



# **Regeneration Directorate**

## **Five Year Housing Land Supply Assessment**

**2016/17 – 2020/21**

**September 2016**



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# 1 Background

- 1.1 This document provides an assessment of the 'five-year deliverable housing supply' position for the Redcar and Cleveland planning area for the period 2016/17 to 2020/21, together with updated confirmation of assessed needs for gypsy and traveller sites. The assessment has a base date of 1 April 2016 and replaces the 2015/16-19/20 assessment published in December 2015.
- 1.2 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' supply of dwellings against their requirements (Paragraph 47).
- 1.3 Under Footnote 11, the NPPF states that in order to be considered deliverable, sites must 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 and in particular that development of the site is viable'*.
- 1.4 Footnote 11 goes on to confirm that *'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'*.
- 1.5 To ensure choice and competition in the market for land, the NPPF requires the application of an additional 5% supply buffer (moved forward from later in the plan period), increased to 20% where there has been persistent under delivery against requirements in order to also provide a realistic prospect of achieving the planned supply.
- 1.6 Government Planning Practice Guidance (PPG), which was published in March 2014, includes a section on **'Housing and economic land availability assessment'** and supersedes the national guidance on undertaking Strategic Housing Land Availability Assessments (SHLAAs)<sup>1</sup>.
- 1.7 At Para. 030, the PPG sets out the following advice on calculating the five year supply:
  - Local authorities should normally use an adopted local plan as the starting point for calculating the supply requirement. Where evidence in local plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing need should be used, with the weighting

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<sup>1</sup> Department for Communities and Local Government (2007) Strategic Housing Land Availability Assessments: Practice Guidance.

afforded to the assessment having regard the fact that the figures will not have been subject to testing at examination or moderated against delivery constraints. Where there is no robust recent assessment of housing needs, the guidance advises that the official CLG household projections should assume the starting point, with the weighting applied taking into account that the projections have not been subject to testing or moderation and only reflect past trends.

- Evidence which dates back several years, including that from revoked regional strategies, may not adequately reflect current needs.
- Because the reasons for persistent under-delivery may vary between places, it is a matter of judgment as to whether the requirement should include an additional supply of housing. The related PPG on '**Housing and economic needs assessments**' advises that in determining housing targets in local plans, *'local authorities should take a view based on available evidence of the extent to which household formation rates are or have been constrained by supply'*.

1.8 The housing requirement set out in the Redcar & Cleveland Local Development Framework Core Strategy (2007) evolved from earlier work on the Regional Strategy is based on historic data going back more than ten years and is considered out of date. Preparation of a new local plan is progressing following publication of the Draft Redcar & Cleveland Local Plan (May 2016), but it is anticipated that the merging plan will not be adopted until 2017 and as such it currently carries insufficient weighting in determining the requirement. As part of the recent review of the Redcar & Cleveland Strategic Housing Market Assessment January 2016a full objective assessment of need (the "OAN") has been completed and should, in line with the PPG, assume the basis for determining the housing requirement in this Five Year Housing Land Supply Assessment.

1.9 The PPG at Para. 031 advises that the following 'types' of sites can be included in the five year supply estimate:

- Sites with planning permission (outline or full) which have not been implemented and local plan allocations, unless there is clear evidence that schemes will not be implemented within the five years.
- Other sites, without planning permission or allocation but which are without significant delivery constraints, can also be considered as part of the five year supply. In this regard, the guidance goes on to state the following: *'if there are no significant constraints to overcome such as infrastructure, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe'*.

- 1.10 The PPG (Para. 10) confirms that sites capable of yielding at least five additional dwellings can be included in the assessment.
- 1.11 Critically, Para. 031 states '*local authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out*'. The same paragraph also advises that in assessing deliverability potential, site size is an important factor and that '*plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five-year housing supply*'.
- 1.12 At Para 033, it is advised that '*local authorities should ensure that they carry out their annual assessments in robust and timely fashion, based on up-to-date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record*' .

## 2 Methodology

### Housing Needs

- 2.1 As noted above, the revised Strategic Housing Market Assessment (SHMA), published in January 2016, includes the objectively assessed need for housing (the “OAN”), which covers the plan period from 2015 to 2032.
- 2.2 In line with the PPG, the household projections assumed the starting point for determining the OAN. The study then tested the validity of the projections against past housing delivery rates, demographic trends, housing market signals and affordability and labour market projections.
- 2.3 Using the CLG 2012-based household projections, the OAN identified a need for 2,256 dwellings for the 2015-2032 period (equivalent to 132 per annum). This estimate is based on the CLG household growth projections for 2012-2037, and is inclusive of the following:
  - a 10% uplift to reflect a potential past constraint from the under-delivery of housing land allocations in the previous plan period, which contributed to population loss during the 2001-11 Census decade; and
  - an allowance for vacancy rates (at 3.84%) in order to convert annual household projections into a dwelling requirement.
- 2.4 The above approach is in line with best practice undertaken elsewhere. This uplift is in response to evidence which suggests that planned land supply in previous years may have constrained housing development – not necessarily because the quantity of land identified for development was too low, but due to a qualitative mismatch between demand and supply. In line with PPG Para 19, the study also tested the validity of the projections against past housing delivery rates, demographic trends, housing market signals and affordability and labour market projections, but did not find any justification for adjusting the household projections in respect of these considerations.
- 2.5 In terms of the five-year supply requirement, in line with NPPF Para 47 it is also appropriate, as in previous assessments, to add a 20% buffer to the OAN to reflect persistent under-delivery.
- 2.6 Combining the above elements results in a five year supply requirement of 1,259 housing units, for the 2016/17 to 2020/21 period. A breakdown of the calculation is provided at *Table 1*.



