



Redcar & Cleveland Strategic Housing Land Availability Assessment (SHLAA)

August 2017



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Executive Summary

- *This report updates the Redcar & Cleveland Strategic Housing Land Availability Assessment (the “SHLAA”) which was last published in November 2016 and forms part of the evidence base supporting the emerging Redcar & Cleveland Local Plan which is currently at examination stage.*
- *The report includes an assessment of the suitability, availability and achievability of potential housing sites and incorporates the updated assessment of five year deliverable housing supply, from 01/4/2017 to 31/03/2022, which replaces the separate five year supply assessment from September 2016 which covered the corresponding period from 2016 to 2021.*
- *The National Planning Policy Framework (NPPF) confirms that in plan-making, local authorities should ‘prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period’ (Para 159).*
- *NPPF Para. 47 advises that local planning authorities should identify and update annually a supply of specific ‘deliverable’ sites to provide five years’ worth of housing against their housing requirement, and a supply of specific ‘developable’ sites which could be capable of development within 6 to 10 years, and where possible for 11 to 15 years.*
- *Having regard to Planning Practice Guidance, in assessing the deliverable and developable housing supply the update has taken into account the following:*
 - *housing completions in 2016/17 and ongoing developments;*
 - *planning permissions as recorded at 31 March 2017 and subsequent major permissions granted on appeal for over 1,200 dwellings on two sites, at Normanby and Marske;*
 - *any identified additional sites; and*
 - *preparation and consultation with relevant housing developers and site promoters on a revised five year deliverable supply trajectory.*
- *To reflect the advanced status of the Local Plan, the housing requirement at Policy H1 has assumed the starting point for determining the five year housing requirement (rather than the objective assessment of housing need as in 2016). The assessed five year supply requirement is 1,091 dwellings.*
- *The estimated deliverable five year supply is 2,447 dwellings, which is equivalent to 11.2 years against the minimum requirement in the emerging Local Plan. Around 60% of the supply is on existing housing developments.*
- *The estimated developable supply is 3,060 dwellings, giving a total deliverable and developable supply over the plan period of 5,507 dwellings, which is equivalent to 367 dwellings per annum and 23.5 years supply against the Local Plan minimum requirement.*
- *Further potential supply for approximately 4,700 dwellings is identified on other sites, the vast majority of which have been rejected as housing allocations in the emerging Local Plan.*

1 INTRODUCTION

Background

- 1.1 This report updates the Redcar & Cleveland Strategic Housing Land Availability Assessment (the “SHLAA”) which was last published in November 2016 and forms part of the evidence base supporting the emerging Redcar & Cleveland Local Plan which is currently at examination stage.
- 1.2 The report includes an assessment of the suitability, availability and achievability of potential housing sites and incorporates the updated assessment of five year deliverable housing supply, from 01/4/2017 to 31/03/2022, which replaces the separate five year supply assessment from September 2016 which covered the corresponding period from 2016 to 2021.
- 1.3 This first Redcar & Cleveland SHLAA was published in 2007 for consultation with housing industry professionals and other key stakeholders including relevant statutory and professional bodies. This is the sixth update of the document.
- 1.4 The assessment reviews all existing data and takes into account the following changes:
 - reported completions in the year to 31 March 2017;
 - reported outstanding commitments as at 31 March 2017;
 - sites which have been identified since the previous review; and
 - any other changes.
- 1.5 To more accurately reflect the current housing supply position, in August 2017, the assessment takes into account the following three subsequent planning approval, as they have substantially increased the number of housing commitments in the Borough:
 - Land West of Kirkleatham Lane, Redcar (permission granted for 550 dwellings, May 2017);
 - Land at Woodcock Wood, Normanby (permission granted on appeal for 400 dwellings, June 2017); and
 - Land South of Marske (permission granted on appeal for 821 dwellings, June 2017).
- 1.6 The independent examination of the Local Plan by the Planning Inspectorate commenced in April 2017. At Policy H1, the plan sets a minimum requirement of 234 dwellings per annum for the 17 year period from 2015 to 2032 (approximately 4,000 dwellings). The housing requirement is based on meeting the full objective assessment of need (132 dwellings per annum), plus achieving population growth in excess of official projections to support the Council's linked aspirations for economic and population growth and a more balanced demographic profile.
- 1.7 Supplementary to the minimum requirement, Policy H1 advocates the application of a 20% supply buffer over the plan period to support flexible and continuous housing delivery and guard against undersupply. Under Policies H3 and Policy REG3 , the plan supports the development of over 4,900

dwellings, comprising existing development sites and proposed allocations and commitments on smaller sites.

- 1.8 The issue of what the housing requirement should be remains a point of contention which will be considered further at the forthcoming plan examination hearings. Since the plan was submitted for examination, the inquiries on sites at Normanby and Marske have allowed the appeals on the basis of five year housing supply requirement, but they were granted under different considerations.
- 1.9 At the Normanby appeal, the inspector supported the appellants' position that the housing requirement should be higher (than 234); at least 335 dwellings per annum. In the Marske case, the appellants advocated a similar annual requirement (349) but the Inspector dismissed this and was inconclusive what the requirement should be; the Secretary of State's covering report suggested that the requirement should be between 240 and 285. At Marske, the Inspector concluded that the five year supply requirement should also incorporate the supply backlog from the previous plan period against the adopted Core Strategy. The historic backlog issue was not given consideration at the Normanby appeal, or in earlier inquiries on sites at Lonbank Farm, Ormesby¹ and Marske Road, Saltburn². In all three cases, the starting point for assessing the requirement was assumed to be the current plan period, from 2015; and each appeal decision turned on assumptions about the impact of jobs growth on household formation rates in the calculation of objective assessment of housing need³.
- 1.10 The historic backlog has not been added to the housing requirement in the emerging plan either. This is because in determining the objective assessment of housing need (OAN) in the Strategic Housing Market Assessment (February 2016), analysis of market signals and past delivery did not produce any evidence of unmet demand. As such, there was no justification for the OAN to incorporate the backlog against the policy target. To put this into context, the level of undersupply against the Core Strategy target was less than the equivalent loss of population over the 2001-2011 Census decade; it may be the case that any unmet demand was being met elsewhere through out-migration.
- 1.11 In February 2017, the government published the Housing White Paper, '*Fixing Our Broken Housing Market*', which sets out a range of reforms including proposals to consult on options for establishing a standard methodology for determining housing requirements which is more transparent, consistent and realistic than has hitherto been the case (Para 1.12). At the time of writing, the options consultation has yet to commence.

SHLAA Definition and Purpose

- 1.12 The National Planning Policy Framework (NPPF) confirms that in plan-making, local authorities should '*prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability*

¹ Appeal ref. APP/V0728/W15/3018546.

² Appeal ref. APP/V0728/W15/3006780.

³ For clarification, it should be noted that the scale of the supply as presented in the Council's five year housing land assessments at all these appeals was scrutinised and ratified by the planning inspectors but was not a determining factor in allowing any of them.

and the likely economic viability of land to meet the identified need for housing over the plan period’ (Para 159).

- 1.13 The SHLAA informs the selection of appropriate sites to meet housing supply requirements in the local plan. **It should be noted that the SHLAA is not a policy document. Therefore, the inclusion of any site in SHLAA does not infer Council support for its development, whether through allocation in the plan or a planning application.**
- 1.14 However, as the SHLAA also informs the assessment of deliverable five-year housing supply, it can be a material consideration in determining planning applications for residential development.
- 1.15 In estimating potential housing supply on each site, the assessment involves making assumptions about whether sites could be developed for housing, and when. NPPF Para 47 advises that local planning authorities should identify and update annually a supply of specific deliverable sites to provide five years’ worth of housing against their housing requirement, and a supply of specific ‘developable’ sites which could be capable of development within 6 to 10 years, and where possible for 11 to 15 years. The assessment process therefore requires sites to be classified as **deliverable** and /or **developable**.
- 1.16 NPPF Footnote 11 confirms that to be considered deliverable, sites should be *‘available now, offer a suitable location for development now, and be achievable with a reasonable prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable’*. It is also confirmed 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’*.
- 1.17 NPPF Footnote 12 advises that to be considered developable, *‘sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged’*.
- 1.18 The assessment process therefore requires sites to be classified as **deliverable** and/or; **developable** (there is a reasonable prospect of achieving development within ten or fifteen years).

Planning Practice Guidance

- 1.19 This review has had regard to the **Planning Practice Guidance (PPG)** published in March 2014 in relation to undertaking Housing and Economic Land Availability Assessments.
- 1.20 The PPG advises that the assessment should identify a future supply of land which is suitable, available and achievable and, in doing so, *‘will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period’* (Para. 018).

- 1.21 Para 001 confirms that an assessment of land availability should identify a future supply of land which is suitable, available and achievable for housing (and economic development uses)⁴. The guidance advises that the assessment should:
- identify sites and broad locations with potential for development;
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (availability and achievability considerations).
- 1.22 In assessing **suitability**, it is advised in the guidance, at Para. 019, that the development plan, emerging plan policy and national policy, market and industry requirements in the housing market area should guide the assessment process. The guidance also advises that the appropriateness of any constraints, and whether they can be overcome, should also be taken into account along with the following additional factors:
- physical limitations including access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - impact on landscape, nature and heritage conservation;
 - likely market attractiveness for the type of development proposed;
 - contribution to regeneration priority areas; and
 - environmental / amenity impacts experienced by prospective occupiers and neighbouring areas.
- 1.23 It is also advised that sites in existing development plans or with a residential planning permission should normally be considered suitable for development, subject to assessing any changed circumstances.
- 1.24 **Critically, Para 003 states the following: ‘the assessment is an important evidence source to inform plan-making but does not in itself determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable). It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of these sites are the most suitable to meet those needs’.**
- 1.25 In assessing **availability**, a site is considered available when on the basis of the best available information, there are no legal, ownership or operational problems preventing development. Where sites are being promoted by the landowner or a developer, this should be seen as an indication that there are no availability constraints. (Para. 020).
- 1.26 It is also advised, however, that having a planning permission does not necessarily mean the site is available, and that consideration should also be given to the delivery record of developers or landowners, and whether there is a history of unimplemented permissions.
- 1.27 In assessing **achievability**, the PPG (Para. 021) advises that a site is considered achievable where there is a reasonable prospect that a particular

⁴ As an assessment of economic land availability was not undertaken as this formed part of the 2016 update of the Redcar & Cleveland Employment Land Review.

type of development can be delivered within a given time period, which involves making judgements about economic viability and the capacity of the developer to complete and let or sell developments.

- 1.28 At Para 022 it is advised that where suitability, availability or achievability constraints are identified (including policy constraints), the assessment should consider what actions would be needed and the possible impacts of such measures on delivery prospects and timescales.
- 1.29 At Para 023 it is advised that, in profiling delivery timescales, the information on suitability, achievability, availability and any constraints should be taken into account, along with industry advice on lead-in times and build out rates, bearing in mind the potential of larger sites being built out by more than one developer.
- 1.30 At Para 044, it is confirmed, in line with NPPF paras. 14 and 83, that the following higher level policy designations, or constraints may restrict development potential:
- Sites protected under the Birds and Habitats Directive
 - Sites of Special Scientific Interest
 - Green Belt
 - Local Green Space
 - Area of Outstanding Natural Beauty
 - Heritage Coast
 - Sites within a National Park or the Broads
 - Designated Heritage Assets
 - Locations at Risk of Flooding or Coastal Erosion
- 1.31 Some of the above designations do not apply whatsoever to the study area, which does not include any part of Redcar & Cleveland the North York Moors National Park. The study area does however contain Designated Heritage Assets, the Heritage Coast, covers part of East Cleveland and there are areas falling within high flood risk areas as defined by the Environment Agency, or which are susceptible to surface water flooding. At the same time, it is apparent from the wording of the guidance that these higher level designations do not necessarily deem sites unsuitable for development.
- 1.32 At Para 031, the PPG confirms that deliverable sites could include sites allocated for housing in a development plan and sites with full or outline planning permission *‘unless there is clear evidence that schemes will not be implemented within five years’*, though neither are pre-requisites for assessing sites as deliverable; sites without allocation or permission can also be considered deliverable if there are significant constraints to overcome. It is advised that local authorities should provide *‘robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out’*.
- 1.33 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’*.

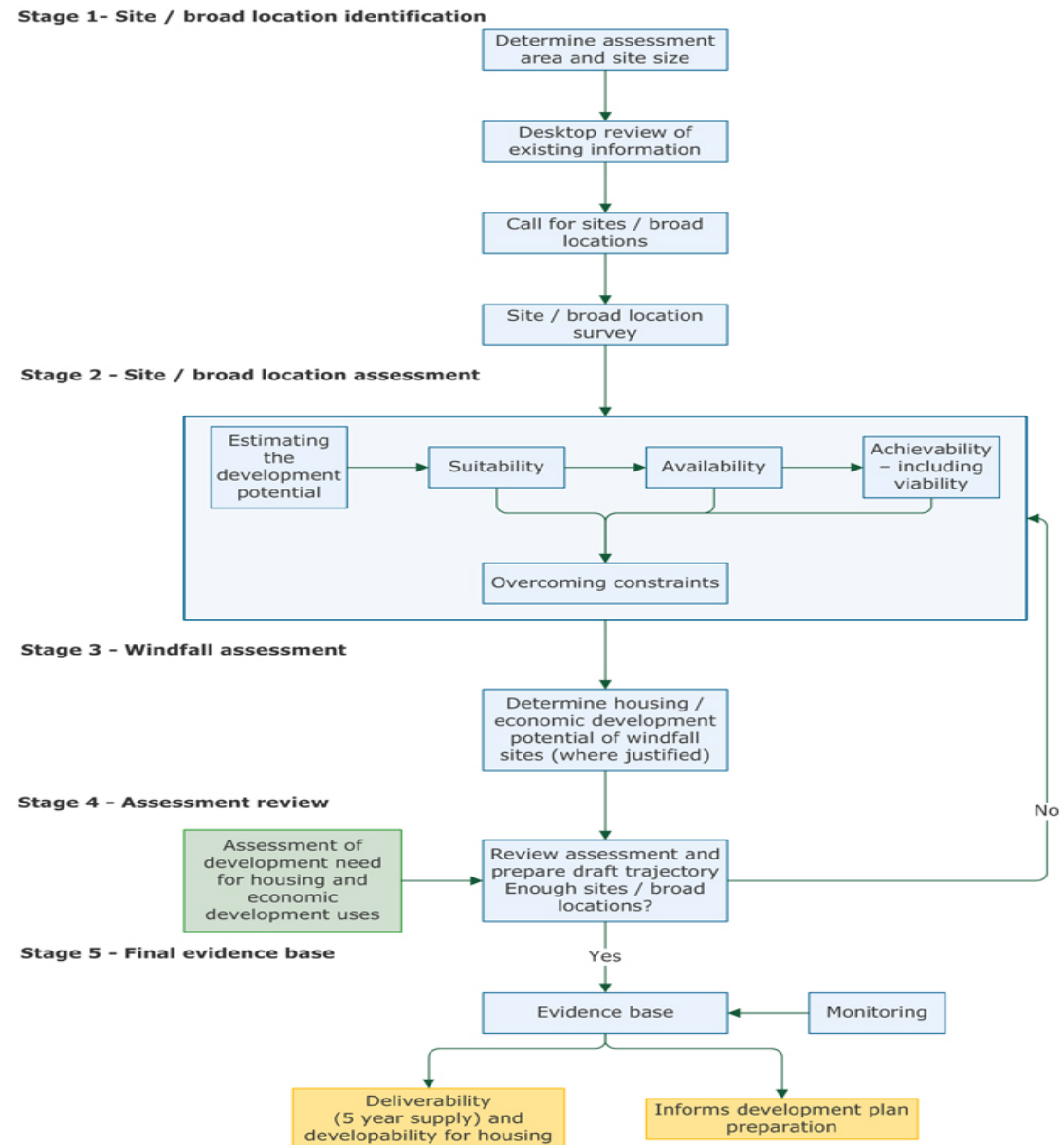
- 1.34 At Para 043 it is advised that to ensure consistency, accessibility and transparency, the final document should produce the following outputs:
- a list of all sites considered and cross-referenced to location maps;
 - an assessment of suitability, achievability and availability, including whether a site is realistically expected to be developed and when;
 - contain more detail for sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - the potential type and quantity of development that could be delivered, including a reasonable estimate of build-out rates, setting out how barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development and consideration of associated risks; and
 - made publicly available in accessible form.

