



Housing Supply in the Borough of Stockton-on-Tees

**Five Year Deliverable Housing Supply Final
Assessment: 1st October 2013 to 30th September 2018
(2nd 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 September 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 all 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 October 2013 to 30th September 2018. The adopted Core Strategy housing requirement for 1st October 2013 to 30th September 2018 is 2637 dwellings. This comprises the following:
- 2 x 132.5 dwellings for the remaining 2 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.
 - 2 x 131 dwellings for the first 2 quarters of 2018/19
- 6 The housing requirement of 2636 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 September 2013 is 5525 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
 - 2 x 132.5 dwellings for the first 2 quarters of 2013/14
- 7 The net number of dwellings built during the period 1st April 2004 to 30th September 2013 was 5128. This is a shortfall of 397 dwellings.
- 8 This means that 397 dwellings are added to the requirement of 2637 dwellings to produce a housing requirement for the period 1st October 2013 to 30th September 2018 of 3034 dwellings. This figure is net of the buffer required by the NPPF.

Deciding whether to add a 5% or 20% buffer

- 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 a record of persistent under-delivery of housing. The Council accepts that there has been persistent under-delivery during the period since 2004. It is therefore necessary to add a 20% buffer to the requirement for a five year supply of housing sites. The requirement for the period 1st July 2013 to 30th June 2018 inclusive of a 20% buffer is therefore 3641 dwellings. This comprises the following:
- The adopted Core Strategy requirement for this period of 2637 dwellings (see paragraph 6)
 - Plus the adjustment for previous housing delivery performance of 397 dwellings (see paragraph 8) = 3034
 - Plus the buffer of 20% (607 dwellings) = 3641 dwellings

Stage 1 Summary

- 10 The housing provision requirement for the period 2013 to 2018 is **3641 dwellings.**

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

Stage 2a: Sites that have planning permission

- 11 The schedule set out (Appendix 1) identifies the sites with planning permission which are anticipated to be developed over the five year period. **3107 dwellings** are expected to be built during the 5 year period through planning permissions already consented.
- 12 The rate of delivery for small sites is based on past delivery rates. An implementation rate of 90% has previously been applied to small sites (sites of less than 10 dwellings) to take account of those permissions which are not implemented. This has been revised to an implementation rate of 80% for this quarterly update. This will be kept under review.

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.
- 14 The Low Lane, Ingleby Barwick planning permission was granted by the Secretary of State through the appeal process. This will require the signing of a Unilateral Undertaking Agreement under Section 106 of the Town and Country Planning Act 1990.

Site Address	Number of units expected to be delivered during the period 1 st October 2013 to 30 th September 2018
Low Lane, Ingleby Barwick	122
Total	122

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

- 15 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 October 2013 to 30 th September 2018
Swainby Road	116
Total	116 dwellings

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

Site	Contribution expected during the period 1 st October 2013 to 30 th September 2018
Planning permissions	3107
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	122
+ Specific, unallocated sites	116
= Total (gross)	3345 dwellings

Stage 3: Allowing for windfall sites

16 For the reasons stated in the 2013 annual update of the five year supply report, a windfall allowance has been included for small sites. The 2013 annual update report stated that a small sites windfall allowance of 65 dwellings per annum is made for years 4 and 5 and represents a total of **130 dwellings**. This allowance is now adjusted to cover the period 1st October 2016 to 30th September 2018.

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

Site	Contribution expected during the period 1 st October 2013 to 30 th September 2018
Planning permissions	3107
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	122
+ Specific, unallocated sites	116
+ Windfall sites	130
= Total (gross)	3475 dwellings

Stage 4: Taking demolitions / losses into account

- 17 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	28
Parkfield Phase 2	30
Swainby Rd	47
Victoria Estate	254
Other sites	34
Total	393 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	3107
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	122
+ Specific, unallocated sites	116
+ Windfall sites	130
- Demolitions / losses	- 393
= Total (net)	3082 dwellings

How Many Years Deliverable Land?

- 18 The Borough of Stockton-on-Tees has an overall deliverable housing land supply for 3082 dwellings (net) inclusive of the windfall allowance of 130 dwellings over the 5 year period 1st October 2013 to 30th September 2018. That is 559 dwellings less than the adopted Core Strategy requirement of 3641 dwellings (taking previous performance and the requirement for a 20% buffer into account) for the period 1st October 2013 to 30th September 2018. This equates to a housing land supply of 4.23 years as set out in Table 1 below.