Table 1: Five Year Housing Land Supply Requirement

Year	Household Growth Projections	10% Uplift	Vacancy Rate (3.84%)	Dwelling Requirement
2016/17	202	20	9	231
2017/18	166	17	7	190
2018/19	198	20	8	226
2019/20	164	16	7	187
2020/21	171	17	7	195
OAN Requirement	901	90	37	1,029
Undersupply against Dwelling Requirement since 2015				20
NPPF 20% Buffer				210
Five Year Supply Requirement				<b>1,259</b>
Annual Average Requirement				<b>252</b>

*(Any differences due to rounding).*

## Housing Supply

- 2.7 The supply assessment has been undertaken in accordance with NPPF policies and the PPG advice set out above. The assessment provides a realistic, robust, consistent and evidence-based estimate of housing delivery potential which has been subject to industry consultation.
- 2.8 The following site 'types' have been considered as part of the supply estimate:
- Current developments.
  - Outstanding commitments – sites with planning permission which have yet to start.
  - Other sites with evidence of realistic delivery potential before 2020/21.
  - An allowance for contributions on small sites with planning permission for fewer than five additional dwellings, taking into account the current level of commitments and average annual completions over the last five years.
- 2.9 An allowance for stock losses through conversion or demolition, in addition to major planned clearances have been factored into the supply estimate.
- 2.10 In accordance with the PPG, (Para. 10), sites capable of yielding at least five additional dwellings have been included in the assessment.

### Other Deliverable Sites

- 2.11 The inclusion of other sites, without allocation or planning consent, takes into consideration site location, availability, physical characteristics and evidence of developer interest and viability. Sites currently without planning permission will continue to come forward and generate housing completions over the five-year period.

### Completions on Small Sites

- 2.12 Small developments yielding fewer than 5 additional dwellings through new-build or conversion are an important and steady source of additional housing supply and need to be factored into the estimate. Over the last five years contributions on small sites have averaged 52 units per annum (36 net) as shown in *Table 2*.

*Table 2: Completions on Sites of Fewer than 5 dwellings 2011/12 – 2015/16*

Year	New Build	Conversions / Change of use	Gross Total	Losses	Net Total
2011/12	12	20	32	10	22
2012/13	9	19	28	11	17
2013/14	12	49	61	18	43
2014/15	15	62	77	22	55
2015/16	17	47	64	22	42
Total	65	197	262	83	179
Mean Average	13	39	52	17	36

*(Any differences due to rounding).*

- 2.13 Completions on small sites can vary significantly between years and bearing in mind the large number of sites involved it is not practical to survey them all. Therefore, in producing a trend-based supply estimate it appears to be accepted practice to include a 10 per cent discount. Applying the rate to the above figures would reduce the estimate to 235 and the annual average from 52 to 47.
- 2.14 As of 31 March 2015, Council database records showed an estimated 164 outstanding commitments on 95 small sites with consent for fewer than 5 dwellings, and that construction had started on 55 dwellings. Details of these commitments are tabulated at **Appendix 1**.
- 2.15 While not all of these permissions may necessarily be implemented, they are equivalent to approximately 3.5 years supply against the reduced estimate and further permissions and completions on other small sites can be anticipated within the five year period. It is therefore realistic to include an allowance of 235 dwellings to reflect the five year average including a 10% discount rate.

### Demolitions and Stock Losses

- 2.16 Between 2011/12 and 2015/16 stock losses averaged 121 dwellings per annum. As shown in *Table 3* below, the vast majority were clearances at the two Coast & Country redevelopment sites at the former Westfield Estate , Loftus and The Closes Estate, Redcar. These schemes accounted for 71% of stock losses over the five years and 94% over the last three years to 2015/16. The remaining clearances to be recorded at Havelock Park were completed in 2015/16 and the balance at Hummersea Hills (40) are being undertaken in 2016/17.
- 2.17 Net clearances have reduced markedly in recent years and with reduced central government funding for housing clearance and renewal, there is no

indication that the situation is likely to change significantly in the short term. In the last three years, large-scale block clearance at South Bank, which had begun in the early-2000s, has been wound down and smaller Coast & Country demolition schemes have ceased.

- 2.18 As part of the consultation, Coast & Country Housing has indicated that in addition to completing the remaining clearances at the former Westfield Estate, Loftus (40 dwellings), up to 50 other residential properties may be demolished over the assessment period. The potential clearance of 90 residential properties should therefore be factored into the estimate.
- 2.19 Residential stock losses on other, smaller cleared sites and through conversion and change of use schemes have averaged 17 per annum over the last 5 years and this, together with the ongoing and prospective Coast & Country demolitions more accurately reflects the potential level of stock losses over the next five years.
- 2.20 It is therefore appropriate to include an allowance of 85 dwellings to reflect the five year average on smaller schemes.

*Table 3: Five Year Breakdown of Demolitions and Stock Losses 2011/12-2015/16*

Year	Westfield Estate	The Closes	South Bank OHA	Other CCH	Other Sites	Total Recorded Demolitions	Conversions / Change of use	Total Stock Losses
2011/12	0	0	41	0	1	42	9	51
2012/13	60	125	0	2	1	188	10	198
2013/14	0	114	6	0	4	124	14	138
2014/15	6	68	0	0	7	81	15	96
2015/16	74	25	0	0	6	105	17	122
Total	140	332	47	2	19	540	65	605
Mean Average	28	66	9	0	4	108	13	121

*(Any differences due to rounding).*

### Discounted Permissions

- 2.21 Consideration was given to discounting sites with a residential permission but significant doubts about deliverability. In making a judgement, factors such as site location and characteristics, planning permission history, consent expiry date and evidence of ongoing interest from established housing providers were taken into account.

### Delivery Rates

2.22 Assumptions about deliverable potential and annual construction rates have been guided by the following considerations:

- Completions in 2015/16 on sites which are under development and the number of recorded starts (dwellings under construction) as at 31 March 2016.
- Comments received in response to the Council's consultation on draft delivery projections (see below).
- An indicative lead-in period of up to two years on sites where development has yet to start, taking into account any known enabling infrastructure requirements, with the period extended for sites which do not currently have planning permission. A lead-in time of one year has been assumed for conversion schemes with planning permission.
- First delivery year completions on large private housing schemes of about 15-20 housing units as sites become established. Thereafter, a general delivery ceiling of 30-35 units per annum, which falls within the range of typical yields on larger sites in recent years. Where appropriate, delivery rates on nearby developments have been taken into account. On smaller schemes not attracting grant funding or involving volume housebuilders, a lower annual completion rate has been assumed cogniscent of past trends.