Housing Land Supply and Site Allocations Background Evidence Paper (April 2017)

- 1.35 The Housing Land Supply and Site Allocations Background Evidence Paper (April 2017) has been submitted to the plan examination. The background paper provides the justification for selecting the plan's proposed allocations and reasons for rejecting other candidate sites, taking into consideration ongoing supply and unimplemented planning permissions. The report updates a previous document from June 2016 which accompanied the Draft Redcar & Cleveland Local Plan (May 2016).
- 1.36 The analysis builds on the SHLAA by applying planning policy considerations, in order to explore suitability issues further and select the most appropriate sites to meet the housing requirement, and to support the wider objectives of the plan, taking into account any significant deliverability issues.
- 1.37 The approach to site selection was based around the following considerations:
- the locational strategy under policy SD2 to achieve a minimum 60% development in the urban and coastal geographic sub-areas;
 - the sequential approach to site selection as set out under policy SD2 to prioritise development within settlement limits;
 - comparative site appraisal of service accessibility;
 - comparative consideration of any restrictive policy designations; giving priority to sites of least environmental value; and
 - economic viability considerations, taking into account feedback from housebuilders, landowners and agents.
- 1.38 In considering service accessibility, the proximity of sites to key (trip-generating) services such as schools, shops, employment areas and public transport) was mapped against distance thresholds to provide an indicative overview of sites which had the best access to services. To provide a comparative suitability overview in terms of any policy issues, each site was compared against a range of restrictive designations and other suitability issues (such as whether sites were previously developed, experienced surface water drainage problems or had non-residential uses or allocations). This work has also informed the Sustainability Appraisal process.

2 Methodology

2.1 At PPG Para. 006, a five-stage process for undertaking the assessment is outlined via the following flow-chart:



2.2 Under Stage 1, while a desktop review has been undertaken, no call for sites was issued as substantial range of site options had previously been identified which would clearly meet the draft local plan housing requirement and any significant increase. There is also an ongoing opportunity to submit, at any time, sites for consideration in the SHLAA via a pro-forma on the Council's website. The most recent call for sites issued to major landowners, developers and agents was undertaken fairly recently in 2015 and generated a limited response.

2.3 Under Stage 3, No allowance for windfalls has been made though it is recognised (and acknowledged in the plan) that windfall opportunities are an important and ongoing source of supply, and can be expected to continue to come forward throughout the plan period.

2.4 The review has proceeded as follows:

- Review of existing sites included in the 2016 SHLAA to reflect housing completions in 2016/17, planning permissions as recorded at 31 March 2017 and any other site-specific changes including newly-identified sites.
- Desk top assessment to identify any additional available sites including any submissions via the Council's SHLAA pro-forma.
- Assessment of suitability, availability and achievability of any additional sites.
- Production of draft five year delivery supply trajectory for 2017-22
- Consultation on the draft deliverable supply trajectory with relevant developers, landowners and agents.
- Review of housing requirement and comparison with supply position.
- Preparation of revised report.

Parameters

2.5 The assessment includes the following site 'types':

- those which were recorded as under development as at 31 March 2017;
- those with an existing planning permission as at 31 March 2017
- allocation sites in the emerging local plan without planning consent;
- brownfield and other available and suitable sites within development limits for which redevelopment for housing would support regeneration; and
- sites adjacent to but outside development limits which have previously been put forward for consideration in the plan-making process or are the subject of a planning application (these are typically greenfield extension sites outside development limits).

Small Sites

2.6 It is stated in the PPG (Para. 010) that sites capable of yielding at least five dwellings should be included in the assessment, but plan-makers can consider applying alternative thresholds where appropriate. Sites with potential for fewer than 10 dwellings, or conversion opportunities, would not be considered as local plan

allocations (they would be treated as 'windfall' contributions). As such, there is no justification for assessing these sites in the SHLAA. However, small sites with planning consent, including any conversion schemes, have been included as part of the deliverable supply. As these sites have not been subject to assessment, a 10% lapse rates has been applied against this source of supply to allow for any non-delivery which appears reasonable in terms of historical take up rates.

Estimating Site Yields

2.7 As in all previous SHLAAs, where sites do not have planning permission or a sufficiently detailed indicative development layout, unless other factors dictate otherwise (such as access constraints limiting development capacity), broad housing yield estimates have been calculated using a simple density multiplier approach. This procedure involves multiplying a notional net developable area by an assumed average housing density, expressed in dwellings per hectare (dph). Drawing on the established guidance in '*Tapping the Potential*'⁵, the following broad ranges have been applied in estimating a net developable area depending on the size and characteristics of the site:

- sites of 0.4 ha. or less: assumes 90% to 100% of gross site area;
- sites between 0.4ha. and 2ha: assume 75% to 90% of gross area; and
- sites in excess of 2ha: assume 50% to 75% gross area.

2.8 The different ranges reflect the typical requirement to devote an increasing proportion of the space on larger sites to supporting infrastructure such as roads, open space and built community facilities. In practice, applying density multipliers can result in fairly conservative yield estimates compared to detailed layouts.

2.9 The following site-specific issues have also been taken in estimating housing potential:

- the size, configuration and topography of the site;
- the character and density of the adjacent residential area(s) and the type(s) of housing likely to be most attracted to the site bearing in mind its residential location;
- the sustainability of the site in terms of the proximity and access to key local services such as schools, public transport, shops and community facilities; the possible need for supporting on-site infrastructure including open space; and
- any planning and environmental policy designations or features within or adjacent to the site which might impact on the realistic net developable area.

Delivery Trajectory

2.10 The assessment distinguishes between sites which are considered deliverable in the next five years, to 2021/22, and those which are deemed developable from year 6 onwards. Taking into account feedback from housing industry and planning professionals where appropriate, the consideration of a site as deliverable or developable reflects a range of factors including the following:

⁵ URBED for Department of Environment Transport and the Regions(2000): '*Tapping the Potential : Best Practice in Assessing Urban Capacity*'.

- if it is currently under development;
 - current planning status and recent planning history;
 - the size of the site and its physical characteristics (e.g. topography; configuration, features and setting);
 - the significance of any perceived physical constraints (e.g. access; infrastructure, site conditions and historical uses);
 - availability and ownership issues;
 - economic viability considerations, abnormal cost and market location; and
 - whether there is any declared developer interest in the site.
- 2.11 Consistent with previous versions of the SHLAA an indicative lead-in period of up to two years with planning permission on sites where development has yet to start, taking into account any known enabling infrastructure requirements, with a longer lead-in period for sites without permission. Unless it has been assumed that a typical outturn of up to 15-20 dwellings would be achieved in the first completion year and thereafter, a general delivery ceiling of 30-35 units per annum (50-60 on sites with two housebuilders). These assumptions are in line with industry guidelines and where appropriate, delivery rates on nearby developments have been taken into account. On smaller schemes not being delivered by volume housebuilders or attracting grant funding, a lower annual delivery rate has been assumed, which reflects typical completion rates.
- 2.12 In line with the advice at PPG Para 043 to provide more detail on sites which are most likely to come forward, this assessment distinguishes between sites which are included in the emerging local plan and constitute the deliverable and developable supply, and those sites which were rejected in the plan, but which may provide potential sources of further supply if required, together with newly-incorporated sites.
- 2.13 In terms of the other sites, in line with the sequential approach set out under Policy SD2 in the plan a further distinction is made between sites which are inside the adopted development limits and those which are outside development limits.
- 2.14 indicative housing yields have been included for those rejected sites which have been assessed as developable, as distinct from those sites which have been discounted as not currently developable, whether on suitability, achievability or availability grounds or a combination of these factors. Most of the estimated additional potential is on greenfield extension sites outside development limits. It is reiterated however that this does not confer support for these sites as they have, through the plan-making process, been rejected in favour of more acceptable options.
- 2.15 Six new sites, post-dating the November 2016 SHLAA, have been added to the assessment and five have been removed, as shown in Tables 1 and 2 respectively.

Table 1: Sites Added to the Assessment

SHLAA ID	Site	Location	Source	Assessment Detail
459	Bank Fields	Eston	Landowner agent submitted enquiry via SHLAA submission form.	Appendix F
460	Parklands Public House	Normanby	Landowner agent pre-application submission document for 12 dwellings.	Appendix E
461	Hollybush Hotel	Skelton	Agent submitted indicative pre-application layout for 42 independent living apartments.	Appendix E
462	Rear 119 Churchill Road	Eston	Outline planning application for 14 dwellings is awaiting determination (application ref. 2016/0747/OOM).	Appendix B
463	Bridge House (Skinningrove)	Skinningrove	Planning records - site has consent for redevelopment for 7 apartments and 4 dwellings (application ref. R/2015/0666/CAM)	Appendix B
464	Bridge House (Normanby)	Normanby	Planning records - site has consent for redevelopment for 12 apartments (application ref. R/2015/0645/FFM)	Appendix B

Table 2: Sites Removed from the Assessment

SHLAA ID	Site	Location	Explanation
396	Barnaby House	Eston	Development completed in 2016/17.
378	The Dunes	Redcar	Development completed in 2016/17.
103	Roseberry Road	Redcar	The site is subject to an application from the landowner, submitted in June 2017, to provide four retail units on the site (application ref. 2017/0372/FFM).
410	Highcliff View	Guisborough	Development completed in 2016/17.
318	Loftus Bus Depot	Loftus	Consent granted for nine dwellings, thereby falling below the SHLAA threshold.

2.16 In addition to the above, Coast & Country Housing (CCH) has confirmed that its proposals to provide 35 extra-care dwellings at Wykeham Close Redcar (Site 413) are no longer going ahead and options for the site, including non-C3 uses, are under consideration. Given the uncertainty in terms of its availability, the site cannot be considered developable at present.

2.17 Both the Wykeham Close and Roseberry Road sites are the subject of existing permissions for housing, for 35 and 10 dwellings respectively, have been included as housing allocations in the emerging local plan. In the circumstances, it will be appropriate for the Council to propose the removal of these two allocations as further modifications to the plan.

3 DELIVERABLE AND DEVELOPABLE HOUSING SUPPLY

Deliverable Sites and Supply

Five Year Housing Requirement

- 3.1 In the 2016 Assessment of Five Year Supply (September 2016), the objective assessment of housing need (the “OAN”) provided the basis for determining the five year supply requirement. However, given the advanced status of the emerging Local Plan, the housing requirement at Policy H1, which is substantially higher than the OAN, has assumed the starting point in this assessment. In previous assessments, a 20% buffer has been added to the supply figure to reflect persistent under-delivery in earlier years. The 20% buffer has been included in this assessment; though it is questionable as to whether this should continue to be applied bearing in mind that completion rates have increased significantly. In 2016/17, 516 net dwellings were completed which has resulted in the conversion of a small shortfall against the minimum requirement in the emerging local plan from year 1 (-21) into a healthy surplus (+261), as shown in *Table 3*. Depending on completions in 2017/18, it may be appropriate to reduce the buffer to 5% in future years after the plan is adopted.

Table 3: Balance of Housing Requirement

Year	2015/2016	2016/17
Net Completions	213	516
Local Plan Requirement	234	255
Balance	-21	261

- 3.2 Combining the above elements results in a five year supply requirement of 1,091 housing units for the 2017/18 to 2021/22 assessment period, as follows:

Local Plan Minimum Requirement (234 dpa):	1,170
<u>Less Surplus:</u>	<u>261</u>
Local Plan Requirement:	909
<u>Plus 20% Buffer:</u>	<u>182</u>
Five Year Supply Requirement:	1,091
Annual Average:	218

- 3.3 If, as suggested by the Marske appeal inspector, the backlog since the start of the previous plan period was also included (788), and the addressed within the first five years, under the ‘Sedgefield’ approach, the five year requirement would increase to 2,350 (470 dwellings per annum). If the backlog was to be included but addressed on a residual basis as per the ‘Liverpool’ approach, over 10 years, the requirement would increase to 1,877 (375 per annum).

Housing Supply

- 3.4 The assessment of deliverable five year supply has been undertaken in accordance with the NPPF and the PPG advice set out above, having particularly regard to PPG Paras. 031 and 033. The assessment provides a realistic, robust, consistent and evidence-based estimate of housing delivery potential which has been subject to consultation with relevant housing developers and site promoters.
- 3.5 The following sources of supply have been included as part of the deliverable supply estimate:
- Ongoing developments.
 - Outstanding major deliverable commitments – sites with planning permission for a least 10 net additional dwellings and which have yet to start.
 - Sites with potential for at least 10 dwellings which are the subject of a planning application
 - Commitments on small sites with planning permission for fewer than ten additional dwellings and all C3 residential conversion schemes (subject to a 10% discount).
 - Proposed allocation sites considered developable within the next five years.
- 3.6 As of 31 March 2017, Council records show there were an estimated 3,923 net additional dwellings awaiting completion on 156 sites with planning permission. The figures include the permission site at Low Grange Farm, South Bank for which outline permission for 1,250 dwellings was granted in March 2016. The permission allows for an extended ten-year lifespan to reflect the scale of the proposals and the lower value market location of the site. It is not anticipated that any completions will be achieved at Low Grange in the next five years.
- 3.7 Of the remaining 2,673 outstanding completions, 2,364 were on sites of at least 10 dwellings net and 309 were on sites of fewer than 10 dwellings and conversion schemes. There were 374 recorded dwelling starts.
- 3.8 As stated in the introduction, to avoid understating supply the following major sites for which permission was granted since 31 March 2017 have been included in the analysis:

- In April 2017, outline consent was granted for 550 dwellings on a 23ha. site and proposed housing allocation on land west of Kirkleatham Lane, Redcar.
 - In June 2017, outline consent was granted on appeal on a 23ha site at Woodcock Wood , Normanby for the development of up to 400 dwellings.
 - In July 2017, outline consent was granted on appeal on a 48ha site south of Marske for a mixed use development including 821 dwellings.
- 3.9 It is not assumed that all outstanding planning permissions will be implemented and in that regard consideration has been given in the assessment to discounting permission where there are significant doubts about deliverability. In forming 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.
- 3.10 At the same time, however, it can be anticipated that over the assessment period permissions will continue to be granted and completions achieved on other sites, including sites which are identified as housing allocations in the emerging local plan and on other, unidentified windfall sites.

Windfall Sites

- 3.11 The NPPF, at Para. 48, permits the inclusion of a windfall allowance in the five-year supply where *'there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'*, and goes on to confirm that any allowance should be realistic and have regard to historic trends and the Strategic Housing Land Availability Assessment (SHLAA) and should not include residential gardens.
- 3.12 For the sake of clarity and consistency, in line with the emerging local plan no allowance has been made in the assessment for windfall completions on sites of any size; only sites with permission have been included. Nonetheless, it is recognised that windfall contributions are an important source of supply in the Borough.
- 3.13 Although it is recognised that the supply from larger windfall sites may initially reduce following the adoption of the plan on the basis that sufficient land will be allocated to ensure housing requirements can be met to 2032, more sites can be expected to come forward for development over time and as allocation sites are built-out. Over the last 5,10 and 15 year periods net annual completions on small sites and conversion schemes have averaged 73,78 and 67 dwellings per annum respectively and are a meaningful source of ongoing supply.

Small Sites and Conversion Schemes with Planning Permission

- 3.14 The SHLAA does not, in accordance with the local plan allocation threshold, consider sites of fewer than 10 dwellings or conversion schemes. As recorded at 31 March 2017, there were 309 commitments, net of associated stock losses on 116 smaller sites and conversion schemes. These sites are listed at **Appendix A** and form part of the ongoing supply.
- 3.15 As for practical purposes it is not realistic to assess all these sites, in line with previous assessments and established practice across local authorities, a 10% discount has been applied, resulting in an assessed deliverable supply of **278** units from this supply source, which is equivalent to an average of 56 dwellings per annum. This estimate is considered achievable, for the following reasons:
- it is considerably less than the average in the preceding five years which averaged 72 per annum⁶ (see *Table 4*);
 - it is in line with that in 2016/17 (53 dwellings); and
 - no allowance has been made for unidentified windfalls, which can be expected to continue to come forward over the next five years.

Table 4: Completions on sites of fewer than 10 dwellings and conversion schemes 2012/13 – 2016/17

Year	New Build	Conversions	Gross Total	Losses	Net Total
2012/13	17	30	47	11	36
2013/14	25	85	110	18	91
2014/15	30	98	128	20	108
2015/16	28	64	92	18	74
2016/17	15	48	63	10	53
Total	115	325	440	77	363
Mean Average	23	65	88	15	72

Source: Redcar & Cleveland Borough Council - Annual Housing Completion Returns

Demolitions and Stock Losses

- 3.16 As the assessment takes into account the net prospective completions on current development sites and deliverable planning permissions, potential stock losses on these sites have been factored into the supply assumptions.
- 3.17 The likelihood of major stock losses appears to be limited. Between 2012/13 and 2016/17 stock losses averaged 121 dwellings per annum. As shown in *Table 5* below, the vast majority were demolitions at the two Coast & Country

⁶ For the past 10 and 15 year periods the equivalent annual averages are 78 and 67 respectively.

redevelopment sites at the former Westfield Estate, Loftus and The Closes Estate, Redcar. These two schemes accounted for 85% of stock losses over the five years and 80% over the last three years to 2016/17 and have been fully cleared.

