

## DELEGATED

Report to Planning Committee

5 November 2025

Report of Director of Inclusive  
Growth and Regeneration

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

#### Summary

This report provides members with an update on the level of housing supply in the Borough based on the 5 years starting from 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030.

#### Recommendation(s)

Members are recommended to note the contents of this report

#### Background

1. This report provides members with an update on housing supply and delivery in the Borough. The National Planning Policy Framework (NPPF) is clear that the implications of not being able to demonstrate a five-year housing supply or pass the housing delivery test are that the NPPF 'Presumption in Favour of Sustainable Development' will apply to planning applications. The NPPF requires Council's to update their position annually.
2. The Council adopted the current Local Plan on the 30th January 2019, following an independent examination which identified that the Local Plan was a 'sound' document. A review was completed in January 2024 to coincide with the Local Plan being five-years old. This concluded that the level of housing supply should be measured against the Government's Local Housing Need.
3. In December 2024 Government updated the methodology for calculating the Local Housing Need. This meant the figure for Stockton-on-Tees Borough increased from circa 440 dwellings per annum to 746 dwellings per annum. The method requires an annual update and the requirement in this assessment is for 767 dwellings per annum.
4. 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 can not 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of deliverable housing sites means that the policies which are most important for determining the application are out-of-date.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.

5. The latest published Housing Delivery Test figure relates to the 2023 period in which the measurement for the Borough was 124% (a delivery of 1525 dwellings vs a requirement of 1234 dwellings). Whilst Government have not published Housing Delivery Test results for 2024 and 2025 as yet it is anticipated that the Housing Delivery Test result for these years will exceed 100%. Following the change to the Local Housing Need, housing delivery in future periods will be measured against a higher requirement. Therefore passing the Housing Delivery Test in the future may be more challenging.

### **Financial Implications**

6. None

### **Environmental Implications**

7. None

### **Legal Implications**

8. None

### **Community Safety Implications**

9. 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**

10. 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**

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