



Housing Supply in the Borough of Stockton-on-Tees

**Five Year Deliverable Housing Supply Final
Assessment: 1st October 2014 to 30th September 2019
(2nd quarterly update)**

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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 30th September 2014.

Overview of the assessment

- 2 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:
 - o Sites that have planning permission (outline or full planning permission that have not been implemented),
 - o Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement
 - o 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

- 3 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)
- 4 The period to be covered is 1st October 2014 to 30th September 2019. The adopted Core Strategy housing requirement for 1st October 2014 to 30th September 2019 is 2632 dwellings. This comprises the following:
 - 2 x 132.5 dwellings for the remaining 2 quarters of 2014/15
 - 1 x 530 dwellings for the period 2015/16
 - 3 x 525 dwellings for the period 2016/17 to 2018/19.
 - 2 x 131 dwellings for the first 2 quarters of 2019/20

- 5 The housing requirement of 2632 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 2014 is 6052 dwellings. This comprises the following:
- 7 x 600 dwellings for the period 2004 to 2011
 - 3 x 530 dwellings for the period 2011 to 2014
 - 2 x 131 dwellings for the first 2 quarters of 2014/15
- 6 The net number of dwellings built during the period 1st April 2004 to 30th September 2014 was 5572. This is a shortfall of 480 dwellings.
- 7 This means that 480 dwellings are added to the requirement of 2632 dwellings to produce a housing requirement for the period 1st October 2014 to 30th September 2019 of 3112 dwellings. This figure is net of the buffer required by the NPPF.

Deciding whether to add a 5% or 20% buffer

- 8 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 October 2014 to 30th September 2019 inclusive of a 20% buffer is therefore 3734 dwellings. This comprises the following:
- The adopted Core Strategy requirement for this period of 2634 dwellings (see paragraph 4)
 - Plus the adjustment for previous housing delivery performance of 480 dwellings (see paragraph 7) = 3112
 - Plus the buffer of 20% (622 dwellings) = 3734 dwellings

Stage 1 Summary

- 9 The housing provision requirement for the period 1st October 2014 to 30th September 2019 is **3734 dwellings**.

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

Stage 2a: Sites that have planning permission

- 10 The schedule set out (Appendix 1) identifies the sites with planning permission which are anticipated to be developed over the five year period. **3305 dwellings** are expected to be built during the 5 year period through planning permissions already consented.

- 11 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

- 12 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.
- 13 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 1st October 2014 to 30th September 2019
Land To The North Of Lion Court, North Of The A689, Wynyard Park	130
Land at Wynyard Village	130
Land In The Vicinity Of Betty's Close Farm	7
Summerville Farm, Durham Road, Stockton-on-Tees	120
Total	387

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 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 1st October 2014 to 30th September 2019
Somerset Road, Norton	44
Abbey Hill, Norton	12
Swainby Road	153
Total	209 dwellings

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

Site	Contribution expected during the period 1 st October 2014 to 30 th September 2019
Planning permissions	3305
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	387
+ Specific, unallocated sites	209
= Total (gross)	3901 dwellings

Stage 3: Allowing for windfall sites

- 15 Paragraph 48 of the NPPF states that *'Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.'*
- 16 With regards to the definition of windfalls the glossary to the NPPF states: *'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.'*
- 17 Small sites (sites of less than 10 dwellings) have consistently become available in the local area and provided a reliable source of supply (see paragraph 33). A windfall allowance of 55 dwellings per year has been made for this source. The figure of 55 dwellings per year is informed by the historic windfall delivery rate for this source (70 dwellings per year over the period 2007/8 to 2013/14) but allows for a discount of 20% as some have been on residential gardens. The remaining 80% have been other forms of development and represent an average of about 55 dwellings per annum (figure rounded). In order to avoid double counting the small sites with planning permission this allowance is only made for years 4 and 5 and represents a total of **120 dwellings**.

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

Site	Contribution expected during the period 1 st October 2014 to 30 th September 2019
Planning permissions	3305
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	387
+ Specific, unallocated sites	209
+ Windfall sites	120
= Total (gross)	4021 dwellings

Stage 4: Taking demolitions / losses into account

18 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 October 2014 to 30 th September 2019
Parkfield Phase 2	30
Swainby Rd	17
Victoria Estate Phase 1	9
Victoria Estate remainder	209
Beech Terrace	25
Other sites	37
Total	327 dwellings

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

Site	Contribution expected during the period 1 st October 2014 to 30 th September 2019
Planning permissions	3305
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	387
+ Specific, unallocated sites	209
+ Windfall sites	120

- Demolitions / losses	- 327
= Total (net)	3694 dwellings

How Many Years Deliverable Land?