- 3.18 Net clearance rates have fallen markedly compared to the previous decade 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 absence of government funding, large-scale demolition programmes have been wound down and there are no major clearance or redevelopment schemes in the pipeline.
- 3.19 During the consultation, Coast & Country Housing indicated that up to 50 residential properties from their housing stock may be demolished over the assessment period. However, this potential scale of clearance over the next five years is modest and, given recent trends as outlined above, it would be reasonable to assume that these losses, averaging 10 per annum, are likely to be matched if not exceeded by completions on windfall sites. Therefore, as windfalls have been excluded from the supply assessment, no allowance has been made for potential stock losses.
- 3.20 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 are, therefore, considerably less than completions on small sites over the period.

Table 5: Five Year Breakdown of Demolitions and Stock Losses 2012/13-2016/17

Year	Westfield Estate	The Closes	South Bank OHA	Other CCH	Other Sites	Total Recorded Demolitions	Conversions / Change of use	Total Stock Losses
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
2016/17	40	0	0	0	1	41	9	50
Total	180	332	6	2	19	539	65	604
Mean Average	36	66	1	0.4	4	108	13	121

(Any differences due to rounding).

Source: Redcar & Cleveland Borough Council - Annual Housing Completion Returns

Major Sites

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

- Completions in 2016/17 on sites which are under development, and the number of recorded dwelling starts as at 31 March 2017.
- Comments received in response to the Council's consultation with housing developers and site promoters on the draft five- year supply trajectory, undertaken from May 2017.
- Any other evidence, such as phasing strategies attached to an unimplemented planning permission.
- Typical lead-in times and annual delivery rates (see Para 2.11 above).

3.22 A summary of deliverable sites is set out in *Table 6* overleaf. Justification for the inclusion of each site and annual delivery assumptions is set out in the site appraisals at **Appendix B**. It has been assumed that first completions on sites not yet underway would be achieved towards the end of the five year period with most developments completed after 2021/22, thereby allowing for a reasonable lead-in period to negotiate the planning application process and complete any necessary site preparation work.

Table 6: Deliverable Five Year Supply Site Summary

Map ID	Site	Location	Gross Area (Ha.)	Total Units	Years 1 - 5	Balance
Under Development						
24	Swan's Corner	Nunthorpe	7.7	128	128	
256	High Farm	Teesville	10	134	134	
130	Fabian Place	Eston	1.4	52	52	
342	Wheatlands Chase	Redcar	4	63	63	
106	Scholar's Park	Redcar	3.9	124	124	
391	Havelock Park	Redcar	7.7	32	32	
9	Rowan Garth	Redcar	8.8	118	118	
218	The Willows	Marske	0.5	2	2	
111	Marske Mill Lane	Saltburn	0.7	14	14	
77	Marske Road	Saltburn	6.3	116	116	
118	Enfield Mews	Guisboro'	2.7	14	14	
30/66	Pine Walk	Guisboro'	7	116	116	
29	Galley Hill	Guisboro'	15.3	268	175	93
139	Beckside Gardens	Guisboro'	0.4	1	1	
320	Cleveland Gate	Guisboro'	4.9	137	137	
47b	Foxdale	Guisboro'	1.1	14	14	
352	Annandale Park	Skelton	10	170	150	20
411	Newbury Road ("Cliff")	Brotton	0.7	25	25	
463	Bridge House (Skinningrove)	Skinningrove	0.2	11	11	
Detailed Consent						
464	Bridge House (Normanby)	Normanby	0.17	12	12	
420	Grosmont Close	Redcar	0.15	12	12	
409	Home Farm	Skelton	0.5	47	47	
Outline Consent						
393	Gypsy Lane	Nunthorpe	0.4	10	8	2
294	Longbank Farm	Ormesby	21	320	80	240
18	Spencerbeck Farm	Ormesby	2.4	61*	24	37
21	Woodcock Wood	Normanby	22	400	200	200
450	West of Kirkleatham Lane	Redcar	23	550	125	425
54	Land South of Marske	Marske	48	821	125	696
Application Sites						
213	St.Hilda's Church	Redcar	0.9	25	25	
462	Rear 119 Churchill Road	Eston	0.26	11	11	
136	Wilton Lane	Guisborough	0.3	14	14	
Allocation Sites						
387	Adjacent Ryehills School	Redcar	1.2	30	30	
360	Former Rosecroft School	Loftus	3.1	100	30	70
<i>Sub-Total</i>					2,170	
Net Permissions on small sites of <10 dwellings and all conversion schemes (including 10% discount)					278	
Total Deliverable Supply					2,447	

*Net of 21 stock losses

- 3.23 The five year supply position is summarised below (*Table 7*) and confirms a five year housing supply from 2017/18 to 2021/22 of **2,447** net additional dwellings.
- 3.24 The supply significantly exceeds requirement of 1,091 units and equates to **11.2 years supply**. The supply is sufficient to absorb an increase in the minimum requirement of up to 395 dwellings per annum, allowing for a 20% buffer.
- 3.25 If however, as suggested by the Marske appeal inspector, the backlog from the previous plan period was added to the requirement, and included in its entirety as per the 'Sedgefield' approach, the minimum five year requirement would increase to 2,350, and the supply would drop to a marginal position at 5.2 years.
- 3.26 Alternatively, if a more flexible residual 'Liverpool' approach was taken to meeting any backlog, for example by meeting it over 10 years rather than 5 years, the five year supply would be 6.5 years.

Table 7: Five-Year Supply Estimate Summary

Site Type / Supply Source	Units
Major Development Sites	1,426
Detailed Consent	71
Outline Consent	562
Deliverable Commitments on Small Sites (incl. 10% discount)	278
Application Sites	50
Other Proposed Allocations	60
Estimated Net Deliverable Supply	2,447
Annualised Average	490
Minimum Requirement (Submission Local Plan – 234dpa)	1,091
Annual Average Requirement	218
Balance of Supply	1,356
Supply in Years	11.2

- 3.27 The contribution from major sites under development accounts for the majority of supply (nearly 60%) and would, critically, meet the assessed requirement on its own, being equivalent to 6.5 years supply. A further 23% would be on sites with outline consent and mostly on four large greenfield sites.

3.28 The average annual projected net yield is 490 dwellings, with net completions ranging from 444 to 548, as shown in *Table 8* below.

Table 8: Five-Year Supply Estimate Annual Breakdown

Year	2017/18	2018/219	2019/20	2020/21	2021/22
Net Units	444	454	521	548	480

3.29 The assumed rate of development is challenging⁷, and may not be sustainable over a longer period, but it appears to be potentially achievable over the immediate five year period given the following considerations:

- The recent upturn in net completion rates, which have averaged 396 dwellings per annum over the last three years, achieving 516 in 2016/17 and 460 in 2014/15.
- Site delivery assumptions are informed by the industry responses to the five year supply trajectory and any subsequent evidence.
- The high proportion of anticipated completions on sites currently under construction and being delivered by a range of developers in different locations.
- There are significant new developments in the pipeline including the major greenfield permission sites at Longbank Farm, West of Kirkleatham Lane, Woodcock Wood and Land South of Marske which are expected to boost the supply significantly.
- Completions may also be achieved on other sites during the period, including on other allocation sites following the prospective adoption of the Local Plan.
- No reliance has been placed on unidentified windfall contributions.
- The lack of major planned clearances.

Excluded Permissions

3.30 The supply does not include nine major sites with combined permission for 1,535 dwellings, most of which are site at Low Grange Farm, South Bank which has outline consent for 1,250 dwellings (Site 135). The Low Grange site, together with the permission sites at Carlin How (Site 44) and Boosbeck Abattoir (Site 450) are proposed allocations plan and provisionally included as part of the developable supply, though as it is understood that a reserved matters application may be submitted for the Carlin How site within the calendar year this site may potentially be developed within the next five years.

⁷ Historically, net annual completions have averaged between 200-235 over the last 15-20 years.

Further Potential Deliverable Supply

3.31 It is conceivable that further completions may be achieved on other sites within the next five years, including other allocation sites. Subject to further consideration, other sites the within development limits and without significant policy or development constraints, may also come forward within the next 5 years including the following new SHLAA sites:

- *Site 460 - Parklands PH, Normanby (12 units)*
- *Site 461 - Hollybush Hotel, Skelton (42 units)*

Developable Sites and Supply

3.32 A summary of estimated developable supply is set out in *Table 9*, with a corresponding site summary at *Table 10*.

3.33 For 2021/22 to 2031/32 (year 6 to year 15 and the end of the plan period) the estimated total yield is **3,060** housing units, excluding any net contributions on windfall sites. Assessments of developable sites are set out in **Appendix C**.

Table 9: Developable Supply Summary

Site Type / Supply Source	Units
Major Development Sites / Extant Permission	200
Detailed Consent	0
Outline Consent	1,719
Proposed Allocations	941
Deliverable Commitments on Small Sites (incl. 10% discount)	0
Application Sites	200
Estimated Net Supply	3,060
Annualised Average	306
Minimum Requirement (Submission Local Plan – 234dpa)	2,340
Annual Average Requirement	234
Balance of Supply	720

Table 10: Developable Supply Site Summary

ID	Site	Location	Gross Area (Ha.)	Total Units	Developable Supply	Years 17+
					2022/23-2031/32	
Under Development						
29	Galley Hill	Guisborough	15.3	268	93	
352	Annandale Park	Skelton	10	150	20	
Extant Permission						
389	Hummersea Hills	Loftus	8.5	87	87	
Outline Consent						
393	Gypsy Lane	Nunthorpe	0.4	10	2	
294	Longbank Farm	Ormesby	21	320	240	
18	Spencerbeck Farm	Ormesby	2.4	61	37	
21	Woodcock Wood	Normanby	22	400	200	
135	Low Grange Farm	South Bank	32	1,250	200	1,050
450	West of Kirkleatham Lane	Redcar	23	550	425	
54	Land South of Marske	Marske	48	821	500	
44	Cragg Hall Farm	Carlin How	2	46	46	
457	Abattoir Site and Adjacent Land	Boosbeck	4.3	69	69	
Other Proposed Allocations						
407	Morton Carr Lane	Nunthorpe	4.3	30	30	
316	Normanby Hall	Normanby	3.6	25	25	
452	Former Eston Park School	Eston	3	100	100	
419	Normanby High Farm	Normanby	10	150	150	
206	Corporation Road	Redcar	2.4	86	86	
451	Land at Mickle Dales	Redcar	4.3	100	100	
376	Park Lane	Guisborough	0.5	40	40	
400	Land NE of Galley Hill	Guisborough	4.1	50	50	
51	Long Acre Sidings	Skelton	16.9	400	200	200
405	Stanghow Road	Skelton	0.33	10	10	
43/92	Kilton Lane / Kilton Hall Farm	Brotton	12	270	270	
360	Former Rosecroft School	Loftus	3.1	100	70	
456	Former Handale Primary School	Loftus	0.28	10	10	
Total Developable Supply					3,060	

Overall Supply Position

- 3.34 The housing supply position over the remainder of the plan period is summarised in *Table 11*, and shows that the anticipated supply over the plan period would be 5,507 housing units (6,236 taking into account 729 net completions to date in the first two years of the period). The estimated supply going forward is equivalent to 367 dwellings per annum, which is in excess of 23 years supply against the annual requirement of 234, and is significantly more than the historic 15-20 year average of 200-225. The projected supply generates a surplus in excess of 2,250 dwellings against the requirement, thereby providing a substantial buffer which is far in excess of the local plan requirement.

Table 11: Housing Supply Summary

Source	Deliverable Years 1-5	Developable Years 6-15	Plan Period	2032/33 onwards
	2017/18- 2021/22	2022/23- 2031/32	2017/18- 2031/32	
Major Sites Under Development / Extant Permission	1,426	200	1,626	0
Detailed Consent	71	0	71	0
Outline Consent	562	1,719	2,281	1,246
Application Sites, incl. Proposed Allocations	50	200	250	200
Proposed Allocations	60	941	1,001	0
Deliverable Commitments on Small Sites (incl. 10% discount)	278	0	278	0
Total	2,447	3,060	5,507	1,446
Annualised Average			367	
Local Plan Requirement 2017/18-2031/32			3,249	
Supply Balance			2,258	
Years Supply			23.5	
Buffer			69.5%	

- 3.35 If the backlog from 2004/05 to 2015/16 was included (788), the Local Plan requirement would increase to 4,037 dwellings and the supply balance and the buffer would reduce to 1,471 and 36% respectively.

Housing Delivery Trajectory

- 3.36 A housing trajectory is set out at **Appendix D** and sets out site level delivery assumptions over the course of the plan period. The projected supply enables the delivery of a continuous supply of housing over the plan period which can meet housing requirements, allowing for a significant buffer.
- 3.37 In *Table 12*, the site delivery trajectory, which excludes contributions on small sites, is compared with the housing requirement on a cumulative basis, and shows the considerable headroom between the projected supply and the Local Plan requirement. The table also illustrates the front-loading of housing delivery, with 78% expected within the first 10 years, reflects the large proportion of supply on sites under development or with planning permission.

Table 12: Cumulative Requirement and Supply Trajectory

Year	Years 1-5	Years 6-10	Years 11-15
Cumulative Requirement (Local Plan)	1,091	2,261	3,249
Cumulative Supply	2,448	4,301	5,508
Periodic Supply	2,448	1,853	1,207
Supply %	44%	34%	22%

- 3.38 However, the disproportionate share of supply needs to be appreciated within the context of the household growth rates which are expected to fall dramatically over the course of the plan period, and a critical factor in the objective assessment of housing need. The 2014-based household growth projections indicate an increase of 1,363 households between 2017 and 2032, at an average of 91 per annum. 55% of this is forecast in the first five year period from 2017 to 2022 (149 per annum) and 33% in the five years to 2027 (89 per annum), with 12.5% in the five years to 2032 (34 per annum).

Risk Assessment

- 3.39 The substantial supply buffer against the Local Plan minimum requirement allows for a high degree of flexibility in terms of housing delivery. Notwithstanding this, it is anticipated that the projected supply is capable of being delivered within the plan period and, therefore, that the minimum housing requirement, plus a 20% buffer, is considered to be comfortably achievable.
- 3.40 Based on the trajectory assumptions, the minimum requirement of 3,249 could be accomplished within 8 years, with a 20% buffer achieved within 10 years. The figures do not, moreover, account for potential contributions from windfall sites during this time.
- 3.41 The plan provides for a mix of sites targeting different housing needs and market sectors and there is a broad spatial distribution of supply. Where sites are in close proximity, this has been taken into account in making assumptions about annual delivery rates and timeframes.
- 3.42 Commentary on the achievability prospects of each development site and proposed allocation is given in the site assessment tables at Appendices B and C. A large proportion of supply would be on sites which are under development and those being actively pursued by major housebuilders. These sites are considered to be at least risk of non-delivery.
- 3.43 Where sites present less straightforward development opportunities or are in more remote areas where the housing market may be more limited and the pace of development is slower, sites have been profiled later on in the trajectory and beyond the first five years. However, as noted above, it is possible that some of these sites may come forward more immediately.

- 3.44 In terms of the five-year supply, the overwhelming majority of contributions would be on sites which are either under development or have planning permission. The five year supply projections effectively assumes that the high rate of development which has been established in recent years is maintained and is predicated on a number of large sites with outline consent coming forward. However, annual build out rates are realistically achievable and in terms of larger sites they reflect the latest evidence provided by developers and site promoters, including on sites with unimplemented permissions.
- 3.45 However, while it is anticipated that sites in the trajectory are reasonably capable of development at the point and rate envisaged, there are other factors which could undermine housing delivery.
- 3.46 On a general level, as the performance of the development industry and construction levels is greatly influenced by wider economic factors, the health of the wider economy is major factor affecting the supply of housing. This happened in the 2008-11 recession when completion rates slowed and some developments stalled. During this time the Council, in partnership the Homes and Communities Agency and housing developers worked effectively towards assisting housing delivery, including at the 'Steeplechase' scheme in Redcar where the development of the site was secured through the government's 'Kickstart' programme.
- 3.47 The Local Plan, at Policy H1, confirms that if it becomes apparent that a five-year deliverable supply cannot be evidenced, the Council will work with landowners and the development industry in seeking to address the shortfall. To that end, as a proposed modification to the plan, the Council sets out in the supporting text the following potential actions:
- in the first instance, giving consideration to delivery constraints and whether and how housing delivery can be accelerated on existing developments, permission sites and allocations;
 - drawing on the Strategic Housing Land Availability Assessment and any other evidence to identify additional allocations where justified;
 - preparation of new development plan documents, development briefs and use of the Council's powers to support delivery, such as through Compulsory Purchase Orders; and / or
 - undertaking a partial review of the Local Plan, if necessary.
- 3.48 The review of SHLAA including the annual five year deliverable supply assessment and the local plan performance monitoring will enable the early identification of any risks to site delivery and to maintaining a five year housing supply, thereby providing a signal to consider appropriate remedial action.

