period – testing suitability, availability and achievability

- 27 The 2011 update of the Stockton-on-Tees Strategic Housing Land Availability Assessment (SHLAA) has been published and is available on the Council's website. The majority of sites set out in appendix 1 of this report have planning permission and are not therefore included in the SHLAA. The Blakeston School and the Norton School sites are both

SHLAA sites that have been assessed as contributing to the deliverable housing supply in the 2011 SHLAA. The Kingfisher Way, South Bowesfield site is a SHLAA site that a planning application to develop for housing has now been received for and expected to contribute units in the first 5 years. The site of Derwent House, Billingham is a SHLAA site for which planning permission has now been granted and for which the applicant has submitted a build out schedule.

- 28 The Parkfield Phase 2 and Swainby Rd housing regeneration sites have also been assessed as contributing to the deliverable housing supply. As they are actual, rather than potential, housing sites the assessment of them has been independent of the SHLAA. The assessment of their likely build out timeframes and rates has been provided by the Council's Housing Regeneration team.

Schedule and trajectory of all deliverable sites (2012/13 to 2016/17)

- 29 The schedule set out at Appendix 1 identifies the sites with planning permission which are anticipated to be developed over the five year period. As discussed in the previous section the deliverability of sites has been assessed with developers and where this has not been possible an anticipated timescale and build out rate has been included.
- 30 The column entitled 'phasing assessment' within the schedule identifies whether the assessment of a sites phasing was undertaken by the developer or the Council.

How Many Years Deliverable Land?

- 31 The Borough of Stockton-on-Tees has an overall amount of identifiable and deliverable housing land supply for 2,545 dwellings (net) over the next five years. That is 575 dwellings less than the adopted Core Strategy requirement of 3,118 dwellings (taking previous performance and the requirement for a 5% buffer into account). This equates to a housing land supply of 4.08 years as set out in Table 1.

Table 1: Five year deliverable housing supply - 1 April 2012 to 31 March 2017	
Adopted Core Strategy Housing Requirement 2004 to 2012	4730
Delivered 2004 to 2012	4405
Over / under at 31 - 03 – 2012	-325
Adopted Core Strategy Housing Requirement 2012 to 2017	2645
Net Requirement for 2012 to 2017 taking previous performance into account	2970
5% buffer required by the NPPF	3118
Average annual requirement for 2012 to 2017 (2917 / 5)	623
Projected delivery 2012 to 2017 (gross)	2930
Projected demolitions / losses 2012 to 2017	385
Projected delivery 2012 to 2017 (net)	2545
Supply (2602 / 623)	4.08 years
Over / under for 2011 to 2016	573 dwellings (under supply)

Conclusion

- 32 The Assessment at Appendix 1 shows that the Borough is not currently able to demonstrate a 5 year supply of deliverable housing land. The Regeneration and Environment Local Development Document (LDD) is scheduled for adoption in January 2014. The Regeneration and Environment LDD will incorporate the results of the Core Strategy Review of housing options. The LDD will allocate sufficient deliverable and developable housing sites to ensure that the housing requirement to 2029 is met and that a rolling 5-year supply of deliverable housing sites plus a 5% buffer is achieved.

Appendix 1: Housing Trajectory

Site Address	Total Units Granted	Completed	Remaining	Under Construction	Trajectory Phasing						Assessment	Assumption	Housing Sub Area	Comments
					2012/13	2013/14	2014/15	2015/16	2016/17	Post 2017				
Former Stockton And Billingham College Site, Fincdale Avenue/The Causeway	176	126	50	17	24	24	2				SBC	As per phasing assumptions	Billingham	
Parkfield Foundry	229	145	84	23	42	17	17	8			Developer	No assumption required - developer phasing provided	Core Area	
Parkfield Redevelopment Phase 1	110	65	45	25	5	5	5	10	10	10	SBC	Phasing as per estimate provided by the Council's Housing Regeneration team	Core Area	
Ashmore House, Richardson Road (KVAERNER site)	217	72	145	70	10	10	10	10	10	20	Developer	No assumption required - developer phasing provided	Core Area	
Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	375	8	314	32	20	20	20	20	20	214	Developer	No assumption required - developer phasing provided	Core Area	Total will be reduced to 322 through substitution and re-distribution of 130 dwellings
North Shore, Church Road, Stockton	999		250							250	Developer	No assumption required - developer phasing provided	Core Area	The full planning permission is for up to 999 units. The