### Consultation

2.23 As part of the review and to inform the revision of the Strategic Housing Land Availability Assessment (which considers housing supply over the longer term, to inform local plan preparation) the Council, in August 2016, produced an indicative draft delivery trajectory. The trajectory, together with a draft list of discounted permissions, was circulated to relevant developers, agents and landowners for comment.

2.24 The feedback received from this consultation has been taken into account in preparing the assessment, including adjustments to the supply trajectory where appropriate.

### 3 Supply Assessment

- 3.1 The estimated five year housing supply from 2016/17 to 2020/21 is **1,839** additional dwellings, which exceeds the assessed requirement of 1,259 by 580 and equates to **7.3 years supply** as demonstrated in *Table 4* below.
- 3.2 It is noticeable that the contribution from sites under development accounts for the vast majority of the supply (over 70%) and, critically, would meet the assessed requirement on its own. Existing schemes of fewer than 5 dwellings have, moreover, been included separately.

*Table 4: Five-Year Supply Estimate Summary*

Site Type / Supply Source	Units
Under Development	1,306
Detailed Consent	228
Outline Consent	119
Preferred Allocations	126
Allowance for Small Sites (incl. 10% discount)	235
Less Allowance for Stock Losses (17 pa)	-85
Less Major Prospective Demolitions	-90
Estimated Net Supply	<b>1,839</b>
Annual Average Estimated Net Supply	368
Minimum Requirement	1,259
Annual Average Requirement	252
Balance of Supply	580
<b>Supply in Years</b>	<b>7.30</b>

- 3.3 The average annual projected yield is 368 dwellings, with net completions varying from 330 to 420 as shown in *Table 5* below. The higher level of anticipated completions for 2016/17 largely reflects the imminent completion of three flatted schemes (The Dunes, Barnaby House and Beckside Gardens), which will collectively deliver 153 housing units.

*Table 5: Five-Year Supply Estimate Annual Breakdown*

Year	2016/17	2017/18	2018/219	2019/20	2020/21
Net Units	420	337	330	373	379

- 3.4 The level of anticipated development is more than that in the preceding five-year period, when annual net completions averaged 251 per annum. This reflects a lower level of development activity at that time, with fewer large sites

being built out by volume housebuilders, and a higher rate of housing clearance as alluded to above.

- 3.5 A site-level summary of the deliverable supply is provided in *Table 6*. Justification for the inclusion of each site and source of supply and for annual delivery assumptions is set out in the table at **Appendix 2**.

Table 6: Five Year Supply Site Summary

Site	Location	Gross Area (Ha.)	Total Units	Years 1 - 5	Balance
<b>Under Development</b>					
Lyndhurst Gardens	Ormesby	0.23	4	4	
High Farm	Teesville	10	174	150	24
Barnaby House	Eston	0.97	51	51	
The Dunes	Redcar	0.8	64	64	
Wheatlands Chase	Redcar	4	91	91	
Scholar's Park	Redcar	3.9	126	115	11
Havelock Park	Redcar	7.7	85	85	
Rowan Garth	Redcar	8.8	138	138	
Royal Hotel	Redcar	0.04	14	14	
The Willows	Marske	0.5	4	4	
Marske Mill Lane	Saltburn	0.7	14	14	
Enfield Mews	Guisborough	2.7	46	46	
Pine Walk	Guisborough	6.7	179	150	29
Galley Hill	Guisborough	15.3	317	150	167
Beckside Gardens	Guisborough	0.4	38	38	
Highcliffe View	Guisborough	0.9	23	23	
Middlesbrough Rd (S)	Guisborough	1.1	14	14	
Annandale Park	Skelton	10	209	150	59
Lodge Farm Close	Moorsholm	0.63	5	5	
<b>Detailed Consent</b>					
Home Farm	Skelton	0.5	47	47	
Former Redcar & Cleveland Town Hall	Eston Grange	1.4	52	52	
Newbury Road	Brotton	0.7	25	25	
Station Hotel	Redcar	0.03	9	9	
The Bridgings	Redcar	0.01	5	5	
11/12 Esplanade & 7/10 Dundas St	Redcar	0.01	5	5	
Marske Road	Saltburn	6.3	116	85	31
<b>Outline Consent</b>					
Gypsy Lane	Nunthorpe	0.4	10	6	4
Longbank Farm	Ormesby	21.2	320	80	240
Spencerbeck Farm	Ormesby	2.4	61	25	36
Upsall Grange	Normanby	1.42	8	8	
<b>Other Sites</b>					
Church Lane	Guisborough	0.27	6	6	
Swan's Corner	Nunthorpe	7.7	128	75	53
Cleveland Gate	Guisborough	4.9	135	45	90
Allowance for completions sites with consent <5 dwellings (incl. 10% discount)			235	235	
Stock losses and minor demolitions allowance			-85	-85	
Prospective major demolitions			-90	-90	
<b>Total Net Supply</b>				<b>1,839</b>	



- 3.6 The assumed level of development appears to be realistically achievable. This view is informed by the high proportion of anticipated completions on sites currently under development, and the progressive increase in market-led developments on large greenfield sites across the main residential areas of the borough. Analysis of Council records shows that as of 31 March 2016 there were an estimated 478 housing units under construction in the plan area.
- 3.7 It has been assumed that first completions on sites currently without permission would be achieved towards the end of the period with most developments completed after 2020/21, thereby allowing for a reasonable lead-in period to negotiate the planning application process and undertake site preparation.

### Discounted Permissions

- 3.8 15 sites, with a combined potential for 1,540 dwellings, including the strategic site at Low Grange Farm (1,250 dwellings), were discounted from the five year supply.
- 3.9 Also discounted from the supply are three grant-funded extra care housing schemes, at least two of which have been put on hold (rather than cancelled) due to changes in government legislation.
- 3.10 Details of the discounted sites including explanations for their exclusion are set out in **Appendix 3**. Through its Tees Valley Housing Growth programme, the Homes and Communities Agency is actively monitoring and pursuing opportunities to help bring forward development on stalled and other available sites. It is conceivable therefore that completions could be realised on these and other sites not included in the five year supply.