4 OTHER ASSESSED SITES

- 4.1 Some of the options rejected as housing allocations in the Local Plan, and other sites submitted in response to the consultations provide, in theory, a potential source of further housing supply, should they be required. Representations objecting to the rejection of some of these sites as allocations have been submitted and these matters are being dealt with through the plan examination process.
- 4.2 This group of sites can be broadly divided between those which are inside development limits, most of which are considered not currently developable due to significant constraints, and others which are outside limits and adjacent to settlement boundaries. It is also appropriate to distinguish between them in this way to reflect the sequential approach to site selection as set out in Policy SD2 and because, subject to other considerations, following the adoption of the plan permission could conceivably be granted on sites within limits without allocation.

Sites Within Development Limits

- 4.3 Sites falling within development limits are listed in *Table 13* and indicate where appropriate why sites have been discounted as being developable. More detailed corresponding assessments of each site are set out at **Appendix E**.

Table 13: Other Assessed Sites Within Development Limits

ID	Site	Location	Gross Area (Ha)	Indicative . Developable Yield	Discounting Factor(s)
127	Hewley St Reservoir	Normanby	2.0	0	Suitability
460	Parklands Public House	Normanby	0.6	12	n/a
337	Former South Bank Police Station	South Bank	0.3	0	Achievability
381	South Bank Older Housing Area	South Bank	5.8	0	Achievability
131	North Grangetown Cleared Area	Grangetown	2.9	0	Achievability
240	Grange Close	Grangetown	0.9	0	Achievability
134	Rydal Avenue	Grangetown	2.1	0	Achievability
394	Land at Broadway	Grangetown	0.6	0	Achievability
395	St. George's Bungalows	Grangetown	0.9	0	Achievability
048	Lazenby Allotments	Lazenby	4.3	0	Suitability
413	Wykeham Close	Redcar	0.3	0	Availability
366	Rear All Saints Church	Redcar	0.3	0	Achievability
345	Former Olympia Gym	Redcar	0.09	0	Achievability
442	Pierson Street	Redcar	0.13	0	Achievability
347	Ryehills Farm	Marske	1.3	0	Availability
161	Newstead Farm	Guisborough	12	0	Suitability
47a	Middlesbrough Rd (North)	Guisborough	3.1	0	Suitability
461	Hollybush Hotel	Skelton	0.3	42	n/a
358/359	Rear Coach Road	Brotton	1.6	0	Achievability
164	Station Yard	Brotton	0.6	0	Achievability
142	Highfields	Brotton	3.9	0	Suitability
178	Deepdale Road	Loftus	0.5	0	Achievability
Estimated Potential				54	

- 4.4 With the exception of two sites (Sites 460 and 461) which have not been considered previously but appear to represent realistic development opportunities subject to market interest and any other considerations, all of the above sites were rejected in the emerging plan as preferred allocations due to significant development constraints. On that basis, they were not seen as realistically developable options and as such to include them could undermine the soundness of the development plan. At the same time, however, as the sites are within development limits their inclusion in the plan is not a pre-requisite for future development. Some of these sites may come forward for housing over the plan period if constraints can be overcome, for example through the availability of grant funding or improved market conditions where economic viability issues are currently prohibitive. In this regard, the Council is currently engaged with the Homes and Community Agency, the Tees Valley Combined Authority and partner organisations in seeking to bring forward housing delivery through the Housing Infrastructure Fund which is focussed on bringing forward difficult sites.
- 4.5 Several of these sites are in the low demand housing areas of South Bank and Grangetown and are long-term vacant. Delivery prospects need to be considered within the wider context of grant funding availability, and increased development activity in the north of Greater Eston (at High Farm, Fabian Place and prospectively at Low Grange Farm and the Former Eston Park School site), and, therefore, local market capacity over the plan period. Some other sites have prohibitive physical constraints, or have been the subject of successive lapsed planning permissions, or there would appear to be no reasonable prospect that further permission is likely to be sought.

Sites Outside Development Limits

- 4.6 Sites falling within development limits are listed in *Table 14* and indicate where appropriate why sites have been discounted as being developable and shows a theoretical potential yield in excess of 4,600 dwellings. More detailed corresponding assessments of each site are set out at **Appendix F**.

Table 14: Other Assessed Sites Outside Development Limits

ID	Site	Location	Gross Area (Ha)	Indicative Developable Yield	Discounting Factor(s)
23/291	Hambleton Hill 'A' & 'B'	Nunthorpe	5.4	25	n/a
402	Morton Carr Farm	Nunthorpe	107	1,500	n/a
459	Bank Fields	Eston	16.9	0	Suitability Availability
418	North of High Farm	Teesville	1.9	50	n/a
169	Mannion Park	Grangetown	17.6	0	Achievability
158	Mackinlay Park	Redcar	9.4	310	n/a
455	Kirkleatham Paddocks	Redcar	2.4	20	n/a
403	Grundales	Marske	15	430	n/a
8	Bridge Farm	Marske	9.2	83	n/a
10	W of Longbeck Rd	Marske	20	302	n/a
55	Tofts Farm	Marske	49	729	n/a
56	Windy Hill Farm	Marske	18	100	n/a
14	Church Howle Crescent	Marske	4.7	57	n/a
57	North of Marske Road	Saltburn	3.25	50	n/a
453	Land off Wilton Bank	Saltburn	0.9	15	n/a
404	N & W of Galley Hill Development	Guisborough	19	195	n/a
454	South of Stokesley Road	Guisborough	14.1	200	n/a
284	Belmangate Field	Guisborough	2.1	40	n/a
193	Millholme Farm	Brotton	1.3	30	n/a
232	North of Brotton	Brotton	2.8	11	n/a
194	Hunley Hall Farm	Brotton	7.4	30	n/a
91	East of The Forge	Brotton	1.5	15	n/a
90	East of Crispin Court	Brotton	6.3	0	Suitability
93	South of Broadbent Street	Brotton	3.2	0	Suitability
69	South of Gladstone Street	Brotton	2.3	0	Suitability
45	Lands North of Loftus	Loftus	9.2	0	Suitability Achievability
285	Gurney Street	New Marske	0.7	20	n/a
13	Sparrow Park Farm	New Marske	35	350	n/a
310	South of Wilkinson Street	Lingdale	9.3	0	Suitability
308	South of Beechcroft Close	Lingdale	2	45	n/a
82	East of Balmoral Road	Lingdale	1.8	0	Suitability
415	West of Skelton Green	Skelton Green	2	30	n/a
Estimated Potential				4,638	

- 4.7 Most of the above sites were identified are considered to be broadly available and achievable, and in potentially suitable locations for development for SHLAA purposes, subject to overcoming any policy or other constraints. In selecting the most appropriate sites for allocation, suitability and sustainability issues were considered further in the Local Plan Housing Land Supply and Allocations Background Evidence Paper and the Sustainability Appraisal of the plan.
- 4.8 This is a significant group of greenfield sites, though a substantial proportion of the gross land area is accounted for on a few major sites, particularly those adjacent to Nunthorpe and Marske. In some cases site promoters have indicated partial development to reflect physical or policy constraints, and some larger sites with long lead-in times and development timeframes may only be capable of partial delivery within the plan period. Nonetheless, if it transpired that additional land did need to be allocated (bearing in mind the high level of supply already being promoted through the plan and via recent appeal decisions), it is apparent that the most of the sites would not be required for development over the plan period.
- 4.9 In the event that additional greenfield allocations were to be required, it is apparent that some sites are likely to be more sustainable and acceptable in planning policy terms than other options or, in other cases, more readily developable. In further assessing potential sites through the planning process, site-specific, sustainability and broader policy considerations including the locational strategy and spatial distribution of housing supply would be significant.
- 4.10 As well as being outside development limits, some sites are affected by restrictive planning policies ranging from locally-derived designations such as Green Wedges, Sensitive Landscape Areas and Local Wildlife Sites to the nationally-recognised Heritage Coast and Conservation Areas. While it may be possible to mitigate against these issues through minimising development impacts, sites with fewer or less significant restrictions may be more suitable options, subject to other considerations and further site investigation.
- 4.11 Sites which are particularly constrained in this regard include the following:
- Sites 23/291- Hambleton Hill 'A' and 'B': these are adjoining skyline sites which are visible from longer distances and fall within Ormesby Hall Conservation Area and the Green Wedge between Nunthorpe and Ormesby.
 - Site 232 - North of Brotton: site falls within the Heritage Coast and a Sensitive Landscape Area.
 - Site 194 – Hunley Hall Farm: site falls within the Heritage Coast and a Sensitive Landscape Area.

Nunthorpe

- 4.12 Two sites have been identified in Nunthorpe: an area at Hambleton Hill as mentioned above and a very substantial (107ha) site at Morton Carr Farm where 1,500 dwellings have been proposed. However Nunthorpe is a

significant housing growth area which raises the question of whether additional land allocations would be justified or realistic from a strategic policy perspective and in terms of infrastructure capacity. The permission sites at Longbank Farm (320) and Swans Corner (128), together with smaller allocations and ongoing and proposed developments at four sites on the Middlesbrough side of the administrative boundary at Marton and Nunthorpe collectively account for approximately 1,300 dwellings.


- 4.13 While the indicative proposals for Morton Carr Farm seek to incorporate some local facilities including the potential provision of a primary school and local shops, significant questions remain regarding the cumulative impact of large-scale development on the ability to meet infrastructure requirements, notably in relation to the impact on the local highway network, including the strategic road network (A174 and A19) and on local services including secondary education and healthcare.
- 4.14 The recent appeal decision to allow the development of 400 dwellings at Woodcock Wood, Normanby (Site 21) can also be expected to impact on infrastructure capacity and requirements in the Nunthorpe area.


Marske

- 4.15 Several greenfield options have been identified around Marske. However the appeal outcome at Land South of Marske (Site 54) indicates that, subject to the proposed delivery on the appeal site (821 dwellings with 625 forecast to come forward within the plan period at a relatively conservative rate of 50 per annum), it may be difficult to justify further allocations at Marske over the course of the plan period, bearing in mind the relatively small size of the settlement.

5 CONCLUSION

- 5.1 This assessment has confirmed that the borough has a deliverable five year housing land supply for the period for 2017-2022, and a significant developable housing land supply of housing land to comfortably meet housing requirements over the 15 years to 2031/2, as set out in the emerging Local Plan. Over half of this supply is on sites which are under development or have a residential planning permission in place.
- 5.2 In the accompanying trajectory, realistic annual site delivery rates have been applied, having regard to recent completion levels, developments or prospective developments nearby and site characteristics, including assumptions about lead-in times.
- 5.3 There are also considerable number of other available sites which have been included in the assessment and may have the potential to contribute to the housing supply over the plan period, if required. This includes sites within development limits, though these sites are considered to have significant constraints currently preventing development.
- 5.4 However the vast majority of the additional land supply is on greenfield extension sites outside development limits. Most of these sites were rejected as allocations in the emerging plan and if it transpires that further greenfield extensions are needed, then in order to identify the most sustainable and acceptable options further consideration would need to be given through the plan-making process, taking into account comparative variations in terms of policy and sustainability issues and any other matters.
- 5.4 The assessment will be reviewed from April 2018 to take into account completions for the year to 31 March 2018 and any other changes, and it is proposed to incorporate an assessment of employment land availability in accordance with the PPG.
- 5.5 In the interim, comments or enquiries regarding this document are welcome along with the submission of any further sites for consideration and can be made using the contact details given below.

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APPENDICES

Appendix A

Commitments on Small Sites and Conversion Schemes (as at 31 March 2017)

SITE	PERMISSION REF.	RECORDED STARTS	NET OUTSTANDING	TOTAL NET DWELLINGS
CHERRY TREE CROFT, HIGH ST, BROTTON	R/2016/0508/CA / R/2016/0565/CA	0	2	2
LAND ADJACENT 61 SKELTON ROAD, BROTTON	R/2011/0696/RS	0	1	1
FREEBOROUGH' 40 SALT BURN ROAD, BROTTON	R/2015/0047/CA	0	1	1
LAND OFF CHILD STREET, BROTTON	R/2015/0098/FF	0	1	1
BROTTON CHURCH EDUCATIONAL CENTRE SALT BURN ROAD BROTTON	R/2015/0212/CA	0	2	2
THE CROWN, 52 HIGH STREET, BROTTON	R/2015/0595/CA	0	4	4
AGRICULTURAL BUILDING, SEA VIEW, NEW BROTTON	R/2016/0040/PNC	0	1	1
1 WILSON STREET, BROTTON	R/2016/0129/FF	1	0	1
WORKSHOP, WESLEY TERRACE, CARLIN HOW	R/2016/0160/FF	0	1	1
WORKSHOP OPPOSITE SEA VIEW, NEW BROTTON	R/2016/0366/RS	0	1	1
11- 12 ESPLANADE AND 7 - 10 DUNDAS STREET, REDCAR	R/2016/0059/FF	0	5	5
37 - 38 ESPLANADE, REDCAR, TS10 3AG	R/2011/0171/FF	0	2	2
1 BANK STREET, REDCAR	R/2013/0656/FF	1	0	1
RED BARNS HOTEL, 31 KIRKLEATHAM STREET, REDCAR	R/2013/0699/CA R/2013/0785/CA	0	5	5
FORMER ZETLAND CAFE, 67 ESPLANADE, REDCAR	R/2014/0167/FF	0	2	2
66 ESPLANADE, REDCAR	R/2014/0168/FF	0	4	4
THE BRIDGINGS, 7 BLENHEIM TERRACE, REDCAR	R/2014/0400/CA	0	5	5
15 WEST TERRACE, REDCAR	R/2016/0641/FF	2	0	2
FORMER ROYAL HOTEL, 63 ESPLANADE, REDCAR	R/2014/0448/FFM	0	11	11
128 HIGH STREET, REDCAR	R/2016/0645/FF	0	3	3
STATION HOTEL, 1 COATHAM ROAD, REDCAR	R/2015/0191/FFM	10	0	10
UNIT 3, 1 ESPLANADE, REDCAR	R/2016/0007/FF	0	1	1
CENTRAL HOTEL, 44 QUEEN STREET, REDCAR	R/2015/0409/FF	0	6	6
LAND TO REAR OF 49 TO 93 HIGH STREET WEST, REDCAR	R/2016/0048/OO	0	5	5
58 HIGH STREET, REDCAR	R/2016/0091/FF	0	2	2
SPRINGDALE HOUSE, 3 NELSON TERRACE, REDCAR	R/2016/0385/CA	0	1	1
155A HIGH STREET, REDCAR	R/2016/0257/FF	0	1	1
FORMER VICTORIA BATHS COTTAGES, OFF STATION ROAD, REDCAR	R/2016/0671/FF	7	0	7
LAND OFF ELLIOT STREET, REDCAR	R/2016/0736/FF	0	1	1
22-24 CLEVELAND STREET, REDCAR	R/2016/0778/FF	0	3	3