Table 1: Five year deliverable housing supply – 1st October 2013 to 30th September 2018	
Adopted Core Strategy Housing Requirement 1 st April 2004 to 30 th June 2013	5525 dwellings
Delivered 1 st April 2004 to 30 th June 2013	5128 dwellings
Over / under at 30-6-2013	- 397 dwellings
Adopted Core Strategy Housing Requirement 1 st October 2013 to 30 th September 2018	2637 dwellings
Net Requirement for 1 st October 2013 to 30 th September 2018 taking previous performance into account	3034 dwellings
Plus 20% buffer required by the NPPF	3641 dwellings
Average annual requirement for 1 st October 2013 to 30 th September 2018	728 dwellings (3641 / 5)
Projected delivery 1 st October 2013 to 30 th September 2018 (gross)	3475 dwellings
Projected demolitions / losses 1 st October 2013 to 30 th September 2018	393 dwellings
Projected delivery period 1 st October 2013 to 30 th September 2018 (net)	3082 dwellings
Supply (3082 / 728)	4.23 years
Shortfall for 1.10. 2013 to 30.9.2018	559 dwellings

Conclusion

- 19 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 is achieved.

Site address	Total units granted	Completed	Remaining	Q3 & Q4 2013/14	2014/15	2015/16	2016/17	2017/18	Q1 2018/19	Q2 2018/19
Stage 2a - Sites that have Planning Permission										
Wynyard Woods Self Build	11	5	6	3	3					
Land At Area 3 Wynyard Wood (Remaining Plots)	11	5	6	1	3	2				
River View Zone A	55	51	4	4						
Mandale Redevelopment Phase 2	266	206	60	18	25	17				
Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	56	41	15	3	3	3	3	3		
Hardwick Redevelopment	630	367	249	10	30	36	36	10		
				16	30	36	36	9		
Sun Street Depot, Thornaby	99	89	10	10						
Land 35 Metres To West Of British Legion Club, Queens Avenue, Thornaby	46		46							
Mandale Estate Phase 3	192	34	158	27	24					

				7	30	30	30	10		
Parkfield Foundry	212	183	21	12	9					
Parkfield Redevelopment Phase 1	110	85	25	25						
Ashmore House, Richardson Road (KVAERNER site)	217	116	100	7	10	10	10	10	2	3
Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	311	57	254	27	40	40	40	40	10	10
Tall Trees Hotel, Worsall Road, Yarm	143		143				15	15	4	4
Parkfield Phase 2	117		117		59	58				
Peacocks Yard, Land East Of Blakeston Lane, Norton	149	59	92	25	18					
				14	25	10				
Land In The Vicinity Of Betty's Close Farm	17		17				3	3		1
Former Stockton And Billingham College Site, Fincdale Avenue/The Causeway	176	166	10	10						
North Shore, Church Road, Stockton	999		999							
North Shore (Home Zone)	50	45	5	5						

North Shore (Home Zone Phase 2)	76		76	24	24	28				
The Rookery, South View	13		13							
Thorn Tree Vale, Master Road, Thornaby, Stockton-On-Tees, TS17 0BE	326	324	2							
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	363	157	206	53	80	70	3			
Remainder of Ingleby Barwick	650		650		20	30	50	60	17	17
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	19	19

Sandhill, Ingleby Barwick	138		138	15	25	25	25	25	6	6
British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	474	38	436	19	20	20	20	20	5	2
Bowesfield Riverside Phase 1	150		150			20	20	20	5	5
Land Parcel At Blair Avenue, Ingleby Barwick	48		48					24	6	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	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	8
Land South of Green Lane, Yarm	370		370			15	35	35	8	8
Mount Leven Farm, Leven Bank Rd, Yarm	349		349			75	100	125	29	20
Blenheim House, Trenchard Avenue, Thornab	28		28			15	13			

98 Dovecott St, Stockton	10		10			10				
Small Sites Trajectory			247	33	66	66	33			
Totals completed during 2013/14				372	563	755	631	556	120	110
Stage 2b - Sites subject to S.106										
Land at Low Lane, High Leven, Yarm	350		350			20	35	45	11	11
Stage 2c - Specific unallocated sites										
Swainby Road			160		15	25	30	30	8	8
Stage 3 - Allowing for windfall sites										
							31	65	17	17
Stage 4 taking demolitions/losses into account										
Mandale Estate Phase 3	189	151	28	8	20					
Parkfield Phase 2	261	231	30	30						
Swainby Road (All demolitions)	204	157	47	34	13					
Other sites	35		34	14	15	5				
Victoria Estate	254		254	45	45	60	60	44		
Totals				131	93	65	60	44		

Totals											
				Q3 & Q4 2013/14	2014/15	2015/16	2016/17	2017/18	Q1 2018/19	Q2 2018/19	Totals
Housing requirement 1.10.2013 to 30.9.2018 + 20% buffer											3641
Planning permissions				372	563	755	631	556	120	110	3107
Subject to S.106						20	35	45	11	11	122
Specific unallocated sites					15	25	30	30	8	8	116
Windfall sites							31	65	17	17	130
Demolitions				131	93	65	60	44			393
Total supply 1.10.2013 to 30.9.2018											3082