

DELEGATED

Report to Planning Committee

10 December 2025

Report of Director of Inclusive
Growth and Regeneration

Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

Summary

Following on from the November planning committee meeting, this report provides members with further explanation of the process and how information is considered when formulating the annual position statement on housing land supply.

For clarity the NPPF requires Council's to update their position annually, with this year's assessment being based on 1st April 2025 to 31st March 2030. As previously reported, in December 2024 Government updated the methodology for calculating the Local Housing Need.

Accompanying the original Planning committee report (5th November) were a series of appendices;

Appendix A – Annual position statement report 2025/26 - 2029/30

Appendix B – Large sites within the housing supply

Appendix C – Small sites within the housing supply

Appendix D – Demolition and losses

Recommendation(s)

Members are recommended to note the contents of this report and the report/appendices of the 5th November 2025.

Background

1. This report provides members with an update on the previous report and appendices which covered housing supply and delivery in the Borough. The two reports should be read together, with this report focusing on the requirements of national policy and the process involved in formulating the calculation.

Process

2. At the crux of assessing the borough housing land supply is the overall deliverability of sites. Paragraph 78 of the NPPF requires Local Planning Authorities to

“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

3. The NPPF provides further clarity on how 'deliverable' should be interpreted;

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

4. In view of government guidance, sites in the housing supply assessment are considered against this definition. Additionally, any housing supply is based on an annual contribution based on predicted built out rates. In many cases any approved housing does not commence immediately, a developments headline dwelling figure is therefore not necessarily always reached within the 5 years following an approval.

Clarification

5. Within the committee debate, a number of sites were referred to that were identified as not contributing to this annual position statements 5 year housing land supply with request for greater clarity as to how and what evidence has led to these conclusions.
6. Appendix 1 of this report has extracted all those sites which were identified as not providing a contribution to housing supply within this five year period. These total 2,352 dwellings. As requested an explanation as to why they have been excluded is provided. That assessment is based on the definition of 'deliverable' set out above (paragraph 3). The reasons are also broadly summarised in paragraph 21 - 33 of the main Housing Supply Assessment (Appendix A of the original report of the 5th November)
7. Whilst no queries were raised on this aspect, for transparency Appendix 2 includes sites where significant delivery is expected beyond the rolling 5 year period.
8. When considering and reporting on housing supply, it is important to note
- Developers are asked to provide their assumptions on build out rates
 - A cautious approach has to be taken, having regard to the definition of 'deliverable' set out above
 - 9. This assessment will be scrutinised by developers who will seek to challenge assumptions which are too positive, within appeals and/or where 5 year supply is marginal – effectively lowering housing supply.
 - 10. Officers critique information supplied to ensure it is credible with regards build out rate and timeframes
 - Concentrating delivery into this five year period risks demonstrable supply issues in future years.
 - 11. Allens West and Yarm Back Lane sites contribute significantly to the delivery of new homes in the assessment. Other sites will be required to form the backbone of housing supply in future years

Conclusions

12. This report is accompanied by a Housing Supply Assessment which covers the period 2025 – 2030 and identifies 4.00 years of housing supply. Given the findings of the assessment the Council cannot demonstrate a five-year housing supply. In accordance with the 'presumption in favour of sustainable development' set out in the NPPF, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites means that the policies which are most important for determining the application are out-of-date. Therefore, applications for future residential development should be granted permission unless:
- i. the application of policies in the NPPF Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Financial Implications

None

Environmental Implications

13. None

Legal Implications

14. None

Community Safety Implications

15. The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Human Rights Implications

16. The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

Ward and Ward Councillors

All Councillors

Background Papers

Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

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