2D BROADWAY EAST, REDCAR	R/2015/0570/FF	0	1	1
NAGS HEAD INN, 11 HIGH STREET, LAZENBY	R/2015/0317/RS	2	0	2
FORMER SALVATION ARMY HALL BARRACKS, BOLCKOW STREET, ESTON	R/2016/0181/FF	0	6	6
LANNYS LTD, 84 BOLCKOW ROAD, GRANGETOWN	R/2013/0187/FF	0	4	4
69 BOLCKOW ROAD, GRANGETOWN	R/2015/0717/FF	0	3	3
LAND TO REAR OF BANK CHAMBERS, MARKET PLACE, GUISBOROUGH	R/2016/0155/CA	0	1	1
FIRST FLOOR 3 CHALONER MEWS, GUISBOROUGH	R/2011/0414/CA	1	0	1
3-4 HIGHCLIFFE VIEW, WESTGATE, GUISBOROUGH	R/2013/0166/CA / R/2014/0004/CA	5	0	5
LAND SOUTH OF PARK HOUSE, REDCAR ROAD, DUNSDALE	R/2014/0018/FF	0	1	1
THE COACH HOUSE, FLATTS LANE, NUNTHORPE	R/2014/0010/RC	1	0	1
UPSALL GRANGE, FLATTS LANE, NORMANBY	R/2014/0593/OO M / R/2016/0365/RM / R/2016/0459/RM	0	8	8
LAND BETWEEN LYNTHORPE AND GENHOLME, HOLLYMEAD DRIVE, GUISBOROUGH	R/2014/0777/FF	0	1	1
CHURCH LANE FARM, CHURCH LANE, GUISBOROUGH	R/2016/0391/RS	0	6	6
29 - 33 CHURCH STREET, GUISBOROUGH	R/2016/0431/CA	0	1	1
15 CHALONER STREET, GUISBOROUGH	R/2016/0716/CA	0	1	1
117-119 WESTGATE, GUISBOROUGH	R/2016/0634/CA	0	1	1
BROWN HOUSE, STOKESLEY ROAD, GUISBOROUGH	R/2011/0280/FF	1	0	1
NEWTON HALL, NEWTON UNDER ROSEBERRY, TS9 6QR	R/2013/0761/RS R/2014/0417/FF R/2016/0079/FF	0	5	5
18 ROWLAND KELD, GUISBOROUGH	R/2016/0087/OO	0	1	1
LOWCROSS FARM, GUISBOROUGH	R/2016/0183/FF	1	0	1
FORMER ST ALBANS CHURCH SITE, YEW TREE AVENUE, REDCAR	R/2016/0650/FF	0	1	1
LAND ADJACENT 4 WHITWELL PLACE, LINGDALE	R/2016/0166/FF	0	7	7
CONIFERS, HIGH STREET, MOORSHOLM	R/2016/0068/CA	0	1	1
LODGE FARM, COW CLOSE LANE, MOORSHOLM	R/2012/0288/FF R/2013/0856/RS	0	6	6
RIDGE HOUSE FARM, STANGHOW	R/2015/0268/FF	0	1	1
TOAD HALL ARMS, HIGH STREET, MOORSHOLM	R/2015/0170/CA	0	1	1
BARGATE, HIGH STREET, MOORSHOLM	R/2016/0111/FF	1	0	1
MANOR COURT RESIDENTIAL CARE HOME, 8 HIGH STREET, MOORSHOLM	R/2016/0219/CA	5	0	5
LAND NORTH OF GREENHILLS FARM, KILTON LANE, LINGDALE	R/2016/0022/RS	0	5	5

REAR OF TOWN FARM, MICKLOW LANE, LOFTUS	R/2007/175/CA R/2004/682/CA R/2008/0625RS R/2013/0386/CA	1	0	1
FORMER EMPIRE THEATRE, DEEPDALE ROAD, LOFTUS	R/2015/0647/OO	0	4	4
KINGDOWN HALL, WATER LANE, Loftus	R/2010/0946/CA	1	0	1
22A TEES STREET, LOFTUS	R/2015/0026/FF	0	1	1
THE GRANARY, UPTON HILL, LOFTUS	R/2016/0457/FF	1	0	1
31 HIGH STREET, LOFTUS	R/2016/0428/CA	0	2	2
35 MICKLOW LANE, LOFTUS	R/2016/0258/OO	0	2	2
LAND TO REAR OF 31 HIGH STREET, LOFTUS	R/2016/0427/CA	0	1	1
NORTH WARREN COTTAGE, HUMMERSEA LANE, LOFTUS	R/2016/0639/FF	1	0	1
FORMER ROYAL HOTEL, WHITBY ROAD, LOFTUS	R/2016/0676/FF	0	7	7
TEES AND DISTRICT TRANSPORT BUS DEPOT, WHITBY ROAD, LOFTUS	R/2016/0351/OO	0	9	9
FELL BRIGGS FARM, GREW GRASS LANE, NEW MARSKE	R/2014/0236/RS	0	1	1
110 WEST DYKE ROAD, REDCAR	R/2013/0583/FF	1	0	1
LAND ADJACENT 8 EASSON ROAD, REDCAR	R/2016/0261/FF	0	1	1
6 NORMANBY ROAD, ORMESBY	R/2015/0449/OO	0	1	1
LAND AT 21A CHURCH LANE, ORMESBY	R/2010/0764/RS	3	3	6
5 ORMESBY BANK, ORMESBY (BETWEEN 7 & 3)	R/2015/0515/FF	0	2	2
42 ORMESBY BANK, ORMESBY (Lyndhurst Gardens)	R/2014/0257/RM	0	3	3
2B GYPSY LANE, NUNTHORPE	R/2013/0684/FF	1	0	1
55 LONGBANK ROAD, ORMESBY	R/2015/0711/FF	0	1	1
50, 52 & 54, ORCHARD WAY, ORMESBY	R/2016/0286/OO	0	6	6
20 Highbank Road, ORMESBY	R/2016/0337/FF	0	1	1
115A ORMESBY BANK, ORMESBY	R/2017/0025/FF	0	0	0
29 MILTON STREET, SALTBURN	R/2013/0638/CA / R/2015/0781/CA	3	0	3
79 MARINE PARADE, SALTBURN BY THE SEA	R/2012/0806/CA	2	0	2
4 BALMORAL TERRACE, SALTBURN	R/2013/0027/CA	1	0	1
47 IRVIN AVENUE, SALTBURN BY THE SEA	R/2015/0426/RS	0	1	1
PEMBROKE RESIDENTIAL HOME, 81 MARINE PARADE, SALTBURN BY THE SEA	R/2014/0335/CA	0	2	2
REAR OF HILLINGDON HOUSE, GRETA STREET, SALTBURN	R/2014/0570/CA	0	1	1
MILL FARM, SALTBURN ROAD, SALTBURN BY THE SEA	R/2015/0747/CA	0	2	2
15 MARSKE MILL LANE, SALTBURN BY THE SEA	R/2016/0557/OO	0	1	1
28 RUBY STREET, SALTBURN BY THE SEA	R/2017/0001CA	1	0	1

QUARRY GARAGE SITE, BOOSBECK ROAD, SKELTON GREEN	R/2016/0065/OO	0	3	3
EGG CUP FARM, 122 HIGH STREET, SKELTON	R/2009/0754/CA R/2010/0058/CA	1	0	1
LAND ADJACENT TO ARDMORE, MANLESS TERRACE, SKELTON GREEN	R/2014/0318/OO	0	1	1
17 JERVAULX ROAD, SKELTON	R/2015/0092/F3	1	0	1
GARAGE SITE TO THE REAR OF 2 CAITHNESS ROAD, TEESVILLE	R/2014/0597/FF	0	2	2
26 THE AVENUE, TEESVILLE	R/2013/0615/FF	1	0	1
THE SETTLEMENT YOUTH AND COMMUNITY CENTRE, NORMANBY ROAD, SOUTH BANK, TS6 6SA	R/2014/0199/FF	0	2	2
REAR OF 13 VICTORIA STREET, SOUTH BANK	R/2014/0492/FF	0	1	1
73-75 NORMANBY ROAD, SOUTH BANK	R/2016/0692/FF	0	1	1
45 - 47 HIGH STREET MARSKE BY THE SEA	R/2007/0562/CA	1	0	1
87-89 HIGH STREET, ESTON	R/2012/0399/FF	4	0	4
121 HIGH STREET, ESTON	R/2014/0710/FF	0	2	2
524 NORMANBY ROAD, NORMANBY	R/2014/0778/FF	0	1	1
SKIPPERS FISH AND CHIPS, 113 HIGH STREET, ESTON	R/2016/0311/FF	0	1	1
INGS MEWS, LAND OFF REDCAR LANE, REDCAR	R/2015/0575/FF	0	5	5
THE PADDOCK, ENFIELD CHASE GUISBOROUGH	R/2006/0259/FF	0	6	6
MOOR EDGE, BELMANGATE, GUISBOROUGH	R/2012/0186/FF	1	0	1
FORMER CASTLE COURT NURSING HOME, MARGROVE ROAD, BOOSBECK	R/2013/0842/FFM	0	14	14
COMBE BANK FARM, MARGROVE ROAD, BOOSBECK	R/2015/0206/PN	0	3	3
LAND ADJACENT TO 14 SERENITY HOLLOW, BOOSBECK	R/2016/0479/FF	1	0	1
SITE TO SOUTH OF CHURCH DRIVE, (WEST OF SALTERS LANE) BOOSBECK	R/2016/0198/OO	0	8	8
FORMER VICTORIA PUBLIC HOUSE, 56 MIDDLESBROUGH ROAD, SOUTH BANK	R/2014/0667/FFM	0	10	10
TOTALS		64	245	309

Source: Redcar & Cleveland Borough Council, Planning Application Recording System.

Appendix B

Deliverable Sites

Details							Delivery Assumptions				
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
24	Swan's Corner	Nunthorpe		7.7		128		128		0	
Deliverable Supply		17/18	15	18/19	30	19/20	30	20/21	23	21/22	0
Current Status		Under Development					Completions 16/17				0
Developer		Bellway									
Background		This is a greenfield site on the edge of Nunthorpe. Conditional planning consent was granted in October 2016 for 128 larger (4/5 bed) detached dwellings to be developed at lower density (20 dph net) with on-site open space and an off-site affordable housing contribution and a dedicated access from the A171 to the east. Development commenced in late 16/17 and as such the removal of the allocation policy is included as a proposed modification to the local plan. The indicative delivery assumptions have been supported by the developer.									

Details							Delivery Assumptions					
ID	Site	Location		Gross Area (Ha.)	Housing Estimate		Years 1 to 5			Years 6+		
256	High Farm	Teesville		10	134		134			0		
Deliverable Supply		17/18	18	18/19	25	19/20	30	20/21	27	21/22	34	
Current Status		Under Development					Completions 16/17				40	
Developer		Taylor Wimpey										
Background		Taylor Wimpey is completing the current development phase of 18 units, all of which had started as at 31 March 2017. Conditions are being discharged against the permission for the remaining part of the site for 116 dwellings (application ref. R/2014/0716/FF). Delivery assumptions from 2018/19 onwards reflect the applicant's delivery profile.										

Details								Delivery Assumptions					
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5			Years 6+		
130	Fabian Place	Eston Grange		1.4		52		52			0		
Deliverable Supply		17/18	28	18/19	19	19/20	5	20/21	0	21/22	0		
Current Status		Under Development						Completions 16/17			0		
Developer		Gleeson Homes											
Background		This is a Gleeson development which is progressing with 25 starts recorded as at 31 March 2017. Delivery assumptions reflect the response received from the developer to the draft five year supply trajectory.											

Details								Delivery Assumptions					
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5			Years 6+		
342	Wheatlands Chase	Redcar		4		63		63			0		
Deliverable Supply		17/18	35	18/19	28	19/20	0	20/21	0	21/22	0		
Current Status		Under Development						Completions 16/17			28		
Developer		Miller Homes											
Background		This is an existing development, which is progressing with 41 units under construction as at 31 March 2017. Delivery assumptions reflect developer's response to the draft five year supply trajectory.											

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
106	Scholars Park	Redcar		3.85		124		80		46	
Deliverable Supply		17/18	35	18/19	35	19/20	35	20/21	19	21/22	0
Current Status		Under Development					Completions 16/17			2	
Developer		Bellway									
Background		Development commenced in 2016 and is now progressing with 34 recorded dwelling starts as at 31 March 2017. The indicative delivery assumptions have been supported by the developer in response to the draft five year supply trajectory.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
391	Havelock Park	Redcar		7.8		32		32		0	
Deliverable Supply		17/18	32	18/19	0	19/20	0	20/21	0	21/22	0
Current Status		Under Development					Completions 16/17		53		
Developer		Keepmoat									
Background		This scheme is approaching completion with 27 units under construction as at 31 March 2017.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
218	The Willows	Marske		0.5		2		2		0	
Deliverable Supply		17/18	2	18/19	0	19/20	0	20/21	0	21/22	0
Current Status		Under Development						Completions 16/17		2	
Developer		Geffen Construction									
Background		Small development of 14 units which appears to have been completed but not yet recorded.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
9	Rowan Garth	Redcar		8.8		118		118		0	
Deliverable Supply		17/18	35	18/19	35	19/20	35	20/21	13	21/22	0
Current Status		Under Development					Completions 16/17			20	
Developer		Taylor Wimpey									
Background		Development achieved first completions in 16/17 and there were 37 recorded starts as at 31 March 2017. The developer has agreed delivery assumptions in response to the draft five year supply trajectory.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
111	Marske Mill Lane	Saltburn		0.7		14		14		0	
Deliverable Supply		17/18	5	18/19	5	19/20	4	20/21	0	21/22	0
Current Status		Under Development					Completions 16/17			0	
Developer		Geffen Construction									
Background		This is a small development by Geffen Construction which commenced in 2015/16. Saltburn is an area of high housing demand and it is anticipated that the scheme will be completed, in line with similar developments, within five years. Although there are no reported starts, a site visit has confirmed several dwellings were under construction in April 2017.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
77	Marske Road	Saltburn		5.8		116		116		0	
Deliverable Supply		17/18	15	18/19	35	19/20	35	20/21	31	21/22	0
Current Status		Under Development			Completions 16/17				0		
Developer		Taylor Wimpey									
Background		'Larkfields' development which recently commenced, with 2 recorded stats as at 31 March 2017. This is a greenfield site in a higher value housing location and delivery assumptions have been endorsed by the developer in response to the draft five year supply trajectory.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
118	Enfield Mews	Guisborough		2.7		14		14		0	
Deliverable Supply		17/18	14	18/19	0	19/20	0	20/21	0	21/22	0
Current Status		Under Development				Completions 16/17			32		
Developer		Bellway									
Background		Scheme close to completion with all remaining units under construction as at 31 March 2017.									

Details									Delivery Assumptions				
ID	Site	Location			Gross Area (Ha.)		Housing Estimate			Years 1 to 5		Years 6+	
30/66	Pine Walk	Guisborough			7		116			150		29	
Deliverable Supply		17/18	59	18/19	48	19/20	9	20/21	0	21/22	0		
Current Status		Under Development							Completions 16/17		63		
Background		This is a major ongoing greenfield development from Bellway, including affordable dwellings. A particularly high level of completions was achieved in 16/17 and there were a further 30 dwellings under construction as at 31 March 2017. Delivery assumptions reflect developers' responses to the draft supply trajectory.											

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
29	Galley Hill	Guisborough		15.3		268		175		93	
Deliverable Supply		17/18	35	18/19	35	19/20	35	20/21	35	21/22	35
Current Status		Under Development				Completions 16/17				49	
Background		This is a major ongoing greenfield development from Taylor Wimpey, with significant completions achieved in 16/17 and 35 plots under construction as at 31/03/2016. The developer has agreed the five-year delivery assumptions in response to the draft five year supply trajectory. .									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)	Housing Estimate			Years 1 to 5		Years 6+	
139	Beckside Gardens	Guisborough		0.4	1			1		0	
Deliverable Supply		17/18	1	18/19	0	19/20	0	20/21	0	21/22	0
Current Status		Under Development				Completions 16/17			37		
Developer		McCarthy and Stone									
Background		Flatted scheme with completion of show flat outstanding.									

Details							Delivery Assumptions					
ID	Site	Location		Gross Area (Ha.)	Housing Estimate		Years 1 to 5			Years 6+		
320	Cleveland Gate	Guisborough		4.9	137		137			0		
Deliverable Supply		17/18	15	18/19	30	19/20	30	20/21	30	21/22	3 2	
Current Status		Under Development				Completions 16/17			0			
Developers		Avant Homes / Clarion Homes										
Background		This site comprises the Avant Homes 'Newton Wood' development for 117 detached, semi-detached and terraced 2,3 and 4-bed dwellings, and a separate scheme for 20 detached and semi-detached bungalows to be built by Clarion Homes (respective application numbers R/2016/0614/FFM and R/2016/0612/FFM). Development is underway on the Avant site with 5 starts as at 31 March 2017 and work is expected to start on the bungalow site within the financial year. The delivery assumptions reflect the responses from both developers to the draft delivery trajectory.										

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
47b	Foxdale	Guisborough		1.1		14		14		0	
Deliverable Supply		17/18	14	18/19	0	19/20	0	20/21	0	21/22	0
Current Status		Under Development					Completions 16/17			0	
Developer		Gentoo									
Background		This is a small development comprising larger (4/5-bed) detached properties which commenced in 2015/16. As at 31 March 2017, all units were recorded as under construction.									

Details								Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Housing Estimate		Years 1 to 5		Years 6+	
352	Annandale Park	Skelton		10		170		150		20	
Deliverable Supply		17/18	30	18/19	30	19/20	30	20/21	30	21/22	30
Current Status		Under Development					Completions 16/17			26	
Developer		Taylor Wimpey									
Background		This is the only major ongoing development in East Cleveland and the trajectory assumes a delivery rate of 30 per annum can be achieved in accordance with recent activity rates and the developer's response to the five year supply trajectory. The permission comprises two split sites with the first development site close to completion with 27 units under construction as at 31 March 2017. The developer has confirmed the intention to develop the other site in the short-term, with a Section 73 application to reconfigure the site layout submitted in July 2017 (application ref. R/2017/0509/VC).									

