



## **Housing Supply in the Borough of Stockton-on-Tees**

**Five Year Deliverable Housing Supply Final  
Assessment: 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020**

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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 31<sup>st</sup> March 2020.

## 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:
    - 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

- 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 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020. The adopted Core Strategy housing requirement for 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020 is 2630 dwellings. This comprises the following:
  - 1 x 530 dwellings for the period 2015/16
  - 4 x 525 dwellings for the period 2016/17 to 2019/20
- 5 The housing requirement of 2630 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 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2015 is 6320 dwellings. This comprises the following:
  - 7 x 600 dwellings for the period 2004 to 2011
  - 4 x 530 dwellings for the period 2011 to 2015
- 6 The net number of dwellings built during the period 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2015 was 5820. This is a shortfall of 500 dwellings.

- 7 This means that 500 dwellings are added to the requirement of 2630 dwellings to produce a housing requirement for the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020 of 3130 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 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020 inclusive of a 20% buffer is therefore 3756 dwellings. This comprises the following:
- The adopted Core Strategy requirement for this period of 2630 dwellings (see paragraph 4)
  - Plus the adjustment for previous housing delivery performance of 500 dwellings (see paragraph 7) = 3130
  - Plus the buffer of 20% (626 dwellings) = 3756 dwellings

### Stage 1 Summary

- 9 The housing provision requirement for the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020 is **3756 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. **3117 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 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020
Land To The North Of Lion Court, North Of The A689, Wynyard Park	155
Land at Wynyard Village	150
Land In The Vicinity Of Betty's Close Farm	5
<b>Total</b>	<b>310</b>

### Stage 2c: Specific 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 1 <sup>st</sup> October 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020
Somerset Road, Norton	44
Abbey Hill, Norton	12
Events Car Park, Stockton	50
Land south of Junction Road, Norton	40
<b>Total</b>	<b>146 dwellings</b>

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

Site	Contribution expected during the period 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020
Planning permissions	3117
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	310
+ Specific sites	146
<b>= Total (gross)</b>	<b>3573 dwellings</b>

### 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 (68 dwellings per year over the period 2007/8 to 2014/15) 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 subtracts 30 dwellings expected from commitments in year 4. This represents a total of **80 dwellings**.

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

Site	Contribution expected during the period 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020
Planning permissions	3117
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	310
+ Specific sites	146
+ Windfall sites	80
<b>= Total (gross)</b>	<b>3653 dwellings</b>

### 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 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020
Swainby Rd	17
Victoria Estate Phase 1	9
Victoria Estate remainder	209
Other sites	36
<b>Total</b>	<b>271 dwellings</b>

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

Site	Contribution expected during the period 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020
Planning permissions	3117
+ Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement	310
+ Specific sites	146
+ Windfall sites	80
- Demolitions / losses	- 271
<b>= Total (net)</b>	<b>3382 dwellings</b>

### How Many Years Deliverable Land?

- 19 The Borough of Stockton-on-Tees has an overall deliverable housing land supply for 3382 dwellings (net) inclusive of the windfall allowance of 80 dwellings over the 5 year period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020. That is 374 dwellings less than the adopted Core Strategy requirement of 3756 dwellings (taking previous performance and the requirement for a 20% buffer into account) for the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020. This equates to a housing land supply of 4.50 years as set out in Table 1 below.

<b>Table 1: Five year deliverable housing supply – 1st April 2015 to 31st March 2020</b>	
Adopted Core Strategy Housing Requirement 1 <sup>st</sup> April 2004 to 31 <sup>st</sup> March 2015	6320 dwellings
Delivered 1 <sup>st</sup> April 2004 to 31 <sup>st</sup> March 2015	5820 dwellings
Over / under at 31-3-2015	- 500 dwellings
Adopted Core Strategy Housing Requirement 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020	2630 dwellings
Net Requirement for 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020 taking previous performance into account	3130 dwellings
Plus 20% buffer required by the NPPF	3756 dwellings
Average annual requirement for 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020	751 dwellings (3756 / 5)
Projected delivery 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020 (gross)	3653 dwellings
Projected demolitions / losses 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020	271 dwellings
Projected delivery period 1 <sup>st</sup> April 2015 to 31 <sup>st</sup> March 2020 (net)	3382 dwellings
Supply (3382 / 751)	4.50 years
Shortfall for 1.4.2015 to 31.3.2020	374 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 over the plan period is met and that a rolling 5-year supply of deliverable housing sites is achieved.