### Other Sites

- 3.11 Other sites will continue to come forward for development over the assessment period, potentially including some preferred allocations in the Draft Local Plan, such as the following sites which are all located inside development limits:
- *Ryehills School, Redcar (Policy H3.14; 30 dwellings):* This cleared (1.2ha.) Council-owned site is currently being marketed and is in a mature suburban residential area.
  - *West of Kirkleatham Lane, Redcar (Policy H3.19; 550 dwellings):* Although this is a substantial (23ha.) site with limited services, it is owned by the Homes and Communities Agency which is undertaking to bring the land forward for short-term housing delivery. A consultation response submitted on behalf of the HCA has suggested that the site may be capable of accommodating up to 100 dwellings within the first five years.

- *St.Hilda's Church, Redcar (Policy H3.12; 30 dwellings):* Proposals to redevelop the site for a replacement church supported by enabling housing on the adjacent land are being progressed. This is a small site and the redevelopment proposals have previously attracted interest from a major housebuilder. The site is currently being marketed and in response to the consultation on the five year supply trajectory.
- *Corporation Road, Redcar (Policy H3.11; 86 dwellings):* This is surplus RCBC land in a mature residential area which until recently it was the subject of well advanced development proposals from a volume housebuilder. The site is currently being re-marketed for disposal.

## 4 Gypsy and Traveller Sites

- 4.1 Operating since 1990, The Haven Gypsy & Traveller site in South Bank remains the only authorised provision for the travelling communities in the borough. As a result of successfully securing funds through allocation of Traveller Pitch Funding from the HCA totalling £890k and the addition of £136k council funding, The Haven site has recently undergone extensive refurbishment which increased the provision from 13 to 18 pitches. It was re-opened and re-occupied in October 2014.
- 4.2 The Government's Planning Policy for Traveller Sites (PPTS) was revised in August 2015. Under Paragraph 10, local planning authorities are required demonstrate and update annually details of their five year supply of Gypsy and Traveller sites against identified needs.
- 4.3 As part of the evidence base for the new Local Plan, the Council carried out a borough-wide independent review of the Gypsy and Traveller Accommodation Assessment in 2015. Based on a net compound growth rate of 2.5%, this study identified a total estimated requirement for an additional 8 pitches up to 2030. To ensure this requirement covers the entire Local Plan period (i.e. up to 2032), this formula was extended for a further 2 years and identified a need for 1 further pitch, bringing the total requirement to 9 pitches. This estimated provision anticipated the vast majority of growth will be as result of new household formation coming from the existing Haven site.
- 4.4 Based on the evidence provided and as is required by national policy, provision requirements in 5-year periods to 2030 plus the additional 2 years up to 2032 to cover the plan period are set out in *Table 7* below. The figure for 2015-20 is made up of 2 from new household formation from the existing site (The Haven). The remainder of the net new household formation is split between years 6-10 and 11-17 based on a net compound growth rate of 2.5%

Table 7: Additional Gypsy and Traveller Pitch Requirements

Year	No. of pitches required
2015-2020	2
2020-2025	3
2025-2030	3
2030-2032	1
Total	9

- 4.5 Using this evidence as a baseline, the Council will continue to assess the need for pitches by monitoring unauthorised encampments and keeping track of the number of pitches available at the designated site at The Haven.
- 4.6 In order to meet accommodation needs up to 2032, the Council will explore potential additional site locations in the borough and address future requirements through the new Local Plan.

## 5 Conclusion

- 5.1 This assessment has provided a review of five-year housing supply in accordance with the criteria set out in the NPPF and PPG. The analysis demonstrates that the borough has a deliverable five-year supply of housing land to 2019/20 of 7.3 years when considered against the objectively assessed housing need, including a 20% buffer in line with national policy.
- 5.2 The supply position shows an increase in relative supply compared with the 2015 assessment (6.9 years). The estimated net supply (1,839) is marginally higher than that in the previous assessment (1,771), which partly reflects the increase in the number of permissions being granted, including the major sites at Longbank Farm and Marske Road.
- 5.3 Overall, it is considered that the trajectory presents a realistically achievable estimate of five-year supply for the following reasons:
- The overwhelming majority of the supply is on sites which were under construction as at 31 March 2016.
  - In estimating annual site yields, recent completions and the number of on-site starts have been taken into account and the assumed rates of delivery are within accepted industry levels on large market-led developments and have been checked with respective housebuilders.
  - The nature of development is becoming increasingly skewed towards greenfield sites in strong market areas.
  - Significant discounting has been made against existing commitments to allow for potential non-delivery of some permissions.
  - An allowance for the non-delivery of completions on small sites against the recent five-year average has been included.
  - Assumptions about demolitions and stock losses are evidence-based.
  - No allowances have been made for completions on major unidentified windfall sites or on the majority of preferred allocations, some of which may realistically achieve completions over the next five years.
- 5.4 The review has identified a shortfall of two pitches in gypsy and traveller pitch availability over the assessment period based on household growth estimates.
- 5.5 The assessment will continue to be monitored and updated at least annually in accordance with national policy.