Details							Delivery Assumptions					
ID	Site	Location		Gross Area (Ha.)	Housing Estimate			Years 1 to 5			Years 6+	
411	Newbury Road	Brotton		0.7	25			25			0	
Deliverable Supply		17/18	0	18/19	25	19/20	0	20/21	0	21/22	0	
Current Status		Under Development					Completions 16/17			0		
Developer		Galliford Try / Coast & Country Housing										
Background		This is a Coast & Country grant-funded, assisted living bungalow scheme on which construction recently commenced. Delivery assumptions reflect the developer's response to the five-year supply trajectory consultation.										

Details							Delivery Assumptions				
ID	Site	Location		Gross Area (Ha.)	Housing Estimate		Years 1 to 5			Years 6+	
463	Bridge House	Skinningrove		0.2	11		11			0	
Deliverable Supply		17/18	0	18/19	11	19/20	0	20/21	0	21/22	0
Current Status		Under Development					Completions 16/17			0	
Developer		AMG Properties									
Background		It is understood that development comprising four dwellings and seven flats has resumed following approval in April 2017 of a variation to the original permission, relating to flood defences, with the agreement of the Environment Agency (application ref. R/2016/0581/VC).									

Details					Housing Estimate			Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)	Net Ratio	Avg. Density	Yield	Years 1 to 5			Years 6+
464	Bridge House (Normanby)	Normanby		0.17	n/a	n/a	12	12			0
Deliverable Supply		17/18	0	18/19	0	19/20	12	20/21	0	21/22	0
Site Promoter(s)		Voyage Care									
Current Status		Detailed Planning Permission (application ref. 2015/0645/FFM)									
Background		Site has detailed planning consent until June 2019 for the demolition of the vacant Bridge House and redevelopment for 12 apartments.									
Suitability		The site has planning permission and is therefore considered suitable for housing.									
Availability		There are no evident availability constraints.									
Achievability		This is a small site in an established suburban residential area and is without constraints.									

Details					Housing Estimate			Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)	Net Ratio	Avg. Density	Yield	Years 1 to 5		Years 6+	
420	Grosmont Close	Redcar		0.15	n/a	n/a	12	12		0	
Deliverable Supply		17/18	0	18/19	0	19/20	12	20/21	0	21/22	0
Current Status		Proposed allocation with detailed planning permission (application ref. 2015/0395/FFM) which runs until June 2018.									
Site Promoter(s)		RCBC / Home Housing									
Background		Cleared brownfield site, formerly housing and surplus to RCBC requirements, with planning consent for 12 assisted living dwellings and grant funding secured from the Homes and Community Agency (HCA).									
Suitability		The site has planning permission and is therefore considered suitable for housing.									
Availability		The developer is in the process of purchasing the site from RCBC.									
Achievability		The developer has recently indicated that they intend to implement the scheme within the lifetime of the permission.									

Details						Housing Estimate			Delivery Assumptions		
ID	Site	Location		Gross Area (Ha.)		Net Ratio	Avg. Density	Yield	Years 1 to 5	Years 6+	
409	Home Farm	Skelton		1.6		n/a	n/a	47	47	0	
Deliverable Supply		17/18	0	18/19	0	19/20	10	20/21	20	21/22	17
Current Status		Proposed allocation with detailed planning permission (application ref. R/2015/0475/CAM), which runs until February 2019.									
Site Promoter(s)		HOW Planning									
Background		Detailed consent for 47 dwellings was secured in February 2016 for the redevelopment of this sizeable backland site which comprises the vacant and derelict agricultural buildings in the Skelton Conservation Area adjacent to Skelton High Street and the Grade II* Listed All Saints Church.									
Suitability		The site is located in the core of the village and has detailed planning permission for residential development: it is therefore considered suitable for housing, having regard to its sensitive location as proposed.									
Availability		The site is in single ownership and there are no identified availability constraints.									
Achievability		As there is a permission in place and the site is located in an established residential area it is assumed that this relatively small development can be completed in the short-term. Since consent was granted, the discharging of pre-development planning conditions has progressed including site clearance.									

Details					Housing Estimate				Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)	Net Ratio	Avg. Density	Yield	Years 1 to 5		Years 6+		
393	Gypsy Lane	Nunthorpe		0.8	n/a	n/a	10	8		2		
Deliverable Supply		17/18	0	18/19	2	19/20	2	20/21	2	21/22	2	
Current Status		Proposed allocation with outline planning consent (ref. 2016/0489/OOM), which runs until November 2019.										
Site Promoter(s)		North Riding Developments										
Background		This is a small rectangular and sloped site fronting the north side of Gypsy Lane between existing housing and Gypsy Lane railway station. There are hedgerows along the southern and western boundaries. The site forms part of a larger agricultural field which within the green wedge between Nunthorpe and Ormesby and inside Ormesby Hall Conservation Area. Planning consent for 10 dwellings was granted in March 2014 on account of the borough not having a deliverable five-year housing supply. A subsequent outline application from a prominent local builder specialising in self-build dwellings over an extended area but with a similar development footprint was approved in February 2016.										
Suitability		As there is a current planning permission, it is assumed that the site presents a suitable location for residential development.										
Availability		Consent has been granted to the landowner and is therefore presumed to be available.										
Achievability		This is a small site in a higher value residential area. The site is owned by the developer, which specialises in delivering small, 'self-build' schemes in the local area. As such, it is reasonable to assume that the permission will be activated, It is conceivable that the development be completed within five years, but a conservative build-out rate has been assumed to reflect the nature of the scheme.										

Details					Housing Estimate				Delivery Assumptions				
ID	Site	Location			Gross Area (Ha.)	Net Ratio	Avg. Density		Yield	Years 1 to 5		Years 6+	
294	Longbank Farm	Ormesby			21	n/a	n/a		320	80		240	
Deliverable Supply		17/18	0	18/19	0	19/20	10		20/21	35	21/22	35	
Current Status		Proposed allocation with outline planning consent (ref. 2013//0803/OOM) which expires in March 2019.											
Site Promoter(s)		Avant Homes											
Background		Linear hillside greenfield site located at the eastern edge of Ormesby, off Ormesby Bank. Outline planning consent, subject to conditions, was granted by the Planning Inspectorate on appeal for 320 dwellings in March 2016 for a mix of 2,3,4 and 5 bed properties including affordable dwellings together with open space and a new dedicated vehicular access from the A171 at Ormesby Bank.											
Suitability		As permission was granted recently, it is assumed that the site presents a suitable location for residential development, subject to meeting he conditions f the outlne permission.											
Availability		The site is controlled by a major housebuilder and in single ownership and it is therefore presumed there are no availability constraints.											
Achievability		It is anticipated that a reserved matters application will be forthcoming in the short-term and that subject to meeting conditions, completions can be achieved within the next five years. The developer has confirmed, response to consultation on the five year supply trajectory at May 2017 that the delivery assumptions,which reflect the completion of the first delivery phase as previously set out by the developer, remain realistic.											

Details				Housing Estimate			Delivery Assumptions			
ID	Site		Location	Gross Area (Ha.)	Net Ratio	Avg. Density	Yield	Years 1 to 5		Years 6+
18	Spencerbeck Farm		Ormesby	2.4	n/a	n/a	61	24		37
Deliverable Supply	17/18	0	18/19	0	19/20	-21	20/21	15	21/22	30
Current Status	Proposed allocation with outline planning consents for a total 82 dwellings (61 net). (application refs ref 2013/0803/OOM and 2016/0410/OOM, which expire in 2019).									
Site Promoter(s)	ELG Planning									
Background	This is a square site at Ormesby Road on the border between Normanby and Ormesby and partially within the Spencer Beck Green Wedge. The site comprises the area occupied by former farm buildings, cottage dwellings and a workshop building (0.9ha) on the site frontage, which would be cleared, and the surrounding paddock area (1.5ha), which sits within the green wedge and for which outline permission was secured on appeal in March 2016 for 41 dwellings. Detailed planning permission for redevelopment of the farm buildings area has also since been secured following expiration of a previous consent in Jun 2016. The site has been included as a single allocation site in the emerging plan.									
Suitability	As permission has recently been secured for the entire site it is presumed the site is suitable for residential development.									
Availability	The site is in single ownership and there are no apparent availability constraints restricting deliverability.									
Achievability	It is assumed that redevelopment can be partially completed within five years. The site is adjacent to a mature residential area at Normanby. Since consent for the entire site was granted, it is understood that subsequent marketing has generated firm interest from housebuilders seeking to undertake the comprehensive redevelopment of the site.									

Details					Housing Estimate			Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)	Net Ratio	Avg. Density	Yield	Years 1 to 5		Years 6+	
450	West of Kirkleatham Lane	Redcar		23	n/a	n/a	550	125		425	
Deliverable Supply		17/18	0	18/19	0	19/20	25	20/21	50	21/22	50
Site Promoter(s)		White Young Green / Homes and Communities Agency (HCA)									
Current Status		Outline Planning Consent (application ref. R/2016/0663/OOM)									
Background		<p>This site forms part of a large area of flat vacant former agricultural land at the western edge of Redcar which was allocated for employment uses in the 1999 Local Plan as an extension to Kirkleatham Business Park but remains undeveloped and was recommended for de-allocation in the employment land review.</p> <p>The site promoters have submitted a proposal for a mixed use development comprising residential development on 23ha with the remaining 15ha reserved for commercial uses, with the housing element at the northern end, away from the business park.</p> <p>Foxrush Community Woodland borders the north of the proposed housing area, providing a backdrop to the site and beyond this is the Dormanstown residential area. To the west is open Green Wedge land providing a buffer between the site and the Wilton industrial complex. To the east, separated by landscaping, is the A1042 arterial route into. There are drains crossing the site. Outline permission for 550 dwellings was granted in May 2017.</p>									
Suitability		Outline permission for 550 dwellings has been granted and as such the site is considered suitable for housing.									
Availability		The site is entirely within HCA ownership and there are no known availability constraints. A dedicated access to serve the residential development being from Kirkleatham Lane is being constructed.									
Achievability		This is a major site with few physical or policy constraints and viability is boosted by HCA ownership. Subject to engaging a developer it is anticipated that housing delivery can be achieved within the next five years and that the development can be completed within the plan period. The delivery assumptions reflect the site promoter's response to consultation on the five year supply trajectory in May 2017.									

Details						Housing Estimate		Delivery Assumptions				
ID	Site	Location		Gross Area (Ha.)		Net Ratio	Avg. Density	Yield	Years 1 to 5		Years 6+	
21	Woodcock Wood	Normanby		22.8		n/a	n/a	400	200		200	
Deliverable Supply		17/18	0	18/19	20	19/20	60		20/21	60	21/22	60
Site Promoter(s)		Theakston Investments										
Current Status		Outline planning consent (application ref 2015/0326/OOM) which expires in June 2020.										
Background		Substantial area of gently sloping woodland and grassland on the lower slopes of the Eston Hills escarpment to the west of Flatts Lane between the country park and the A174 Parkway. There are overhead power lines crossing the site and to the south. Outline consent for 400 dwellings with all matters reserved apart from access, was granted on appeal in June 2017.										
Suitability		Outline permission for 400 dwellings has been secured on appeal and as such the site is considered suitable for housing within the context of the proposals.										
Availability		The site is in single ownership and accessible and there are no anticipated availability constraints.										
Achievability		Outline consent was granted on appeal in June 2017. The delivery assumptions reflect the appellant's evidence submitted to the appeal inquiry which was supported by evidence of housebuilder interest.										

Details						Housing Estimate			Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)		Net Ratio	Avg. Density	Yield	Years 1 to 5		Years 6+	
54	Land South of Marske	Marske		48		n/a	n/a	821	125		500	
Deliverable Supply		17/18	0	18/19	0	19/20	25	20/21	50	21/22	50	
Current Status		Outline planning consent (application ref 2013/0669/OOM) which expires in July 2020.										
Site Promoter(s)		Knight Frank										
Background		<p>This site comprises a vast area of gently sloping farmland to the south of Marske between the Darlington-Saltburn railway and the A174. The site is bordered to the east by the A1085 (which becomes Marske High Street) and by Longbeck Road to the west. The site does not include the Scheduled Monument (Hall Close) to the NE corner or the allotment lots to the SW. Highway accesses would potentially be created from Longbeck Road to the west and the A1085 to the east.</p> <p>In March 2015 of an outline application for up to 1,000 dwellings together with ancillary use and commercial developments) was refused and on the grounds of the site being outside development limits, the impact on the Strategic Gap and the harm to the setting of the Scheduled Monument, which was seen to outweigh the wider community benefits of the proposals. In July 2017, an appeal against the refusal was allowed, with the number of dwellings reduced to 821.</p>										
Suitability		Outline permission for 821 dwellings has recently been secured on appeal and as such the site is considered suitable for housing within the context of the proposals and conditions attached to the outline permission.										
Availability		The land is in single ownership and there are no identified availability constraints.										
Achievability		<p>This is a major greenfield site in a location likely to be attractive to housing developers and presumably the potential development value would be sufficient to absorb substantive costs. The indicative layout accompanying the planning application shows housing in four phases, starting in the NW corner towards Longbeck Crossing. The delivery assumptions reflect the appellants evidence submitted to the appeal inquiry which assumes two developers building out simultaneously.</p>										

Details				Housing Estimate			Delivery Assumptions				
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg. Density	Yield	Years 1 to 5			Years 6+	
213	St. Hilda's Church	Redcar	0.9	n/a	n/a	25	25			0	
Deliverable Supply		17/18	0	18/19	0	19/20	0	20/21	10	21/22	15
Current Status		Proposed Housing Allocation. Detailed planning application submitted (ref. R/2017/0325/FFM) for the demolition of the church building and redevelopment on part of the site for 25 dwellings comprising a mix of two-storey 2, 3 and 4 bedroom semi and detached houses.									
Site Promoter(s)		Gleeson Homes / Kirkleatham PCC									
Background		This site comprises the existing 1960's church and the surrounding open space near the junction of Mersey Road and Roseberry Road. Ownership of the open space is split between the church and RCBC. For several years the church has been seeking to replace the current building which has structural problems and would seek to achieve this through realising residential value on the open space, including the land in RCBC ownership. An application has been submitted for the housing element of the scheme on 0.76ha. This would result in the church building being demolished and relocating, initially into temporary accommodation and rebuilt on land in the south-east of the site on land falling outside the application boundary.									
Suitability		This scheme has been under consideration for several years and has attracted interest from major housebuilders. The site is in an established residential area which has undergone significant regeneration in the last 10 years and is in a highly sustainable location near local shops and schools and adjacent to a major bus route into Redcar. The open space is of limited amenity or ecological value, being incidental to the church building which is situated towards the centre of the site.									
Availability		Although in dual ownership, this is not expected to be prohibitive in progressing the redevelopment scheme as the open space is of limited community value and the proposals for a replacement church will provide an upgraded community facility.									
Achievability		It is presumed development is achievable as an application has been submitted by a major developer with a strong delivery record in Redcar & Cleveland. It is assumed therefore that development can be achieved towards the end of the five year period assuming the current proposals are approved and the RCBC land is acquired, allowing for sufficient lead-in time for land acquisition and site clearance and preparation. To that end, the applicant has indicated that housing could be delivered within five years.									

Details						Housing Estimate			Delivery Assumptions				
ID	Site	Location		Gross Area (Ha.)		Net Ratio	Avg. Density	Yield	Years 1 to 5			Years 6+	
462	Rear 119 Churchill Road	Eston		0.26		n/a	n/a	11	11			0	
Deliverable Supply		17/18	0	18/19	0	19/20	3	20/21	4	21/22	4		
Current Status		Detailed Application Submitted (Application Ref. R/2017/0747/FFM)											
Site Promoter(s)		Leon White											
Background		This is a backland site in a mature suburban residential area and is subject to an existing application for 12 dwellings (11 net), with access to be gained via the removal of an existing dwelling at Churchill.Road.											
Suitability		The site is in an established residential area and provided access can be achieved there are no identified prohibited development constraints.											
Availability		It is understood that acceptable access can be achieved via the removal of the existing property at 119 Churchill Road.											
Achievability		Subject to obtaining planning permission, it is assumed that the site can be developed within the next five years.											

Details						Housing Estimate			Delivery Assumptions				
ID	Site	Location		Gross Area (Ha.)		Net Ratio	Avg. Density	Yield	Years 1 to 5			Years 6+	
136	Wilton Lane	Guisborough		0.3		n/a	n/a	14	14			0	
Deliverable Supply		17/18	0	18/19	0	19/20		4	20/21	5	21/22	5	
Current Status		Detailed application submitted (ref.2017/0407/FFM)											
Site Promoter(s)		Cleveland Housing Aid Trust											
Background		Cleared, slightly sloping brownfield site which was the subject of detailed planning consent granted in March 2014 (application ref. R/2013/0858/FFM). The developer has since vacated the site and submitted a new planning application for 14 dwellings.											
Suitability		The site, which is in an established residential area, has recently had detailed residential planning permission and is therefore presumed suitable for housing. It is understood that ground remediation has been completed.											
Availability		There are no evident constraints as the site was formerly in Council ownership and sold to the site promoter.											
Achievability		It is assumed that development can be achieved within the next five years as the site has been cleared, is relatively small and without constraints and interest has previously been forthcoming from other providers of low cost market or affordable housing.											