## Appendix 1: Housing Trajectory

Site Ref	Application Ref	Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Phasing information provided by
6	03/2516/FUL(SB)	Wynyard Woods Self Build	9	7	2	2					SBC
44	04/2404/REM	River View Zone A, Village 6, Ingleby Barwick	55	52	3	3					Developer
48	06/1264/REM	Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	56	41	15	3	3	3	3	3	SBC
52	06/3822/FUL	Hardwick Redevelopment	635	487	148	60	60	28			Developer
80	08/2271/REM	Land 35 Metres To West Of British Legion Club, Queens Avenue, Thornaby	46		46						Developer
95	10/3118/FUL	Mandale Estate Phase 3	196	86	110	40	35	35			Developer
130	06/0017/OUT	Ashmore House, Richardson Road (KVAERNER site)	208	144	64	40	24				Developer
137	08/3577/VARY	Corus Pipe Mill, Portrack Lane, Stockton-on-Tees, TS18 2NF	318	122	196	30	30	30	30	30	Developer
158	13/2568/EIS	Tall Trees Hotel, Worsall Road, Yarm	330		330		30	36	36	36	Developer
168	13/0299/FUL	Parkfield Phase 2	117		117		60	57			Developer
189	06/0951/REM	Peacocks Yard, Land East Of Blakeston Lane, Norton	149	140	9	9					Developer
202	06/1956/OUT	North Shore, Church Road, Stockton	999		999						Developer

Site Ref	Application Ref	Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Phasing information provided by
202	12/1836/REM	North Shore (Home Zone Phase 2/3)	76	28	48	29	19				Developer
206	14/0797/FUL	The Rookery South View Eaglescliffe Stockton-on-Tees TS16 0JA	14		14	14					SBC
238	04/0627/FUL	Thornaby Football Club, Land At Teesdale Park, Acklam Road	64		64						SBC
248	09/2266/REM	Land At Boathouse Lane	174		174						SBC
262	07/2360/OUT	Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton on Tees	118		118						SBC
295	09/3024/REM	Ashbrook, Ringwood, Hazeldene	370	340	30	15	15				Developer
295	10/0000/MU	Remainder of Ingleby Barwick	470		470					30	Developer
295	13/2626/REM	Land At Sandview And Sandgate, The Rings, Ingleby Barwick	180	17	163	30	30	30	30	30	Developer
296	07/2524/FUL	6 - 10 Hume Street, Stockton-on-Tees, TS18 2ER	18		18						SBC
297	07/1265/FUL	Land Off Norton Road, Stockton On Tees	551		551						Developer
382	11/2842/EIS	Allens West, Durham Lane, Eaglescliffe	845		845						Agent

Site Ref	Application Ref	Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Phasing information provided by
383	09/3025/OUT	Sandhill, Ingleby Barwick	138		138	8	15	20	25	25	Developer
408	09/2385/FUL	British Visqueen Limited, Yarm Road, Stockton-on-Tees, TS18 3RD	474	72	402	42	38	38	38	38	Developer
438	14/1874/FUL	Swainby Road	174		174	25	30	30	30	30	Developer
452	10/0244/OUT	Bowesfield Riverside Phase 1	150		150		30	30	30	30	Developer
479	11/0113/FUL	Land Parcel At Blair Avenue, Ingleby Barwick	48		48						Agent
505	12/0166/FUL	Site B The Old Vicarage The Green Norton Stockton-on-Tees	13		13						Agent
506	11/2450/OUT	Kingfisher Way, Bowesfield Park, Stockton	37		37			15	15	7	Developer
510	12/1537/COU	Leven Camp, Low Lane, High Leven	34	4	30	4	4	4	4	4	SBC
511	12/0165/FUL	Site A, Red House School, The Green, Norton	68		68						Agent
516	12/0980/OUT	Morley Carr, Allerton Balk, Yarm, TS15 9EG	350		350	42	42	42	42	42	Developer
537	13/0776/EIS	Mount Leven Farm, Leven Bank Road, Yarm	350		350		35	35	35	35	Agent
538	12/1990/EIS	Land South of Green Lane, Yarm	370		370		55	60	60	60	Developer