## **APPENDICES**

## Appendix 1

## Breakdown of Commitments on Small Sites as at 31/03/2016

Ward	PARS Ref:	Planning Ref:	Site Location	Outstanding Dwellings	Under Construction	Outstanding Starts
Brotton	725	R/2013/0459/FF	2-4 Foster Street, Brotton	2	0	2
Brotton	728	R/2011/0696/RS	Land adjacent to 61 Skelton Road, Brotton	2	1	1
Brotton	731	R/2015/0047/CA	Freeborough, 40 Saltburn Road, Brotton	1	0	1
Brotton	734	R/2013/0228/FF	15 High Street, Brotton	1	0	1
Brotton	741	R/2015/0098/FF	Land off Child Street, Brotton	1	0	1
Brotton	742	R/2015/0212/CA	Brotton Church Educational Centre, Saltburn Road, Brotton	2	0	2
Brotton	743	R/2015/0595/CA	The Crown, 52 High Street, Brotton	4	0	4
Brotton	744	R/2016/0040/PN C	Agricultural Building, Sea View, New Brotton	1	0	1
Coatham	C736	R/2004/0407/FF	44 Lord Street, Redcar	1	1	0
Coatham	C751	R/2011/0303/FF	162 High Street, Redcar	1	1	0
Coatham	C769	R/2013/0656/FF	1 Bank Street, Redcar	2	1	0
Coatham	C771	R/2013/0626/FF	5 & 5A Station Road, Redcar	3	0	3
Coatham	780	R/2014/0167/FF	Former Zetland Café, 67 Esplanade, Redcar	2	0	2
Coatham	781	R/2014/0168/FF	66 Esplanade, Redcar	4	0	4
Coatham	C783	R/2014/0494/FF	15 West Terrace, Redcar	3	0	3
Coatham	C785	R/2014/0685/FF	128 High Street, Redcar	3	0	3
Coatham	790	R/2016/0017/FF	33 Turner Street, Redcar	2	2	0
Coatham	791	R/2016/0007/FF	Unit 3, 1 Esplanade, Redcar	1	0	1
Dormanstown	700	R/2015/0570/FF	2D Broadway East, Redcar	1	0	1
Eston	C537	R/2006/0898/FF	17/19 Jubilee Road, Eston	2	2	0
Eston	541	R/2002/0970/FF	Rear 76-78 High Street, Eston	1	1	0
Eston	C710	R/2014/0458/FF	Nags Head Inn, 11 High Street, Lazenby	4	0	4
Grangetown	675	R/2013/0187/FF	Lannys Ltd, 84 Bolckow Road, Grangetown	4	0	4
Grangetown	676	R/2015/0112/FF	63 Bolckow Road, Grangetown	4	0	4
Grangetown	677	R/2015/0717/FF	69 Bolckow Road, Grangetown	4	0	4
Guisborough	C459	R/2004/0492/CA	9 Bow Street, Guisborough	1	1	0
Guisborough	C732	R/2011/0414/CA	First Floor 3 Chaloner Mews, Guisborough	1	1	0
Guisborough	C744	R/2013/0382/FF	Former CB Vertical Blind Shop, Walton Terrace, Guisborough	2	0	2
Guisborough	C746	R/2014/0018/FF	Land south of Park House, Redcar Road, Dunsdale	1	0	1
Guisborough	747A	R/2012/0407/CA	Miltoun House, Albion Terrace, Guisborough, TS14 6HJ	2	0	2
Guisborough	C749	R/2013/0754/CA	179 Westgate, Guisborough	1	0	1
Guisborough	C752	R/2014/0010/RC	The Coach House, Flatts Lane, Nunthorpe	1	1	0
Guisborough	755	R/2014/0092/CA	Colwyn, 98C Belmangate, Guisborough	1	0	1
Guisborough	758	R/2014/0777/FF	Land between Lynthorpe and Genholme, Hollymead Drive, Guisborough	1	0	1
Guisborough	759	R/2015/0132/RS	Community Centre, 40 Stump Cross, Guisborough	3	3	0
Hutton	695	R/2011/0280/FF	Brown House, Stokesley Road, Guisborough	1	1	0
Hutton	706	R/2013/0761/RS	Newton Hall, Newton under Roseberry, TS9 6QR	1	1	0
Hutton	707	R/2015/0596/OO	Kopaness The Green, Newton Under Roseberry	1	0	1
Hutton	708	R/2016/0087/OO	18 Rowland Keld, Guisborough	1	0	1
Kirkleatham	599	R/2012/0978/FF	Yew Tree Care Centre, Yew Tree Avenue, Redcar	3	0	3
Lockwood	C717	R/2011/0697/RS	The Paddock, Stanghow Road, Stanghow	1	1	0
Lockwood	C720	R/2013/0563/FF	Farm House, Lodge Farm, Cow Close Lane, Moorsholm, TS12 3JE	3	0	3
Lockwood	724	R/2015/0268/FF	Ridge House Farm, Stanghow	1	0	1
Lockwood	725	R/2015/0170/CA	Toad Hall Arms, High Street, Moorsholm	1	0	1
Lockwood	726	R/2016/0111/FF	Bargate, High Street, Moorsholm	1	0	1
Loftus	694	R/2012/0543/FF	Rudds Foundry, Whitby Road, Loftus	3	3	0
Loftus	711	R/2010/0228/NM	Land Adjacent to 1 Liverton Road, Liverton Mines	1	1	0
Loftus	738	R/2010/0521/RS	Highfields Farm, South Loftus Farm Lane, Loftus	1	1	0
Loftus	C739	R/2010/0946/CA	Kingdom Hall, Water Lane, Loftus	1	1	0
Loftus	746	R/2013/0824/OO	40 Downe Street, Liverton Mines	1	0	1
Loftus	C748	R/2014/0546/CA	Stable House, Water Lane, Loftus	1	1	0
Loftus	750	R/2015/0026/FF	22A Tees Street, Loftus	1	0	1
Longbeck	C508	R/2013/0730/FF	Fell Briggs Farm, Grew Grass Lane, New Marske	1	0	1
Newcomen	C6	R/2013/0583/FF	110 West Dyke Road, Redcar	1	0	1
Newcomen	C7	R/2015/0713/FF	The Winning Post, Corporation Road, Redcar	1	0	1
Normanby	C541	R/2006/0996/FF	Former Eston Mission, Woodgarth, Eston	1	1	0
Normanby	737	R/2012/0437/OO	6 Normanby Road, Ormesby	1	0	1
Ormesby	623	R/2010/0458/FF	Land adjacent and rear of 52 Ormesby Bank, Ormesby	4	4	0
Ormesby	725	R/2009/0026/FF	36 Ormesby Bank, Ormesby	1	1	0
Ormesby	735	R/2014/0422/RM	5 Ormesby Bank, Ormesby (between 7 & 3)	3	0	3
Ormesby	738	R/2013/0684/FF	2B Gypsy Lane, Nunthorpe	1	0	1