Details				Housing Yield Estimate				Delivery Assumptions			
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield		Years 1 to 5	Years 6+		
387	Land Adjacent Ryehills School	Redcar	1.23	75%	30	30		30	0		
Deliverable Supply		17/18	0	18/19	0	19/20	0	20/21	10	21/22	15
Current Status		Proposed Housing Allocation									
Site Promoter		RCBC									
Background		This cleared brownfield site comprises most of the land formerly occupied by the original buildings of the school which was redeveloped over 10 years ago. The land is surplus to school requirements and now falls outside its boundary. The site abuts mature suburban housing the north. To the west is the Redcar Lane arterial road. The site is flat but has an irregular configuration which may restrict the developable area, hence the above yield estimate.									
Suitability		The site is in a mature suburban housing area and sustainable location and subject to ground remediation and access considerations (potentially by extending the existing roads to the north) it is considered suitable for housing.									
Availability		The site is in the ownership of RCBC, is surplus to operational requirements and has recently been marketed.									
Achievability		The marketing exercise has generated interest from a major housebuilder active in the Redcar area and it is anticipated that development could be achieved in the next five years, subject to planning permission.									

Details					Housing Yield Estimate			Delivery Assumptions			
ID	Site	Location		Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5		Years 6+	
360	Former Rosecroft School	Loftus		3.1	90%	35	100	30		70	
Deliverable Supply		17/18	0	18/19	0	19/20	0	20/21	10	21/22	20
Current Status		Proposed Housing Allocation									
Site Promoter		RCBC									
Background		<p>This is a partly brownfield site comprising the footprint of the former school buildings and hardstandings and part of the adjoining former playing field, which is outside development limits. The site is within an established residential area on the southern edge of Loftus and close to open countryside. The mineral railway line serving Boulby Mine runs below the northern boundary. To the east is mature woodland and a Sensitive Landscape Area along the Middle Gill beck corridor. In 2011, planning consent for 51 dwellings was granted on the brownfield site subject to S106 but not implemented after the developer, a prominent housebuilder, ceased trading. The brownfield site was included as an allocation in the draft plan. In seeking to make the site more attractive to development, the allocation site was extended to incorporate part of the adjacent former playing field.</p>									
Suitability		<p>The site has been cleared and is in an established market housing area and is therefore suitable for housing. Although the land slopes gently towards the beck, is adjacent to a Sensitive Landscape Area, there is a change in levels between the cleared site and the former playing field, and a new access junction will be required together with a footway along Rosecroft Lane, these issues should be capable of being addressed as part of any development.</p>									
Availability		<p>The site is in RCBC ownership and is surplus to requirements. The playing fields are not in formal community use and the release of part of this area to development will still leave a significant area of former playing field land with potential for community use.</p>									
Achievability		<p>The extension of the developable area to accommodate up to 100 dwellings is intended to improve viability by increasing the prospective development value of the site. Following recent marketing exercise the Council is in receipt of an offer for the brownfield site from a volume housebuilder with a strong delivery record in Redcar & Cleveland. It is assumed therefore, subject to securing planning consent, that housing delivery can be achieved in the next five years.</p>									

Appendix C

Developable Sites

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
389	Hummersea Hills	Loftus	8.5	n/a	n/a	87	0	87
Current Status		Extant Planning Permission (application ref. 2011//0375/FFM)						
Site Promoter		Coast & Country Housing						
Background		This cleared redevelopment site is the subject of an extant planning permission refers to cleared former housing land awaiting redevelopment as part of the Hummersea Hills mixed tenure housing renewal scheme and comprises two elements						
Suitability		The site forms part of a partially-redeveloped residential area and is therefore suitable for housing.						
Availability		The land is within single ownership and without constraint.						
Achievability		The site is seen as developable rather than deliverable as the development has stalled due to market constraints. It is anticipated that development could be achieved within the plan period as the landowner (Coast & Country Housing has indicated an ongoing commitment to pursue the future development of the remaining part of the site.						

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
135	Low Grange Farm	South Bank	32	n/a	n/a	1,250	0	1,250
Current Status		Outline Planning Permission (application ref.R/2014/0372/OOM).						
Site Promoter(s)		ELG Planning / Taylor Wimpey						
Background		Major strategic site between the A1085 and A66 which was historically mostly farmland and housing. The site was included as an allocation in the 2013 Draft Local Plan and outline consent for up to 1,250 dwellings and with a lifespan of 10 years was granted in 2016 to Taylor Wimpey subject to conditions including in relation to surface water drainage and wider sewer capacity issues, access arrangements, groundworks and delivery phasing.						
Suitability		Permission has been secured by a volume housebuilder, therefore it is assumed that the site is suitable for housing. It is in a sustainable location and major housing development will complement the adjacent Low Grange District Centre and support the regeneration of Greater Eston.						
Availability		It is understood that the site has recently transferred to single ownership and there are no availability constraints on the land.						
Achievability		The site has been pursued for some time by a major housebuilder which indicates that housing can be delivered on the site. Given the size and location, It is anticipated that the development would take place over a lengthy period, extending beyond the plan period to 2032, and reflecting these issues the outline consent allows for an extended period of up to 10 years for the submission of a reserved matters application. Consequently, the site is also identified as developable rather than deliverable. The prospective developer has previously indicated that delivery assumptions are realistic.						

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
44	Low Cragg Hall Farm	Carlin How	1.7	n/a	n/a	46	0	46
Current Status		Outline Planning Permission (ref.2015/0496/OOM)						
Site Promoter(s)		Prism Planning						
Background		<p>The site comprises a sloping area of grazing land to the west of Carlin How fronting the A174 and outside development limits. The site overlooks the Skinningrove steel plant and the coast. On account of the borough not having a demonstrable five-year deliverable housing supply and in accordance with NPPF guidance, outline planning consent was granted in 2013 for 46 dwellings, with access taken from the A174, subject to incorporating underground surface drainage tanks to avoid off-site flooding problems. The planning consent applied for two years and expired in 2015, having been marketed without attracting detailed proposals. A further outline consent was granted in January 2016, also for a period of two years.</p>						
Suitability		<p>The site is in a sustainable location adjacent to an existing residential area and as it has residential planning permission and as such it is assumed suitable for housing, subject to resolution of drainage constraints.</p>						
Availability		<p>The site is in single ownership and there are no known availability constraints.</p>						
Achievability		<p>Development may be dependent on a market upturn given that the previous consent expired in 2015 and the site is in a lower value housing area with a limited local market appeal, hence the site is considered developable rather than deliverable. However, in response to the consultation in May 2017 on deliverable five year housing land supply, the site promoter has confirmed that the site is in the process of being sold on to a developer and a reserved matters application is anticipated before the year end, in which case development might occur in the short-term.</p>						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
457	Abattoir Site and Adjacent Land	Boosbeck	4.3	n/a	n/a	69	0	69
Site Promoter		Hesland Green Ltd						
Current Status		Proposed Housing Allocation. Outline consent for 69 dwellings granted in February 2017 (application ref. R/2016/0759/OO).						
Background		This site has outline planning consent been included as a housing allocation following consultation on the draft plan and comprises the Boosbeck abattoir site, which has become vacant, and an area of adjacent open space, in RCBC ownership, which currently forms part of the Pit Park green space and is outside development limits. A Public Right of Way crosses the site.						
Suitability		The site is in is close to local services which include Lockwood Primary School and bus connections to Skelton. Outline planning consent has recently been granted and as such the site is considered suitable for housing in accordance with the planning permission, which imposes number of conditions including the clearance and remediation of the abattoir site, and the retention of the main play areas including the multi-use games area.						
Availability		The abattoir has become vacant and assumed available for redevelopment. The release of the open space would be considered acceptable to enable the redevelopment to proceed the loss of space which will, within Boosbeck still meet minimum quantity standards set out in the emerging plan and will not undermine the main purpose of Pit Park to provide equipped play facilities.						
Achievability		In the last decade, when the site was previously unused, interest was expressed by a major housebuilder in redeveloping the abattoir site for around 35 dwellings. The extension of the developable area will presumably increase the economic viability of the site. Although a localised housing market area, Boosbeck has experienced two major residential developments in the last 15 years with a combined yield of 75 dwellings and it is reasonable to assume, subject to wider market conditions, that a similar level of development would be achievable on this site over the course of the plan period. Since the planning permission was granted, demolition work has been undertaken.						

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
407	Morton Carr Lane	Nunthorpe	4.3	50%	15	30	0	30
Site Promoter(s)		RCBC						
Current Status		Proposed Housing Allocation						
Background		<p>Greenfield site between housing and the A1043 Nunthorpe by-pass. The Middlesbrough–Whitby railway line passes to the west. A Public Right of Way and Nunthorpe Academy playing fields border the easterly boundary.</p> <p>The site, which is in RCBC ownership, is situated to the back of a mature lower density residential area at Morton Carr Lane and was formerly a garden nursery, is outside development limits and comprises vacant land partially planted-up with trees, some of which appear to be self-seeding. The site is recorded as having biodiversity and wildlife interest and is evidently used for informal recreation such as dog-walking.</p> <p>Access onto the site would be from Morton Carr Lane to the north. The emerging plan supports the limited development of this site for higher end 'executive-style' housing, allowing for the retention of valuable planted areas, open space and the need for noise attenuation buffers.</p>						
Suitability		The site is in a sustainable location within walking distance of local shops, schools and public transport including Nunthorpe Railway Station and is suitable limited development at lower density to reflect the characteristics and location of the site, its environmental value and highway capacity constraints.						
Availability		The site is vacant land and surplus to RCBC requirements. It is understood that contrary to earlier assumptions access can be achieved through extending the existing highway at Morton Carr Lane and bringing it up to adoptable standard to serve the limited development of the site.						
Achievability		The site is adjacent to an established and higher value housing area and is likely to be attractive to the market.						

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
316	Normanby Hall	Normanby	3.6	n/a	n/a	25	0	25
Site Promoter(s)		ELG Planning						
Current Status		Proposed Housing Allocation						
Background		<p>This site comprises Normanby Hall, which is an unused Grade II-listed manor house and surrounding parkland containing mature protected trees and a woodland belt. The hall, vacant for a decade, has fallen into a dilapidated state along with its grounds and the building is on the English Heritage 'at risk' register. The Hall was last used as a care home which closed over 10 years ago.</p> <p>Subsequent proposals from private developers for partial residential development for 52 and, more recently 28 dwellings did not reach planning application stage. A partly culverted watercourse, Middle Gill, crosses the site in a north-westerly direction. There are three drainage channels entering the site at different points, two of which appear to discharge into Middle Gill which may also provide a valuable wildlife corridor between the urban area and the Eston Hills.</p> <p>The site is included as an allocation emerging plan for a conservation-led scheme for limited development of up to approximately 25 dwellings, potentially including residential sub-division of the Hall and the delivery trajectory assumes development in the 6-10 year period.</p>						
Suitability		<p>The site is adjacent to a high quality suburban housing area and has the potential to provide an outstanding residential scheme provided constraints in relation to access, drainage and conservation. The restoration of the site is a broader policy aspiration and residential uses would be appropriate, subject to overcoming constraints in relation to the listed building, drainage and biodiversity.</p>						
Availability		<p>The site is accessible from the existing main entrance at Normanby Hall Park though as this is shared surface it is not considered suitable for serving more than 25 dwellings.</p>						
Achievability		<p>Physical constraints and abnormal costs associated with listed building restoration may restrict the ability to bring this site forward in the short-term. It is apparent from previous enquiries however that partial development may be achievable, subject to market conditions. The site has therefore been included in the emerging plan, but to reflect constraints it is assumed that delivery will not take place until the 6-10 year period to allow for the resolution of physical and policy constraints, with consideration given to waiving affordable housing requirements to boost viability. Following earlier abortive attempts to bring the site forward via a third party developer, the landowner has indicated that they are seeking to undertake the development themselves and are in active discussions with the council about bringing forward an acceptable sensitive scheme including the restoration and sub-division of the Hall into dwellings.</p>						

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
452	Land at Former Eston Park School	Eston Grange	3	n/a	n/a	100	0	100
Site Promoter(s)		RCBC						
Current Status		Proposed Housing Allocation						
Background		<p>This square-shaped site comprises unused facilities at the former Eston Park school, which has amalgamated with the former Gillbrook School to create the Hillview Academy on the Gillbrook site. This site is surplus to future educational requirements and is to be transferred back into RCBC ownership from the Eston Academy under a legal obligation. Most of the site was previously school playing fields .</p> <p>The site has previously been marketed alongside the adjacent former town hall site (ID 130), which is currently being redeveloped for low cost market housing as 'Fabian Place', for 52 dwellings. The dwelling estimate reflects a previous layout submitted for the entire site.</p> <p>The site has been identified in the emerging plan for up to 100 dwellings, potentially following on from and to be accessed via the Fabian Place development. The policy includes a requirement for an off-site open space contribution and strong design interface with the adjacent open space to the north and east.</p>						
Suitability		<p>The site is in an established residential area close to local services and subject to required clearance and remediation it provides a suitable location for housing. There would be limited demolition costs involved.</p>						
Availability		<p>The site is surplus to educational requirements and subject to achieving satisfactory access it is expected to become available for development in due course. Most of the site is former school playing fields and as such permission would be required from the secretary of state to release this land for development. The Fabian Place layout allows for potential access to be gained onto the site briefly via the open space to the north. The playing fields have not historically been used by the community and the Playing Pitch Strategy (2015) recorded that any unmet needs could be met on an existing facilities nearby.</p>						
Achievability		<p>The site has previously attracted housebuilder interest and abuts an existing development. Based on current information it is anticipated that, development of up to 100 dwellings can be delivered in due course subject to achieving access and the release of the former playing fields for development.</p>						