- 19 The Borough of Stockton-on-Tees has an overall deliverable housing land supply for 3694 dwellings (net) inclusive of the windfall allowance of 120 dwellings over the 5 year period 1st October 2014 to 30th September 2019. That is 40 dwellings less than the adopted Core Strategy requirement of 3734 dwellings (taking previous performance and the requirement for a 20% buffer into account) for the period 1st October 2014 to 30th September 2019. This equates to a housing land supply of 4.94 years as set out in Table 1 below.

Table 1: Five year deliverable housing supply – 1st October 2014 to 30th September 2019	
Adopted Core Strategy Housing Requirement 1 st April 2004 to 30 th September 2014	6052 dwellings
Delivered 1 st April 2004 to 30 th September 2014	5572 dwellings
Over / under at 30-9-2014	- 480 dwellings
Adopted Core Strategy Housing Requirement 1 st October 2014 to 30 th September 2019	2632 dwellings
Net Requirement for 1 st October 2014 to 30 th September 2019 taking previous performance into account	3112 dwellings
Plus 20% buffer required by the NPPF	3734 dwellings
Average annual requirement for 1st October 2014 to 30th September 2019	747 dwellings (3734 / 5)
Projected delivery 1 st October 2014 to 30 th September 2019 (gross)	4021 dwellings
Projected demolitions / losses 1 st October 2014 to 30 th September 2019	327 dwellings
Projected delivery period 1 st October 2014 to 30 th September 2019 (net)	3694 dwellings
Supply (3694 / 747)	4.94 years
Shortfall for 1.10.2014 to 30.9.2019	40 dwellings

Conclusion

- 20 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 Plan will incorporate the results of the Core Strategy Review of housing options. The Local Plan 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

Sites Table_Site Ref	ApplicationNumber	SiteAddress	Total granted	Completed	Remaining	Under Construction	Q3 & Q4	2015/16	2016/17	2017/18	2018/19	Q1 & Q2
6	03/2516/FUL(SB)	Wynyard Woods Self Build	11	5	6	3	6					
44	04/2404/REM	River View Zone A, Village 6, Ingleby Barwick	55	51	4	2	4					
45	07/0923/FUL	Mandale Redevelopment Phase 2	266	221	45	44	15	15	15			
48	06/1264/REM	Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	56	41	15	6	3	3	3	3	3	
52	06/3822/FUL	Hardwick Redevelopment	635	460	175	73	45	65	65			
95	10/3118/FUL	Mandale Estate Phase 3	196	71	125	88	25	35	35	30		
103	05/3240/FUL	Parkfield Redevelopment Phase 1	105	98	7	7	7					
130	06/0017/OUT	Ashmore House, Richardson Road (KVAERNER site)	208	143	65	28	15	20	20	10		
137	08/3577/VARY	Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	318	95	223	52	20	40	40	40	40	20
158	13/2568/EIS	Tall Trees Hotel, Worsall Road, Yarm	330		330				15	30	30	15
168	13/0299/FUL	Parkfield Phase 2	117		117	31	59	58				
189	06/0951/REM	Peacocks Yard, Land East Of Blakeston Lane, Norton	149	121	28	27	8	20				
202	06/1956/OUT	North Shore, Church Road, Stockton	999		999							
202	12/1836/REM	North Shore (Home Zone Phase 2/3)	76	16	60	39	15	20	25			
206	14/0797/FUL	The Rookery South View Eaglescliffe Stockton-on-Tees TS16 OJA	14		14		9	5				
238	04/0627/FUL	Thornaby Football Club, Land At Teesdale Park, Acklam Road	64		64							
248	09/2266/REM	Land At Boathouse Lane	174		174							
262	07/2360/OUT	Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton on Tees	118		118							

