



Housing Supply in the Borough of Stockton-on-Tees

**Five Year Deliverable Housing Supply Final
Assessment: 1st January 2014 to 31st December 2018
(3rd 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 31st December 2013.
- 2 The report is the 3rd quarterly update of the annual update that uses a base date of 31 March 2013. The quarterly update is being undertaken on a relatively 'light touch' basis 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 January 2014 to 31st December 2018. The adopted Core Strategy housing requirement for 1st January 2014 to 31st December 2018 is 2636 dwellings. This comprises the following:
- 1 x 132.5 dwellings for the remaining quarter 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.
 - 3 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 31st December 2013 is 5657 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
 - 3 x 132.5 dwellings for the first 3 quarters of 2013/14
- 7 The net number of dwellings built during the period 1st April 2004 to 31st December 2013 was 5271. This is a shortfall of 386 dwellings.
- 8 This means that 386 dwellings are added to the requirement of 2636 dwellings to produce a housing requirement for the period 1st January 2014 to 31st December 2018 of 3022 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 January 2014 to 31st December 2018 inclusive of a 20% buffer is therefore 3626 dwellings. This comprises the following:
- The adopted Core Strategy requirement for this period of 2636 dwellings (see paragraph 6)
 - Plus the adjustment for previous housing delivery performance of 386 dwellings (see paragraph 8) = 3022
 - Plus the buffer of 20% (604 dwellings) = 3626 dwellings

Stage 1 Summary

- 10 The housing provision requirement for the period 1st January 2014 to 31st December 2018 is **3626 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. **3301 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 80% has been applied to small sites (sites of less than 10 dwellings) to take account of those permissions which are not implemented. 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 An application to vary the permission for 17 dwellings at Land In The Vicinity Of Betty's Close Farm is subject to the signing of a S.106 Agreement but is expected to deliver units during the 5 year period.

Site Address	Number of units expected to be delivered during the period 1 st January 2014 to 31 st December 2018
Land In The Vicinity Of Betty's Close Farm	8
Total	8

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 January 2014 to 31 st December 2018
Swainby Road	123
Total	123 dwellings

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

Site	Contribution expected during the period 1 st January 2014 to 31 st December 2018
Planning permissions	3301
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	8
+ Specific, unallocated sites	123
= Total (gross)	3432 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 January 2014 to 31 st December 2018
Planning permissions	3301
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	8
+ Specific, unallocated sites	123
+ Windfall sites	130
= Total (gross)	3562 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 January 2014 to 31 st December 2018
Mandale Estate Phase 3	22
Parkfield Phase 2	30
Swainby Rd	25
Victoria Estate	254
Beech Terrace	25
Other sites	35
Total	391 dwellings

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

Site	Contribution expected during the period 1 st January 2014 to 31 st December 2018
Planning permissions	3301
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	8
+ Specific, unallocated sites	123
+ Windfall sites	130
- Demolitions / losses	- 391
= Total (net)	3171 dwellings

How Many Years Deliverable Land?

- 18 The Borough of Stockton-on-Tees has an overall deliverable housing land supply for 3171 dwellings (net) inclusive of the windfall allowance of 130 dwellings over the 5 year period 1st January 2014 to 31st December 2018. That is 455 dwellings less than the adopted Core Strategy requirement of 3626 dwellings (taking previous performance and the requirement for a 20% buffer into account) for the period 1st January 2014 to 31st December 2018. This equates to a housing land supply of 4.37 years as set out in Table 1 below.

Table 1: Five year deliverable housing supply – 1st January 2014 to 31st December 2018	
Adopted Core Strategy Housing Requirement 1 st April 2004 to 31 st December 2013	5657 dwellings
Delivered 1 st April 2004 to 31 st December 2013	5271 dwellings
Over / under at 30-6-2013	- 386 dwellings
Adopted Core Strategy Housing Requirement 1 st January 2014 to 31 st December 2018	2636 dwellings
Net Requirement for 1 st January 2014 to 31 st December 2018 taking previous performance into account	3022 dwellings
Plus 20% buffer required by the NPPF	3626 dwellings
Average annual requirement for 1 st January 2014 to 31 st December 2018	725 dwellings (3626 / 5)
Projected delivery 1 st January 2014 to 31 st December 2018 (gross)	3562 dwellings
Projected demolitions / losses 1 st January 2014 to 31 st December 2018	391 dwellings
Projected delivery period 1 st January 2014 to 31 st December 2018 (net)	3171 dwellings
Supply (3171 / 725)	4.37 years
Shortfall for 1.1.2014 to 31.12..2018	455 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.

