



Housing Supply in the Borough of Stockton-on-Tees

**Five Year Deliverable Housing Supply Final
Assessment: 1st July 2013 to 30th June 2018 (1st
quarterly update report)**

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Introduction

- 1 The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF restates the requirement for local planning authorities to demonstrate a five year supply of deliverable housing sites. This report sets out the Borough's housing land supply position in respect of this requirement using a base date of 30 June 2013.
- 2 The report is a quarterly update of the annual update that uses a base date of 31 March 2013. The quarterly update is being undertaken on a trial basis and is intended to be relatively 'light touch' in terms of resources. For this reason the exercise of contacting developers for build out projections is not repeated quarterly but will be continue to be undertaken on an annual basis.

Overview of the assessment

- 3 The broad framework for undertaking the assessment has followed four main stages as follows:
 - i. **Stage 1** Identify the housing provision to be delivered over the following five years;
 - ii. **Stage 2:** Identify sites that have potential to deliver housing over the five year period, including:
 - Sites that have planning permission (outline or full planning permission that have not been implemented),
 - Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement
 - Specific, unallocated sites that have the potential to make a significant contribution to housing delivery during the five year period; and,
 - iii. **Stage 3:** Allowing for 'windfall' sites
 - iv. **Stage 4** Allowing for demolitions and losses

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

- 4 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)

- 5 The period to be covered is 1st July 2013 to 30th June 2018. The adopted Core Strategy housing requirement for 1st July 2013 to 30th June 2018 is 2639 dwellings. This comprises the following:
- 1 x 398 dwellings for the remaining 3 quarters of 2013/14
 - 2 x 530 dwellings for the period 2013/14 to 2015/16
 - 2 x 525 dwellings for the period 2016/17 to 2017/18.
 - 1 x 131 dwellings for quarter one of 2018/19
- 6 The housing requirement of 2639 dwellings needs to be adjusted for housing already delivered during the plan period. For the purposes of housing supply, the plan period for the adopted Core Strategy is 2004 to 2024. The housing requirement for the period 1st April 2004 to 30th June 2013 is 5392 dwellings. This comprises the following:
- 7 x 600 dwellings for the period 2004 to 2011
 - 2 x 530 dwellings for the period 2011 to 2013
 - 1 x 132 dwellings for quarter one of 2013/14
- 7 The net number of dwellings built during the period 1st April 2004 to 30th June 2013 was 5051. This is a shortfall of 341 dwellings.
- 8 This means that 341 dwellings are added to the requirement of 2639 dwellings to produce a housing requirement for the period 1st July 2013 to 30th June 2018 of 2980 dwellings. This figure is net of the buffer required by the NPPF.

Deciding whether to add a 5% or 20% buffer

- 9 The NPPF requires local planning authorities to add a buffer of 5% to the supply of deliverable housing sites or 20% if there has been persistent under delivery. For the reasons stated in the 2013 annual update of the five year supply report, a 5% buffer has been added.
- 10 The requirement for the period 1st July 2013 to 30th June 2018 inclusive of a 5% buffer is therefore 3022 dwellings. This comprises the following:
- The adopted Core Strategy requirement for this period of 2639 dwellings (see paragraph 6)
 - Plus the adjustment for previous housing delivery performance of 341 dwellings (see paragraph 9) = 2980
 - Plus the buffer of 5% (149 dwellings) = 3129 dwellings

Stage 1 Summary

- 11 The housing provision requirement for the period 2013 to 2018 is **3129 dwellings**.

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

Stage 2a: Sites that have planning permission

- 12 The schedule set out (Appendix 1) identifies the sites with planning permission which are anticipated to be developed over the five year period. **2510 dwellings** are expected to be built during the 5 year period through planning permissions already consented.

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

- 13 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 from 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 1 st July 2013 to 30 th June 2018
Green Lane, Yarm	125
Total	125

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

- 14 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 the period 1 st July 2013 to 30 th June 2018
Parkfield Phase 2	117
Swainby Road	108
Total	225 dwellings

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

Site	Contribution expected during the period 1 st July 2013 to 30 th June 2018
Planning permissions	2510
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	125
+ Specific, unallocated sites	225
= Total (gross)	2860 dwellings

Stage 3: Allowing for windfall sites

15 For the reasons stated in the 2013 annual update of the five year supply report, a small sites windfall allowance of 65 dwellings per annum is made for years 4 and 5 and represents a total of **130 dwellings**.

Stage 3 Summary: Total housing delivery expected during the 5 year period

Site	Contribution expected during the period 1 st July 2013 to 30 th June 2018
Planning permissions	2510
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	125
+ Specific, unallocated sites	225
+ Windfall sites	130
= Total (gross)	2990 dwellings

Stage 4: Taking demolitions / losses into account

- 16 The housing requirement is a 'net' housing requirement. This means that it is net of demolitions and other losses to the existing housing stock of the Borough. The following table shows the number of demolitions and other losses.

Site	Number of demolitions / losses expected during the period 1 st July 2013 to 30 th June 2018
Mandale Estate Phase 3	38
Parkfield Phase 2	30
Swainby Rd	47
Victoria Estate	254
Other sites	35
Total	404 dwellings

Stage 4 Summary: Total housing delivery expected during the 5 year period

Site	Contribution expected during the period 1 st July 2013 to 30 th June 2018
Planning permissions	2510
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	135
+ Specific, unallocated sites	225
+ Windfall sites	130
- Demolitions / losses	- 404
= Total (net)	2586 dwellings

How Many Years Deliverable Land?