North Shore (Home Zone Phase 1)	50		50	50	50						Developer	No assumption required - developer phasing provided	Core Area	developer has stated that their intention to build 250 to 500 apartments long-term. Home Zone phases 1 & 2 are also pursuant to the outline consent for up 999 units
North Shore (Home Zone Phase 2)	72				35	37					Developer	No assumption required - developer phasing provided	Core Area	
Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton on Tees	118		118								SBC	Apartment scheme - delivery within 5 years cannot be relied upon due to viability	Core Area	
6 - 10 Hume Street, Stockton-on-Tees, TS18 2ER	18		18								SBC	Apartment scheme - delivery within 5 years cannot be relied upon due to viability	Core Area	
Land Off Norton Road, Stockton On Tees	551		330			12	24	24	24	246	Developer	No assumption required - developer phasing provided	Core Area	Total reduced to 330 as the developer has stated that the apartments will be withdrawn and the scheme re-drawn into more saleable product
Millfield House And 90-96 Dovecot Street Stockton-on-Tees	30		30								SBC	Apartment scheme - delivery within 5 years cannot be relied upon due to viability	Core Area	
British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	474	5	469	31	15	15	15	20	20	384	Developer	No assumption required - developer phasing provided	Core Area	
Bowesfield Riverside Phase 1	150		150				15	15	15	105	Developer	No assumption required - developer phasing provided	Core Area	
River View Zone A, Village 6, Ingleby Barwick	55	45	10	3	10						Developer	No assumption required - developer phasing provided	Ingleby Barwick	
Land Off Broomhill Avenue, Hillbrook, Parcel B, Village 5	141	138	3	3	3						Developer	No assumption required - developer phasing provided	Ingleby Barwick	

Land In The Vicinity Of Betty's Close Farm	17		17	2	2	3	4	4	4		SBC	Self build scheme. Moderate build out rate projected.	Ingleby Barwick		
Broom Wood, Parcel A, Ingleby Barwick	230	222	8	3	4	4					Developer	No assumption required - developer phasing provided	Ingleby Barwick		
Broom Wood, Parcel A, Ingleby Barwick	42	23	19	13	9	10					Developer	No assumption required - developer phasing provided	Ingleby Barwick		
Ashbrook, Ringwood, Hazeldene	363	20	343	105	55	55	55	60	60	58	Developer	No assumption required - developer phasing provided	Ingleby Barwick		
Remainder of Ingleby Barwick	500		500					15	35	35	415	Developer	No assumption required - developer phasing provided	Ingleby Barwick	
Sandhill, Ingleby Barwick	150		150			10	15	15	15	95	Developer	No assumption required - developer phasing provided	Ingleby Barwick		
Land Parcel At Blair Avenue, Ingleby Barwick	48		48			20	28				Agent	No assumption required - agent phasing provided	Ingleby Barwick		
Land North Of Blair Avenue, Ingleby Barwick, Stockton On Tees, TS17 5BL	24		24	12	6	6					SBC	Under construction so full build out should be as estimated	Ingleby Barwick	Current planning application will revise to 12 units	
Wynyard Woods Self Build	11	3	8	3	8						SBC	Under construction so full build out should be as estimated	Rural		
Land At Area 3 Wynyard Wood (Remaining Plots)	11	3	8	3	4	4					Developer	No assumption required - developer phasing provided	Rural		
Tall Trees Hotel, Worsall Road, Yarm	143		143				20	20	20	83	Agent	Phasing informed by discussion with agent	Rural		
Peacocks Yard, Land East Of Blakeston Lane, Norton	149		149	55	16	16	16	16	10		Developer	No assumption required - developer phasing provided	Rural		

					12	24	24	15			Developer	No assumption required - developer phasing provided		
Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	53	38	15	9	5	5	5				Developer	No assumption required - developer phasing provided	Stockton	
Hardwick Redevelopment	638	269	369	71	36	40	40	40	40	20	Developer	No assumption required - developer phasing provided	Stockton	
					30	30	30	30	33	Developer	No assumption required - developer phasing provided			
Darlington Back Lane, Elm Tree	108	98	10	10	10						SBC	Site near to completion	Stockton	
Plot J, Bowesfield Farm, Stockton on Tees	36		36								Developer	Developer has gone into administration. No delivery anticipated.	Stockton	
Mandale Redevelopment Phase 2	266	162	104	71	25	25	25	25	4		Developer	No assumption required - developer phasing provided	Thornaby	
Sun Street Depot, Thornaby	114	57	34	12	23	11					Developer	No assumption required - developer phasing provided	Thornaby	The scope has been reduced due to a change in mix (not proceeding with apartments). This has reduced the total scope from 114 to 91 units.
Land 35 Metres To West Of British Legion Club, Queens Avenue, Thornaby	46		46								Developer	Apartment scheme - delivery within 5 years cannot be relied upon due to viability	Thornaby	
Mandale Estate Phase 3	192	3	189	15	40	40	50	59			Developer	No assumption required - developer phasing provided	Thornaby	