Appendix 1: Housing Trajectory

Site address	Total units granted	Completed	Remaining	Under construction	Q4 2013/14	2014/15	2015/16	2016/17	2017/18	Q1 2018/19	Q2 2018/19	Q3 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)	11	5	6	6	1	3	2					
River View Zone A	55	51	4	2	4							
Mandale Redevelopment Phase 2	266	208	58	57	18	25	15					
Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	56	41	15	6	3	3	3	3	3			
Hardwick Redevelopment	631	395	236	79	10	30	36	36	3			
					16	30	36	36	3			
Sun Street Depot, Thornaby	99	89	10	10	10							
Land 35 Metres To West Of British Legion Club, Queens Avenue, Thornaby	46		46									
Mandale Estate Phase 3	196	44	152	62	27	24						

					7	30	30	30	4			
Parkfield Foundry	212	195	17	17	12	5						
Parkfield Redevelopment Phase 1	105	90	15	4	15							
Ashmore House, Richardson Road (KVAERNER site)	217	119	98	52	7	10	10	10	10	2	3	2
Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	318	72	246	38	27	40	40	40	40	10	10	10
Tall Trees Hotel, Worsall Road, Yarm	143		143					15	15	4	4	4
Parkfield Phase 2	117		117			59	58					
Peacocks Yard, Land East Of Blakeston Lane, Norton	149	76	73	56	25	9						
					14	25						
Former Stockton And Billingham College Site, Finchdale Avenue/The Causeway	176	175	1	1	1							
North Shore, Church Road, Stockton	999		999									
North Shore (Home Zone)	50	49	1	1	1							
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	370	221	149	82	30	80	39					
Remainder of Ingleby Barwick	650		650			20	30	50	60	17	17	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	19	19	19
Sandhill, Ingleby Barwick	138		138			10	25	25	25	6	6	6
British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	474	38	436	24	1	20	20	20	20	5	5	5
Bowesfield Riverside Phase 1	150		150				20	20	20	5	5	5
Land Parcel At Blair Avenue, Ingleby Barwick	48		48						24	6	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				

Leven Camp, Low Lane, High Leven	36		36		4	4	4	4	4	1	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	9	9
Land South of Green Lane, Yarm	370		370				15	35	35	8	9	9
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					
Land at Low Lane, High Leven, Yarm	350		350				20	35	45	11	11	11
Urlay Nook Road	145		145			10	30	35	35	35		
Small Sites Trajectory (80% implementation rate applied)			243		6	66	66	56				
Sites completed during 2013/14					266	545	762	718	614	166	125	105
Stage 2b - Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement												
The Wellington Club, Wellington Drive, Wynyard	44		44									
Land In The Vicinity Of Betty's Close Farm	17		17	2				3	3		1	1
Stage 2c - Specific unallocated sites												
Swainby Road	160		160			15	25	30	30	8	8	7

Stage 3 - Allowing for windfall sites												
									65	65		
Stage 4 Taking demolitions/losses into account												
Mandale Estate Phase 3	189	167	22		2	20						
Parkfield Phase 2	261	231	30		30							
Swainby Road (All demolitions)	204	179	25		12	13						
Beech Terrace, Port Clarence	25		25		12	13						
Other sites	35		35		5	15	15					
Victoria Estate	254		254			100	100	54				

Totals													
					Q4 2013/14	2014/15	2015/16	2016/17	2017/18	Q1 2018/19	Q2 2018/19	Q3 2018/19	Totals
Housing requirement 1.1.2014 to 31.12.2018 + 20% buffer					132.5	530	530	525	525	131	131	131	3626
Planning permissions					266	545	761	718	627	166	125	105	3301
Subject to S.106								3	3		1	1	8
Specific unallocated sites						15	25	30	30	8	8	7	123
Windfall sites									65		65		130
Demolitions					61	161	115	54					391
Total supply 1.1.2014 to 31.12.2018													3171