Ormesby	740	R/2015/0711/FF	55 Longbank Road, Ormesby	1	0	1
Saltburn	583	R/2003/1048/FF	Old Station Yard, Windsor Road, Saltburn	1	1	0
Saltburn	C720	R/2013/0638/CA	29 Milton Street, Saltburn	4	3	1
Saltburn	C724	R/2009/0806/CA	Hollingside, Greta Street, Saltburn	1	1	0
Saltburn	C732	R/2014/0731/CA	12-14 Ruby Street, Saltburn	2	2	0
Saltburn	C735	R/2012/0640/RS	Former Social Club, 3 Ruby Street, Saltburn	4	4	0
Saltburn	C741	R/2012/0806/CA	79 Marine Parade, Saltburn	3	2	0
Saltburn	C744	R/2013/0243/FF	Stonecroft, Guisborough Road, Saltburn	2	0	2
Saltburn	C748	R/2013/0431/FF	1A Macnay Street, Saltburn	1	0	1
Saltburn	750	R/2013/0712/RS	Overdene, Victoria Terrace, Saltburn	1	0	1
Saltburn	751	R/2014/0244/FF	47 Irvin Avenue, Saltburn	1	0	1
Saltburn	752	R/2014/0335/CA	Pembroke Residential Home, 81 Marine Parade, Saltburn	2	0	2
Saltburn	753	R/2014/0570/CA	Rear of Hillingdon House, Greta Street, Saltburn	1	0	1
Saltburn	756	R/2015/0757/CA	Mill Farm, Saltburn Road, Saltburn	2	0	2
Skelton	611	R/2013/0094/OO	Quarry Garage Site, Boosbeck Road, Skelton Green	3	0	3
Skelton	675	R/2010/0059/CA	Egg Cup Farm, 122 High Street, Skelton	3	1	0
Skelton	742	R/2013/0197/FF	Land adjacent to 45 Layland Road, Skelton	1	0	1
Skelton	748	R/2014/0318/OO	Land adjacent to Ardmere Manless Terrace, Skelton Green	1	0	1
Skelton	C749	R/2015/0092/F3	17 Jervaulx Road, Skelton	1	1	0
South Bank	728	R/2014/0597/FF	Garage Site to the rear of 2 Caithness Road, Teesville	2	0	2
South Bank	C737	R/2012/0904/FF	7A King Street, South Bank	1	1	0
South Bank	C739	R/2013/0615/FF	26 The Avenue. Teesville	1	1	0
South Bank	C740	R/2014/0199/FF	The Settlement Youth and Community Centre, Normanby Road, South Bank	2	0	2
South Bank	C741	R/2014/0492/FF	Rear of 13 Victoria Street, South Bank	1	0	1
South Bank	743	R/2015/0310/FF	1A Victoria Street, South Bank	1	0	1
St Germain	C563	R/2007/0562/CA	45-47 High Street Marske	2	1	1
St Germain	C652	R/2011/0259/FF	Tofts Farm, Marske Road, Saltburn	2	1	1
Teesville	C662	R/2012/0399/FF	87-89 High Street, Eston	4	3	1
Teesville	663	R/2014/0710/FF	121 High Street, Eston	2	0	2
Teesville	C665	R/2014/0778/FF	524 Normanby Road, Normanby	1	0	1
West Dyke	672	R/2007/0194/FF	Embleton Court. Greenstones Road, Redcar	2	1	1
Westworth	671	R/2012/0186/FF	Moor Edge, Belmangate, Guisborough	1	1	0
Westworth	672	R/2012/0301/OO	Dovedale, Belmangate, Guisborough	1	0	1
Westworth	C677	R.2015/0206/PN	Combe Bank Farm, Margrove Road, Boosbeck	3	0	3
<b>Totals</b>				<b>164</b>	<b>55</b>	<b>109</b>





**Appendix 2:**
**Five Year Housing Land Supply Trajectory**

Site	Location	Area (Ha)	Current Status	Planning Application	Expiry Date	Completions 15/16	Yield Total / Balance	Starts (31.03.16)	Years 1-5	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	Years 6+	Explanation
Lyndhurst Gardens	Ormesby	0.23	Under development	R/2014/02 57/RM	n/a	2	4	4	4	4	0	0	0	0	0	Development progressing.
High Farm	Teesville	10	Under development	R/2011/05 07/RMM R/2014/07 16/FF	n/a	33	174	25	150	30	30	30	30	30	24	Development progressing, with 25 plots under construction as at 31/03/16. The final phase of the development, for 116 units, is currently on the market with detailed consent having been secured in May 2015.
Barnaby House	Eston	1.0	Under development	R/2014/07 92/FFM R/2015/05 00/FF	n/a	0	51	51	51	51	0	0	0	0	0	HCA-funded scheme comprising apartments and bungalows, all of which had started as at 31/03/16.
The Dunes	Redcar	0.8	Under development	R/2014/06 96/FFM	n/a	0	64	64	64	64	0	0	0	0	0	HCA-funded flatted scheme progressing.
Wheatlands Chase	Redcar	4.0	Under development	R/2011/09 36/FFM	n/a	14	91	31	91	30	30	31	0	0	0	Development is progressing with pace of delivery picking up again with 31 plots under development as at 31/03/16 (34 were completed in 2014/15).
Scholars Park	Redcar	3.9	Under development	R/2015/05 40/RM	n/a	0	126	0	115	0	15	30	35	35	11	Site preparation works have commenced.
Havelock Park	Redcar	7.7	Under development	R/2010/07 42/FF	n/a	47	85	28	85	30	30	25	0	0	0	Development progressing and as at 31/03/16, 28 of the remaining 85 plots were under construction.
Rowan Garth	Redcar	8.8	Under development	R/2015/01 52/RMM	n/a	0	138	3	138	15	35	35	35	18	0	Development recently commenced, with 3 plots underway as at 31/03/16.
Royal Hotel	Redcar	0.04	Under development	R/2014/04 48/FFM	n/a	0	14	14	14	14	0	0	0	0	0	Flatted scheme close to completion.
The Willows	Marske	0.5	Under development	R/2013/05 40/FFM	n/a	10	4	4	4	4	0	0	0	0	0	Small development close to completion.
Marske Mill Lane	Saltburn	1.1	Under development	R/2014/06 74/FFM	n/a	0	14	0	14	0	7	7	0	0	0	Site preparation works have commenced.
Enfield Mews	Guisborough	2.7	Under development	R/2013/07 27/FFM	n/a	39	46	30	46	30	16	0	0	0	0	Completions progressing rapidly and as at 31/03/16 development had started on 30 of the 46 remaining plots.
Pine Walk	Guisborough	6.7	Under development	R/2013/06 51/FFM	n/a	9	179	50	150	30	30	30	30	30	29	Development accelerating with 50 plots under construction as at 31/03/16.
Galley Hill	Guisborough	15.3	Under development	R/2013/08 30/RMM	n/a	9	317	34	150	30	30	30	30	30	167	Development accelerating with 34 plots under construction as at 31/03/16.
Beckside Gardens	Guisborough	0.4	Under development	R/2013/08 51/CAM	n/a	2	38	38	38	38	0	0	0	0	0	Flatted scheme close to completion.
Highcliffe View	Guisborough	0.9	Under development	R/2014/01 28/FFM	n/a	16	23	21	23	23	0	0	0	0	0	All but 2 of the remaining 23 plots had started as at 31/03/16.
Middlesbrough Road	Guisborough	1.1	Under development	R/2014/05 63/FFM	n/a	0	14	0	14	7	7	0	0	0	0	Site preparation works have commenced on this small development.
Annandale Park	Skelton	10.0	Under development	R/2012/01 10/FFM	n/a	31	209	26	150	30	30	30	30	30	59	First phase of development (Site B) is progressing and at the current delivery rate it will be largely completed within two years.
Lodge Farm Close	Moorsholm	0.63	Under Development	R/2012/02 88/FF	n/a	1	5	n/a	5	0	1	2	2	0	0	With the residential conversion of the listed agricultural building completed in 2015/16; the enabling new build element of this scheme, comprising larger rural dwelling plots, is currently on the open market.
Home Farm	Skelton	1.6	Detailed consent	R/2015/04 75/CAM	01/02/20 19	0	47	n/a	47	0	0	10	20	17	0	Detailed consent has recently been secured and the site promoter is pursuing an application.