Thorn Tree Vale, Master Road, Thornaby, Stockton-On-Tees, TS17 0BE	327	268	59	46	25	25	9				Developer	No assumption required - developer phasing provided	Thornaby	
Thornaby Football Club, Land At Teesdale Park, Acklam Road	64		64								SBC	Apartment scheme - delivery within 5 years cannot be relied upon due to viability	Thornaby	
Former S D Print And Design Building, Martinet Road, Thornaby, Stockton-on-Tees	30		30								SBC	Apartment scheme - delivery within 5 years cannot be relied upon due to viability	Thornaby	
Hawthorne Grove, Aislaby Road	29	25	4	3	4						SBC	Site near to completion	Yarm, Eaglescliffe and Preston	
29 and 31 The Meadowings, Yarm, TS15 9QR	29	20	9	9	9						Developer	No assumption required - developer phasing provided	Yarm, Eaglescliffe and Preston	
The Rookery, South View	13		13					5	8		Agent	Phasing informed by discussion with agent	Yarm, Eaglescliffe and Preston	
The Grange Uray Nook Road Eaglescliffe Stockton-on-Tees	9		9			9					Agent	Phasing informed by discussion with agent	Yarm, Eaglescliffe and Preston	
Allens West, Durham Lane, Eaglescliffe	500		500				40	50	50		Developer	Phasing as phasing assumptions	Yarm, Eaglescliffe and Preston	
Small Sites Trajectory	266		266		80	80	79				SBC	Discount of 10% applied to total to allow for the possibility that not all consented units will be built. Average build out rate for previous 4 years projected forward.		

TOTAL					617	557	563	481	378					
The Wellington Club, Wynyard	44		44					3	3	38	SBC	Top tier executive housing scheme so very gradual build out expected	Rural	
Former CL Prosser Site, Parkfield Road, Stockton on Tees, TS17 5LR	19		19		19						Developer	No assumption required - developer phasing provided	Core Area	
Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX	11		11								SBC	Delivery within 5 years cannot be relied upon	Stockton	
TOTAL - planning permissions subject to signing S.106					19			3	3					
Parkfield Phase 2	180		180				20	20	20	120	SBC	Phasing as per estimate provided by the Council's Housing Regeneration team	Core Area	
Swainby Road	139		139			35	40	40	24		SBC	Phasing as per estimate provided by the Council's Housing Regeneration team	Core Area	A master planning exercise was held in 2011 to market test the site. Several developers expressed a strong interest. A developer partner selection process will start in June and complete in September 2012. A developer agreement will be signed.

Former Norton School site (building and hardstanding only)	40		40					20		SBC	Phasing informed by discussion with the Council's Finance and Assets team	Stockton	The intention of the Council's Finance and Assets team have intention is to dispose of the site in early 2013
Blakeston School	46		46					20		SBC	Phasing informed by discussion with the Council's Finance and Assets team	Stockton	The intention of the Council's Finance and Assets team have intention is to dispose of the site in late 2013 or early 2014
Kingfisher Way, South Bowesfield	37		37			10	12	15		Developer	Phasing informed by discussion with developer	Thornaby	Planning application submitted
Site of Derwent House, Billingham	18		18			18				Developer	No assumption required - developer phasing provided	Billingham	Planning consent for 18 units now granted. The scheme will be an affordable housing development, which has secured funding from the Homes and Communities Agency.
TOTAL - specific unallocated sites						53	70	72	99				
H02c Forest Lane, Kirklevington	15		15					5	10		Developer	Phasing informed by discussion with developer	
TOTAL - Housing allocations in the Development Plan								5	10				

Site Address	Total Units Granted	Completed	Remaining	Under Construction	2012/13	2013/14	2014/15	2015/16	2016/17	
Mandale Estate Phase 3	189	55	134		50	44	40			
Mandale Redevelopment Phase 2	196	186	10		10					
Parkfield Phase 2	262	158	104		77	27				
Site Bounded By Piper Knowle Rd, Whessoe Walk, Wheatley Rd, Whickham And High Newham Rd	615	614	1		1					
Swainby Road (All demolitions)	204	123	81		81					
Other sites	55		55		11	11	11	11	11	
TOTAL					230	82	51	11	11	