Site Ref	Application Ref	Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Phasing information provided by
544	13/1057/FUL	Blenheim House, Trenchard Avenue, Thornaby, Stockton-on-Tees, TS17 0EF	27	12	15	27					SBC
546	12/2517/OUT	Land At Low Lane, High Leven, Yarm, TS15 9JT	350		350		20	35	45	55	Agent
553	13/2184/OUT	Urlay Nook Road, Eaglescliffe	145		145		36	36	36	37	Developer
562	14/0078/FUL	Billingham Community Centre Car Park The Causeway, Billingham	38		38	38					SBC
564	13/2675/FUL	Land Adjacent To Rosthwaite Avenue/ Rochester Road, Stockton On Tees, TS19 OPA	15		15	15					SBC
567	14/0049/FUL	18 Town Square, Billingham (formerly Billingham Arms)	16		16						Agent
572	13/2472/FUL	The Former Black Horse, The Green, Billingham	10		10	10					SBC
576	13/2387/OUT	Summerville Farm, Durham Road, Stockton-on-Tees	350		350			25	25	50	Agent
578	14/1222/PDJ	Trident House, 2 Falcon Court, Preston Farm Industrial Estate	12		12						Agent
579	14/1223/PDJ	Clifton House, Thornaby Place, Thornaby	28		28	28					Agent
584	14/1396/OUT	Land East of Jasper Grove, Morrison Street, Stillington	54		54		20	29	5		Agent

Site Ref	Application Ref	Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Phasing information provided by
585	14/0637/FUL	Land South Of Kirk Hill, Carlton Village	36		36	18	18				Developer
590	14/1849/PDJ	Corvette House, 24 Falcon Court, Preston Farm Industrial Estate, Stockton-on-Tees	12		12						Agent
599	14/1687/FUL	Land North of South Avenue, Stillington, TS21 1JX	39		39				20	19	SBC
609	14/0807/OUT	Land off Busby Way, Mount Leven, Yarm	14		14			14			SBC
999	999	Small Sites Trajectory	293		234	68	68	68	30		

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

Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Phasing information provided by
The Wellington Club, Wellington Drive, Wynyard	44		44						SBC
Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX	12		12						SBC
Land To The North Of Lion Court, North Of The A689, Wynyard Park	400		400		20	45	45	45	Agent
Land at Wynyard Village	500		500		30	40	40	40	Agent
Land In The Vicinity Of Betty's Close Farm	17		17	1	1	1	1	1	SBC

Specific sites									
Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	
Events Car Park	150		150				25	25	
Somerset Road, Norton	44		44			44			
Abbey Hill, Norton	12		12	12					
Land South of Junction Road, Norton	40		40				20	20	
Taking windfalls into account									
							25	55	80
Demolitions / losses									
Swainby Road	204	187	17	17					
Victoria Estate Phase 1	45	36	9	9					
Victoria Estate remainder	209		209	123	66	20			
Other sites	36		36	12	12	12			

TOTALS									
Site Address	Total Granted	Completed	Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Housing requirement 2015 to 2020 + 20% buffer									3756
Planning permissions				600	717	700	539	561	3117
Subject to s.106				1	51	86	86	86	310
Specific sites				12		44	45	45	146
Windfall sites							25	55	80
Demolitions / losses				161	78	32			271
<b>Total net supply 2015 to 2020</b>									<b>3382</b>