- 17 The Borough of Stockton-on-Tees has an overall deliverable housing land supply for 2596 dwellings (net) inclusive of the windfall allowance of 130 dwellings over the 5 year period 1st July 2013 to 30th June 2018. That is 543 dwellings less than the adopted Core Strategy requirement of 3129 dwellings (taking previous performance and the requirement for a 5% buffer into account) for the period 1st July 2013 to 30th June 2018. This equates to a housing land supply of 4.13 years as set out in Table 1 below.

Table 1: Five year deliverable housing supply – 1st July 2013 to 30th June 2013	
Adopted Core Strategy Housing Requirement 1 st April 2004 to 30 th June 2013	5392 dwellings
Delivered 1 st April 2004 to 30 th June 2013	5051 dwellings
Over / under at 30-6-2013	- 341 dwellings
Adopted Core Strategy Housing Requirement 1 st July 2013 to 30 th June 2018	2639 dwellings
Net Requirement for 1 st July 2013 to 30 th June 2018 taking previous performance into account	2980 dwellings
Plus 5% buffer required by the NPPF	3129 dwellings
Average annual requirement for 1 st July 2013 to 30 th June 2018	626 dwellings (3129 / 5)
Projected delivery 1 st July 2013 to 30 th June 2018 (gross)	2990 dwellings
Projected demolitions / losses 1 st July 2013 to 30 th June 2018	404 dwellings
Projected delivery 1 st July 2013 to 30 th June 2018(net)	2586 dwellings
Supply (2586 / 626)	4.13 years
Shortfall for 2013 to 2018 at 30-6-2013	543 dwellings

Conclusion

- 18 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 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 2030 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	Q1 2013/14 completions	Total units granted	Completed	Remaining	Under construction	Q2, Q3 & Q4 2013/14	2014/15	2015/16	2016/17	2017/18	Q1 2018/19
Stage 2a - sites that have planning permission											
Wynyard Woods Self Build		11	5	6	2	3	3				
Land At Area 3 Wynyard Wood (Remaining Plots)	2	11	5	6	6	1	3	2			
River View Zone A		55	51	4	2	4					
Mandale Redevelopment Phase 2	7	266	206	60	50	18	25	17			
Bowesfield Park, Bowesfield Lane, Preston Industrial Estate		56	41	15	6	3	3	3	3	3	
Hardwick Redevelopment	11	630	367	263	63	20	30	36	36	9	
	10					21	30	36	36	9	
Sun Street Depot, Thornaby	8	99	85	14	10	14					
Land 35 Metres To West Of British Legion Club, Queens Avenue, Thornaby		46		46							
Mandale Estate Phase 3	4	192	22	170	73	27	28				
						15	30	30	30	10	
Parkfield Foundry	5	212	183	29	29	20	9				

Parkfield Redevelopment Phase 1	5	110	85	25	10	25					
Ashmore House, Richardson Road (KVAERNER site)	4	217	99	118	51	7	10	10	10	10	2
Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	6	311	50	261	38	34	40	40	40	40	10
Tall Trees Hotel, Worsall Road, Yarm		143		143					15	15	4
Peacocks Yard, Land East Of Blakeston Lane, Norton	21	149	52	97	52	30	18				
						14	25	10			
Land In The Vicinity Of Betty's Close Farm		17		17	2				3	3	
Former Stockton And Billingham College Site, Fincdale Avenue/The Causeway	5	176	159	17	16	17					
North Shore, Church Road, Stockton		999		999							
North Shore (Home Zone)	5	50	45	5	5	5					
North Shore (Home Zone Phase 2)		76		76		24	24	28			
The Rookery, South View		13		13							
Thornaby Football Club, Land At Teesdale Park, Acklam Road		64		64							
Land At Boathouse Lane		174		174							
Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton on Tees		118		118							

Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX		12		12							
Ashbrook, Ringwood, Hazeldene	30	363	147	216	109	63	80	70	3		
Remainder of Ingleby Barwick		650		650			20	30	50	60	18
6 - 10 Hume Street, Stockton-on-Tees, TS18 2ER		18		18							
Land Off Norton Road, Stockton On Tees		220		220							
The Grange Urlay Nook Road Eaglescliffe Stockton-on-Tees		16		16							
Allens West, Durham Lane, Eaglescliffe		850		850				60	75	75	18
Sandhill, Ingleby Barwick		138		138		15	25	25	25	25	6
British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	1	474	36	438	24	21	20	20	20	20	5
Bowesfield Riverside Phase 1		150		150				20	20	20	5
Land Parcel At Blair Avenue, Ingleby Barwick		48		48						24	6
Site B The Old Vicarage The Green Norton Stockton-on-Tees		13		13					8	5	
Kingfisher Way, Bowesfield Park, Stockton		37		37				20	17		
The Wellington Club, Wellington Drive, Wynyard		44		44							
Leven Camp, Low Lane, High Leven		36		36		4	4	4	4	4	1

Site A, Red House School, The Green, Norton		68		68				20	20	28	
Morley Carr, Allerton Balk, Yarm		350		350			15	35	35	35	8
Small Sites Trajectory				243		71	78	70			
Stage 2b - sites where the Council has resolved to grant planning permission subject to the signing of a S106 Agreement											
Land South of Green Lane, Yarm		370		370				35	40	40	10
Stage 2c - specific unallocated sites											
Swainby Road		160		160			15	25	30	30	8
Parkfield Phase 2		117		117			59	58			
Stage 3 - allowing for windfall sites											
									65	65	
Stage 4 - taking demolitions/losses into account											
Mandale Estate Phase 3		189	151	38		18	20				
Parkfield Phase 2		261	231	30		30					
Swainby Road (All demolitions)		204	157	47		34	13				
Other sites		35		35		15	15	5			
Victoria Estate		254		254		45	45	60	60	44	