295	09/3024/REM	Ashbrook, Ringwood, Hazeldene	370	302	68	63	15	30	23			
295	10/0000/MU	Remainder of Ingleby Barwick	470		470			30	50	70	70	20
295	13/2626/REM	Land At Sandview And Sandgate, The Rings, Ingleby Barwick	180		180	46	15	25	25	25	25	10
297	07/1265/FUL	Land Off Norton Road, Stockton On Tees	551		551							
322	11/1322/FUL	The Grange Urlay Nook Road Eaglescliffe Stockton-on-Tees	9		9	2	9					
382	08/0567/EIS	Allens West, Durham Lane, Eaglescliffe	845		845			30	30	30	30	15
383	09/3025/OUT	Sandhill, Ingleby Barwick	138		138			15	25	25	25	10
408	09/2385/FUL	British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	474	49	425	44	15	25	25	25	25	10
452	10/0244/OUT	Bowesfield Riverside Phase 1	150		150					58	30	15
479	11/0113/FUL	Land Parcel At Blair Avenue, Ingleby Barwick	48		48							
505	12/0166/FUL	Site B The Old Vicarage The Green Norton Stockton-on-Tees	13		13			5	8			
506	11/2450/OUT	Kingfisher Way, Bowesfield Park, Stockton	37		37				17	20		
510	12/1537/COU	Leven Camp, Low Lane, High Leven	34	4	30		4	4	4	4	4	2
511	12/0165/FUL	Site A, Red House School, The Green, Norton	68		68							
516	12/0980/OUT	Morley Carr, Allerton Balk, Yarm, TS15 9EG	350		350	7	5	35	35	35	35	20
537	13/0776/EIS	Mount Leven Farm, Leven Bank Road, Yarm	350		350			25	125	125	75	
538	12/1990/EIS	Land South of Green Lane, Yarm	370		370			20	45	45	45	20
544	13/1057/FUL	Blenheim House, Trenchard Avenue, Thornaby, Stockton-on-Tees, TS17 0EF	28		28	12		28				
545	13/1518/COU	98 Dovecot Street, Stockton	10		10	10	10					
546	12/2517/OUT	Land At Low Lane, High Leven, Yarm, TS15 9JT	350		350			25	30	30	30	15
553	13/2184/OUT	Uray Nook Road, Eaglescliffe	145		145			5	30	30	30	15
562	14/0078/FUL	Billingham Community Centre Car Park The Causeway, Billingham	38		38				38			
564	13/2675/FUL	Land Adjacent To Rosthwaite Avenue/ Rochester Road, Stockton On Tees, TS19 0PA	15		15	10	15					
567	14/0049/FUL	18 Town Square, Billingham (formerly Billingham Arms)	16		16			16				

572	13/2472/FUL	The Former Black Horse, The Green, Billingham	10		10				10			
578	14/1222/PDJ	Trident House, 2 Falcon Court, Preston Farm Industrial Estate	12		12				12			
579	14/1223/PDJ	Clifton House,Thornaby Place,Thornaby	28		28				28			
584	14/1396/OUT	Land East of Jasper Grove, Morrison Street, Stillington	54		54				14	20	20	
585	14/0637/FUL	Land South of Kirk Hill, Carlton	36		36				12	12	12	
590	14/1849/PDJ	Corvette House, 24 Falcon Court, Preston Farm Industrial Estate, Stockton-on-Tees	12		12				12			
999	999	Small Sites Trajectory	273		218		40	70	70	38		
							359	639	886	705	529	187

Sites where the Council has resolved to grant planning permission subject to the signing of a S.106 agreement

		The Wellington Club, Wellington Drive, Wynyard	44		44							
268	10/0660/FUL	Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX	12		12							
576	13/2387/OUT	Summerville Farm, Durham Road, Stockton-on-Tees	350		350				35	35	35	15
588	12/2784/OUT	Land To The North Of Lion Court, North Of The A689, Wynyard Park	400		400				20	45	45	20
589	13/0342/EIS	Land at Wynyard Village	500		500				30	40	40	20
192	06/1064/OUT	Land In The Vicinity Of Betty's Close Farm	17		17	2				3	3	1
							85	123	123	56		

Specific sites that will deliver within 5 years

		Abbey Hill, Norton	12		12			12				
		Somerset Road, Norton	44		44				44			
		Swainby Road	174		174			33	35	35	35	15
							45	35	79	35	15	

Taking windfalls into account

									55	45	20	
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Demolitions / losses

		Parkfield Phase 2	261	231	30		30					
		Swainby Road	204	187	17		17					

Beech Terrace, Port Clarence	25		25		25					
Victoria Estate Phase 1	45	36	9		9					
Victoria Estate remainder	209		209		24	87	78	20		
Other sites	37		37		15	15	7			
					120	102	85	20		

					Q2 & Q3, 2014/15	2015/16	2016/17	2017/18	2018/19	Q1 & Q2, 2019/20	Totals
Housing requirement 1.10.2014 to 30.9.2019 + 20% buffer											3734
Planning permissions					359	639	886	705	529	187	3305
Subject to S.106							85	123	123	56	387
Specific unallocated sites						45	35	79	35	15	209
Windfall sites								55	45	20	120
Demolitions					120	102	85	20			327
Total supply 1.10.2014 to 30.9.2019											3694