Former Redcar & Cleveland Town Hall	Eston	1.4	Detailed consent	R/2016/02 01/FFM R/2016/04 56/FFM	n/a	0	52	n/a	52	0	0	14	20	18	0	Detailed consent for 51 dwellings was a granted to a major housebuilder in 2016. *A subsequent application for a further dwelling is awaiting determination.
Newbury Road	Brotton	0.7	Detailed Consent	2015/0012 /FFM	25/03/20 18	0	25	n/a	25	0	25	0	0	0	0	HCA funding has been secured for this scheme. The developer has updated that the scheme is still being appraised, but is hopeful that it will start in 2016.
Station Hotel	Redcar	0.03	Detailed consent	2015/0191 /FFM	12/06/20 18	0	9	n/a	9	0	9	0	0	0	0	Detailed consent recently granted for conversion of vacant public house into 10 flats (net 9 units). The site is in a location which attracts flatted conversion schemes.
The Bridgings	Redcar	0.01	Detailed consent	R/2014/04 00/CA	26/08/20 17	0	5	n/a	5	0	5	0	0	0	0	The permission relates to a relatively simple conversion from C2 to C3 apartments.
11-12 Esplanade and 7-10 Dundas Street	Redcar	0.01	Detailed Consent	R/2016/00 59/FF	05/04/20 19	0	5	n/a	5	0	5	0	0	0	0	This is a proposed extension to provide a more substantial upper floor residential scheme resulting in a net gain of 5 flats (increasing from 4 to 9 units).
Marske Road	Saltburn	6.3	Detailed Consent	R/2016/01 54/RMM	01/09/20 19	0	116	n/a	85	0	0	15	35	35	31	The site is in a strong market area and reserved matters approval was recently granted to a major housebuilder.
Gypsy Lane	Nunthorpe	0.4	Outline consent	R/2013/07 65/FFM	05/03/20 17	0	10	n/a	6	0	0	2	2	2	4	The site has recently been sold to a local housebuilder specialising in self-build properties and a revised outline application for 10 units has recently been submitted (application ref. 2016/0489/OOM). The revised application is over a slightly extended area in seeking to address on-site drainage requirements.
Spencerbeck Farm	Ormesby	2.4	Outline consent	2013/0803 /OOM 2016/0410 /OOM	08/03/20 19	0	61	n/a	25	0	0	-20	15	30	36	An outline application has recently been submitted for the developed area of the site (application ref. R/2016/0410/OOM), the previous consent having expired. Outline consent was secured for the paddock area on appeal in March 2016. The site is identified as a preferred allocation in the draft local plan and assuming the current application is approved, it is conceivable that completions may be achieved within 5 years, subject to attracting a housebuilder.
Upsall Grange	Nunthorpe	1.42	Outline consent	2014/0593 /OOM	19/02/20 18	0	8	n/a	8	0	2	2	2	2	0	This site has consent for limited development of 8 larger properties on individual plots. The site is in a rural location near high value residential properties. Reserved matters applications for the first two plots have recently been submitted.
Longbank Farm	Ormesby	21.2	Outline consent	R/2014/03 04/OOM	09/03/20 19	0	320	n/a	80	0	0	10	35	35	240	Detailed consent was granted on appeal in December 2015 and it is anticipated that a reserved matters application will be submitted in the calendar year. Ahead of this, the developer has submitted a phasing plan and indicated that each of the four phases can be delivered over approximately 2 years. It is assumed therefore that the first phase of approximately 80 dwellings can be completed within the assessment period.
Church Lane Farm	Guisborough	0.27	Application submitted	R/2016/03 91/RS	n/a	0	6	n/a	6	0	0	2	2	2	0	Revised detailed proposals for a new build and conversion scheme on this small site have recently been received.
Swan's Corner	Nunthorpe	7.7	Application submitted	R/2016/01 42/FFM	n/a	0	128	n/a	75	0	0	15	30	30	53	Current application from a major housebuilder for 128 dwellings is awaiting determination. The site has been included as a preferred allocation in the Draft Local Plan for 115 dwellings. It is assumed that development will proceed and that some completions can be achieved towards the end of the assessment period. The developer has confirmed that the delivery assumptions are realistic.
Cleveland Gate	Guisborough	4.9	Preferred Allocation	n/a	n/a	0	135	n/a	45	0	0	0	15	30	90	Detailed layout has been prepared by a major housebuilder with community consultation undertaken and it is anticipated that a planning application will be submitted within the calendar year. The site has been included as a preferred allocation in the Draft Local Plan. An extension to the highway at Springwood Road has been completed to serve the site and it is assumed that some

																	completions can be achieved towards the end of the plan period.
Gross Supply							2,388	423	1,779	430	307	300	368	374	744		
Commitments on Small Sites <5 dwellings								55	235	47	47	47	47	47			
Stock Losses Allowance									-85	-17	-17	-17	-17	-17			
Major Demolitions									-90	-40	0	0	-25	-25			
Net Supply									1,839	420	337	330	373	379			

**Appendix 3:**
**Discounted Sites With Planning Permission**

Site	Location	Area (Ha)	Current Status	Planning Application	Expiry Date	Completions 15/16	Yield Total / Balance	Comments
Low Grange Farm	South Bank	32	Outline Consent	R/2014/0372/OM	31/03/2026	0	1,250	Although outline permission was recently granted, this allows for an extended period of up to 10 years for the submission of a reserved matters application, reflecting the substantial size of the site and its market location.
Land at 21a Church Lane	Ormesby	0.31	Development Stalled	R/2010/0764/FFM	n/a	0	7	Three properties have been constructed but are incomplete having failed to meet building regulations; the remaining land is currently vacant.
Hummersea Hills	Loftus	8.5	Development Stalled	R/2015/0011/FFM	n/a	3	107	Site is partially completed with social rented housing built-out, apart from potential extra-care scheme for 60 apartments, for which an application has yet to be forthcoming. Development of market housing has stalled due to demand constraints. The developer has indicated that the scheme is currently on hold due to changes in government legislation.
Bridge House	Skinningrove	0.2	Development Stalled	R/2015/0066/CAM	n/a	0	11	Demolition and site preparation works have ceased due to an objection from the Environment Agency regarding flood defences. This is a cramped site in an area of limited demand and is constrained by flood risk considerations and its location within a Conservation Area and adjacent to a Grade-II listed building.
1-6 The Paddock, Enfield Chase	Guisborough	0.3	Development Stalled	R/2006/0259/FF	n/a	0	6	Following site preparation work, the proposals appear to have been abandoned.
Castle Court	Boosbeck	0.6	Detailed Consent	R/2013/0842/FFM	15/04/2017	0	14	Permission for conversion of vacant nursing home to 14 dwellings expires within one year. Permission site has been marketed, but without any evidence of success.
Wilton Lane	Guisborough	0.3	Detailed Consent	R/2013/0858/FFM	17/03/2017	0	14	Planning permission expires within a year, and the site owner prospective developer having abandoned site preparation works is seeking disposal, which may delay the timing of delivery.
Victoria Hotel	South Bank	0.03	Detailed Consent	R/2014/0667/FFM	26/01/2018	0	10	Planning permission has been granted for conversion to 10 flats and the site has been on the open market, but it is in a lower value residential area with no evident demand for flatted development.
Red Barns	Redcar	0.4	Detailed Consent	R/2013/0785/FFM & R/2013/0699/FFM	14/05/2017	0	6	Permission for conversion (net 3) and new build (2) is winding down and it is understood alternative uses for the site are actively being explored.
South Bank Police Station	South Bank	0.34	Detailed Consent	R/2015/0353/FFM	08/09/2018	0	28	Although planning permission was recently granted for 28 elderly persons dwellings (a previous permission for 25 apartments having expired), and the site has since been marketed, it is in a lower value location and market demand for this type of scheme is not established.
Wilson Street	Brotton	0.08	Detailed consent	R/2013/0189/RM	14/05/2016	0	6	Permission recently expired. Site is in lower value location in the Brickyards area and is near potash railway.
Wykeham Close	Redcar	0.3	Detailed consent	2014/0718/FFM	11/02/2018	0	0	The site has detailed consent for 35 assisted living apartments and communal facilities with the proposals supported by grant funding from the Homes and Communities Agency. However the developer has indicated that the scheme is currently on hold due to changes in government legislation.
Grosmont Close	Redcar	0.2	Detailed consent	2015/0395/FFM	22/09/2018	0	0	The site has detailed consent for 12 assisted living dwellings comprising flats and bungalows with and communal facilities. The proposals are supported by grant funding from the Homes and Communities Agency. However there is no confirmation that the development will proceed and it is conceivable that legislative changes affecting similar extra care schemes may also apply here.
St Albans Church	Redcar	0.2	Detailed Consent	R/2014/0271/FFM	21/07/2017	0	7	Although there is a detailed permission in place, this is with the landowner rather than a developer and it is running down.
Peirson Street	Redcar	0.13	Outline Consent	R/2014/0744/OM	07/05/2018	0	10	Outline consent was recently granted for 10 units on this backland site. However similar proposals, albeit for 7 units, have failed to materialise so there remains some doubt about deliverability.

Cragg Hall Farm	Carlin How	2	Outline Consent	R/2015/0496/OM	21/01/2018	0	46	Previous outline consent (two year lifespan) for 46 dwellings expired in September 2015 having been marketed without detailed developer proposals emerging. The site is constrained by sloping topography, its location in an area of limited market demand and abnormal development costs associated with surface water drainage and may therefore be more likely to come forward within 10 to 15 years depending on market conditions.
Roseberry Road	Redcar	0.2	Outline consent	2014/0504/OOM	10/02/2018	0	10	Although the permission has some time to run this site, a cleared former petrol station, has been on the open market but no detailed proposals have emerged. The site is only attractive to affordable or low cost housing and is in a location where significant housebuilding has been taking place, particularly at Havelock Park. It might therefore present a more realistic residential opportunity in the longer term. Also, as the site is adjacent to Roseberry Square local centre it is conceivable that it might come forward for non-residential uses.
Cleveland View	Skelton Green	0.6	Outline Consent	R/2013/0738/O	30/01/2017	0	8	Consent expires within one year and more detailed proposals have not been forthcoming.