Details				Housing Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
419	Normanby High Farm	Normanby	12.38	n/a	n/a	150	0	150
Current Status		Proposed Housing Allocation						
Site Promoter(s)		Bilfinger GVA						
Background		<p>This is an area of former agricultural land between the ongoing High Farm development and the Normanby residential area which is outside development limits and sits within the Green Wedge separating Teesville and Normanby from east Middlesbrough.</p> <p>The site and has been included in the emerging plan for the development of up to 150 dwellings on part of the site, covering 10ha, subject to achieving dedicated road access from an extension to Skippers Lane to the south. The site has been included for limited development in order to meet the residual housing requirement and to reflect the highway capacity restrictions at the Skippers Lane / Ormesby Road junction. The site forms part of a larger (12.8ha.) area to the south-west of the ongoing High Farm development; this land has not been included as development would have a more intrusive impact on the Green Wedge.</p> <p>The allocation site forms part of the community woodland agreement linked to the High Farm planning consent. As such, a deed of variation would be required against that permission as part of an application. The policy requires the retention of the remaining land as part of the proposed community woodland, which would potentially include land within the allocation site boundary.</p>						
Suitability		The site is in a sustainable location with good access to services subject to establishing pedestrian links to the north and east, and has the potential to achieve a logical and uniform extension to the existing High Farm development.						
Availability		The site is being promoted via the landowner and is therefore considered available, subject to amending the current agreement linked to the community woodland requirement associated with the High Farm development.						
Achievability		Site is adjacent to mature suburb housing areas and the adjacent High Farm development site which is developing steadily following the reconfiguration of the housing layout from larger detached dwellings to general market housing and is therefore considered developable. As the site would be accessed separately from the High Farm development, via an extension to Skippers Lane to the south, the development of this site is not dependent on progress at High Farm.						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
206	Corporation Road	Redcar	2.4	n/a	n/a	86	0	86
Current Status		Proposed Housing Allocation						
Site Promoter(s)		RCBC						
Background		This is a rectangular cleared brownfield site, formerly a school, in a highly visible location in central Redcar fronting the Corporation Road (A1085) cross-town route. The site is included in the emerging plan and the above yield estimate reflects the most recent developer's layout for the site, which was until recently being pursued by a major housebuilder for several years.						
Suitability		This is a site in a highly sustainable location close to local schools and the town centre and is within a mature residential area and is therefore suitable for housing. Solutions to surface water drainage arrangements were agreed between the prospective developer with Northumbrian Water, before the developer withdrew interest in mid-2016.						
Availability		The site is in RCBC ownership and surplus to requirements, and while development will be subject to lifting an educational covenant; this is not seen as insurmountable.						
Achievability		Following the withdrawal of the prospective developer, a re-marketing exercise has generated bids from major housebuilders active in the Redcar area. Bearing in mind the previous work which has been undertaken in resolving drainage constraints, it is anticipated that development would be viable.						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
451	Land at Mickledales	Redcar	4.3	75%	30	100	0	100
Current Status		Proposed Housing Allocation						
Site Promoters		ELG Planning / Taylor Wimpey						
Background		<p>This is an area largely flat arable land which is located between Taylor Wimpey's ongoing Rowan Garth development (138 dwellings) and the A174 and falls within the Green Wedge between Redcar and Marske and is outside development limits. The site has been identified as a housing allocation to help meet housing requirements by providing a modest greenfield extension to Redcar, having regard to the Green Wedge designation, landscaping issues particularly in relation to the A174 and the design of the Rowan Garth development. The southern periphery of the site towards the A174 is also designated as a strategic landscaping buffer in the emerging plan.</p> <p>The site would be accessed via an extension to the recently established access road serving the Rowan Garth site from Redcar Road, the layout for which would facilitate that arrangement. It is anticipated that the existing access from Redcar Road would be able to accommodate the additional quantum of development envisaged. There is footpath crossing the northern boundary of the site which would need to be retained in the event of development.</p> <p>The site is being promoted on behalf of Taylor Wimpey and the promotional document suggest that up to 100 dwellings may be deliverable on the site. Since the site was submitted for consideration it has come to light that the proposed route of the Forewind Consortium's Dogger Bank A & B underground cable crosses the site. Work is however ongoing between Forewind and Taylor Wimpey to reach an agreement which would enable both proposals to go ahead.</p>						
Suitability		<p>The site is considered developable subject to achieving a mutually-beneficial agreement with the Forewind Consortium. Notwithstanding this, the site is on the edge of the Redcar built-up area and has the potential to be developed as a logical second phase to Rowan Garth which would 'round-off' the built up area at this point., having regard to the Green Wedge and the need for a deep planting eastern buffer and structural landscaping requirements), The provision of pedestrian linkages particularly with the Rowan Garth development will support the sustainable development of the site</p>						
Availability		It is understood the site is in sole ownership and aside from the Dogger Bank issue there are no other identified constraints.						
Achievability		<p>The site is being promoted on behalf of Taylor Wimpey which is building out the adjacent site and subject to resolution of the Forewind cable issue it is considered developable, logically as a subsequent phase to the Rowan Garth development. In the absence of a final agreement with Forewind and a subsequent detailed layout, it is assumed that the site would be capable of delivering 100 dwellings, developed at an appropriate density for the location and on 75% of the land area.</p>						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
400	North of Galley Hill Estate	Guisborough	4.6	n/a	n/a	50	0	50
Current Status		Proposed Housing Allocation						
Site Promoter(s)		ELG Planning / Taylor Wimpey						
Background		This is a linear, narrow area of grassland north of the Galley Hill housing estate and to the east of Taylor Wimpey's existing Galley Hill development. The land slopes down towards A171 and Middlesbrough Road, where a secondary access is feasible. The site is included as a housing allocation in the emerging plan as an extension to the ongoing Galley Hill housing development. The yield estimate is based on the site promoters' submission document.						
Suitability		On the basis of the site promoters' submission, it is assumed the partial development of the site as proposed, taking into account the physical characteristics of the site, would be feasible. Subject to the provision of footpath link with Middlesbrough Road to improve connectivity with the town, the site is in a broadly sustainable location.						
Availability		It is understood that the site is in single ownership and there are no availability constraints, though due to road access requirements development would be dependent on prior or near completion of the existing Galley Hill scheme which may be up to 10 years.						
Achievability		Although physically constrained, the site is in a higher value housing area and has attracted developer interest; it is therefore considered developable.						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
51	Long Acre Sidings	Skelton	16.5	n/a	n/a	400	0	400
Current Status		Proposed Housing Allocation /Outline Application Submitted (ref.2017/0463/OOM)						
Site Promoter		HOW Planning / Skelton Farming Ltd						
Background		<p>This is a substantial and partially developed greenfield site at the northern edge of Skelton between Skelton Industrial estate and the bypass (A174). The site was identified in the previous local plan for employment uses as an extension to Skelton Industrial Estate, however successive employment Land Reviews have indicated an oversupply of employment land and ensuing development activity to date has been limited to retail floorspace.</p> <p>The site is included in the emerging plan as a mixed use regeneration site with residential development for up to 400 dwellings proposed at the western end, as proposed by the site promoters. The site is integral to the Skelton built-up area being located broadly between modern housing and a major supermarket, with the by-pass to the north providing a hard and logical settlement boundary, though the mineral railway which follows the southern boundary to some extent isolates the site from areas to the south and west.</p> <p>The site would be accessible from Saltburn Lane, though there is a pinch point to the south where the road runs beneath the railway line. The site is within a former ironstone mineworking area close to the pithead, so a land stability investigation would be required along with associated biodiversity and archaeological studies and any required mitigation.</p>						
Suitability		Subject to addressing physical constraints and current or consequent infrastructure capacity issues, achieving appropriate segregation from nearby and proposed uses and improving linkages, where possible, with the residential areas to the south and west this is a suitable location for future residential development, effectively infilling a gap between the residential areas further west and the retail and proposed commercial developments to the east.						
Availability		It is understood that the site is mostly in single ownership and there are no prohibitive availability constraints.						
Achievability		Residential development proposals could have a long-lead in time bearing in mind the large size of the site, the mixed-use nature of the proposed scheme and the issues noted above. Accordingly, the applicant is proposing that a period of nine years should be allowed for the submission of reserved matters. It is assumed in the plan that the housing element would commence in the medium to long term and the site would be partially built out within the plan period (200 dwellings), however this is not prescriptive and the site promoters have indicated in response to consultation on the emerging plan a higher output might be achievable.						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
405	Stanghow Road	Skelton	0.33	100%	30	10	0	10
Site Promoter		Skelton Estates						
Current Status		Proposed Housing Allocation						
Background		This is a cleared, sloping and triangular brownfield site in a highly visible location towards the top of the bank on the approach to Skelton High Street. The site is enclosed by a perimeter wall and is on the edge of an older terraced housing area and opposite Skelton Cemetery. The site was formerly occupied by a former school building, converted to flats.						
Suitability		This is a cleared brownfield site situated within an existing housing area and was most recently occupied by housing units; it is therefore deemed suitable for residential development. The site is in a sustainable location adjacent to a main bus route and within a short walk of Skelton High Street.						
Availability		It is understood the land is in single ownership and there are no availability constraints.						
Achievability		This is a small site with no significant constraints and in an established residential area; it is therefore anticipated that development would be achievable within the plan period, potentially for lower cost market or affordable dwellings.						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
43/92	Kilton Lane / Kilton Hall Farm	Brotton	12	75%	30	270	0	270
Site Promoter(s)		ELG Planning / Taylor Wimpey (Site 43) / The Hall Family (Site 92)						
Current Status		Proposed Housing Allocation						
Background		<p>This site comprises arable land either side of Kilton Lane between Brotton and the by-pass (A174) to the south of the village. The land adjoins the edge of the settlement and is outside development limits. Site 43, the main site, extends to 10 hectares, is in dual ownership and straddles Kilton Lane. Site 92 is a 2ha. square field to the west of Site 43 and adjacent to East Cleveland Hospital and is in separate ownership. The sites have been include together as the sole owner of site 43 west of Kilton Lane has indicated a willingness to negotiate access into Site 92, Kilton Hall Farm. An outline application for mixed use development from a major housebuilder including 158 dwellings including part of Site 43 on land to the east of Kilton Lane was refused in 2013 (ref. R/2011/0301/OOM) due to being contrary to the development plan as the land is outside development limits.</p> <p>During the application process it became apparent that part of the application site may have some archaeological value. Any proposals would therefore need to provide appropriate mitigation. Northumbrian Water has previously advised upgrade to water supply network may be required and a PROW crosses eastern part of site.</p> <p>Site 92 forms part of a larger area of working farmland to the south of the bypass and accessed via a footbridge. Site 92 would conceivably assume the final phase of development as access would need to be achieved via Site 43 to avoid conflict with the operational requirements of the hospital.</p>						
Suitability		<p>This site presents a logical extension to the residential area and the allocation policy seeks to promote strong pedestrian linkages between the different parts of the site and the village centre to promote its sustainable development. Subject to land assembly there are no identified physical constraints which would be expected to prevent an acceptable development proceeding. It is noted from the 2011 application that there are archaeological remains identified on the eastern site, however it is not anticipated that required mitigation to preserve the remains would prevent development going ahead.</p>						
Availability		<p>This land is in three different ownerships and its development would be dependent on landowners' co-operation. The main landowner, which has ownerships either side of Kilton Lane, has indicated a willingness to co-operate in these matters.</p>						
Achievability		<p>This is a large area of greenfield land which has attracted housebuilder interest. It is therefore assumed that housing can be delivered at this location and that the level of development indicated could be achieved within the plan period. The timing of delivery may be affected by the land acquisition process.</p>						

Details				Housing Yield Estimate			Delivery Assumptions	
ID	Site	Location	Gross Area (Ha.)	Net Ratio	Avg Density	Yield	Years 1 to 5	Years 6+
456	Former Handale Primary School	Loftus	0.28	100%	40	10	0	10
Site Promoter		RCBC						
Current Status		Proposed Housing Allocation						
Background		This is a small rectangular brownfield site, previously Loftus Junior School, which has become vacant following school amalgamation. The site mostly comprises a single storey classroom building of early Twentieth Century origin together with hardstandings and a smaller detached building. The site was included as a housing allocation in response to the draft local plan consultation. Subject to market testing, going off recent examples of similar sites (such as the former school site at Wilton Lane, Guisborough – SHLAA ID 136), demolition and new build rather than residential conversion may present a more feasible development option.						
Suitability		The site is in a mature residential area accessed from West Road and is in a suitable location for housing. The existing access road is considered capable of serving a development of 10 dwellings or so and apart from site clearance and remediation (if required) there are no identified development constraints.						
Availability		The site is wholly within RCBC ownership, is surplus to educational or other community uses and is accessible, and therefore considered available.						
Achievability		The site has not been subject to market testing and Loftus is generally not a strong market area, but this small site may be suitable for or affordable housing scheme, of which there are examples nearby or to a smaller developer. It is assumed therefore that housing may be achievable over the course of the plan period subject to market conditions and funding assistance, if required.						

Appendix D

Indicative Supply Trajectory

Site	Location	Years 1-5	Years 6-10	Years 11-15	Years 17+	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total
Deliverable																					
Roseberry Manor (formerly Swan's Corner)	Nunthorpe	128	0	0	0	15	30	30	30	23	0	0	0	0	0	0	0	0	0	0	128
High Farm	Teesville	134	0	0	0	18	25	30	27	34	0	0	0	0	0	0	0	0	0	0	134
Fabian Place	Eston	52	0	0	0	28	19	5	0	0	0	0	0	0	0	0	0	0	0	0	52
Wheatlands Chase	Redcar	63	0	0	0	35	28	0	0	0	0	0	0	0	0	0	0	0	0	0	63
Scholars Park	Redcar	124	0	0	0	35	35	35	19	0	0	0	0	0	0	0	0	0	0	0	124
Havelock Park	Redcar	32	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32
Rowan Garth	Redcar	118	0	0	0	35	35	35	13	0	0	0	0	0	0	0	0	0	0	0	118
The Willows	Marske	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Marske Mill Lane	Saltburn	14	0	0	0	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	14
Enfield Mews	Guisborough	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Pine Walk	Guisborough	116	0	0	0	59	48	9	0	0	0	0	0	0	0	0	0	0	0	0	116
Galley Hill	Guisborough	175	93	0	0	35	35	35	35	35	35	35	23	0	0	0	0	0	0	0	268
Beckside Gardens	Guisborough	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Foxdale	Guisborough	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
Cleveland Gate	Guisborough	137	0	0	0	15	30	30	30	32	0	0	0	0	0	0	0	0	0	0	137
Larkfields (formerly Marske Road)	Saltburn	116	0	0	0	15	35	35	31	0	0	0	0	0	0	0	0	0	0	0	116
Annandale Park	Skelton	150	20	0	0	30	30	30	30	30	20	0	0	0	0	0	0	0	0	0	170
Newbury Road	Brotton	25	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25
Bridge House (Skinningrove)	Skinningrove	11	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11
Bridge House (Normanby)	Normanby	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Grosmont Close	Redcar	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Home Farm	Skelton	47	0	0	0	0	10	20	17	0	0	0	0	0	0	0	0	0	0	0	47
Gypsy Lane	Nunthorpe	8	2	0	0	0	2	2	2	2	2	0	0	0	0	0	0	0	0	0	10
Spencerbeck Farm	Ormesby	24	37	0	0	0	0	-21	15	30	30	7	0	0	0	0	0	0	0	0	61
Longbank Farm	Ormesby	80	175	65	0	0	0	10	35	35	35	35	35	35	35	35	30	0	0	0	320
West of Kirkleatham Lane	Redcar	125	250	175	0	0	0	25	50	50	50	50	50	50	50	50	50	50	25	0	550
Woodcock Wood	Normanby	200	200	0	0	0	20	60	60	60	60	60	60	20	0	0	0	0	0	0	400
Land South of Marske	Marske	125	250	250	196	0	0	25	50	50	50	50	50	50	50	50	50	50	50	50	625
St Hilda's Church	Redcar	25	0	0	25	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	25
Rear 119 Churchill Road	Eston	11	0	0	11	0	0	3	4	4	0	0	0	0	0	0	0	0	0	0	11
Wilton Lane	Guisborough	14	0	0	14	0	0	4	5	5	0	0	0	0	0	0	0	0	0	0	14
Land adjacent Ryehills School	Redcar	30	0	0	30	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	30
Former Rosecroft School	Loftus	30	70	0	100	0	0	0	10	20	20	20	20	10	0	0	0	0	0	0	100
Developable																					
Morton Carr Lane	Nunthorpe	0	0	30	0	0	0	0	0	0	0	0	0	0	0	10	20	0	0	0	30
Low Grange Farm	South Bank	0	70	130	1,050	0	0	0	0	0	0	10	20	20	20	20	25	25	30	30	200
Normanby Hall	Normanby	0	25	0	0	0	0	0	0	0	5	10	10	0	0	0	0	0	0	0	25
Normanby High Farm	Normanby	0	135	15	0	0	0	0	0	0	15	30	30	30	30	15	0	0	0	0	150

Former Eston Park School	Eston	0	90	10	0	0	0	0	0	0	10	20	20	20	20	10	0	0	0	0	100
Corporation Road	Redcar	0	86	0	0	0	0	0	0	0	15	30	30	11	0	0	0	0	0	0	86
Land at Mickle Dales	Redcar	0	100	0	0	0	0	0	0	0	15	35	35	15	0	0	0	0	0	0	100
Park Lane	Guisborough	0	40	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	40
Land at Galley Hill	Guisborough	0	0	50	0	0	0	0	0	0	0	0	0	0	0	15	35	0	0	0	50
Stanghow Road	Skelton	0	10	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	10
Kilton Lane	Brotton	0	120	150	0	0	0	0	0	0	15	25	25	25	30	30	30	30	30	30	270
Former Handale School	Loftus	0	0	10	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	10
Hummersea Hills	Loftus	0	0	87	0	0	0	0	0	0	0	0	0	0	0	10	20	20	20	17	87
Low Cragg Hall Farm	Carlin How	0	10	36	0	0	0	0	0	0	0	0	0	0	10	20	16	0	0	0	46
Abattoir Site & Adjacent Land	Boosbeck	0	45	24	0	0	0	0	0	0	0	0	10	15	20	20	4	0	0	0	69
Longacre Sidings	Skelton	0	55	145	200	0	0	0	0	0	0	0	15	20	20	25	30	30	30	30	200
Deliverable permissions on small sites <10 dwellings net and conversion schemes (incl. 10% discount).		278	0	0	0	56	56	56	55	55	0	0	0	0	0	0	0	0	0	0	278

Appendix E

Other Sites (Inside Development Limits)

ID	Site	Location	Gross Area (Ha.)	Background	Suitability	Availability	Achievability
127	Hewley Street Reservoir	Normanby	1.8	The site is an unused reservoir facility which was excluded as an allocation in the emerging plan due to availability constraints as the site is landlocked and inaccessible.	Subject to resolving access constraints and site remediation this site is suitable for housing as it is in a residential area and a highly sustainable location close to Normanby and Eston centres.	The site is landlocked and has been available for development for at least 10 years. Third party land (possibly residential properties) would be required to achieve satisfactory access, but there is no indication of whether or when this constraint is likely to be overcome.	In addition to land assembly issues there are abnormal costs associated with clearance and remediation. These issues could undermine economic viability.
460	Parklands Public Huose	Normanby	0.6	The site comprises a vacant 1960s-built estate pub adjacent to Tees Dock Park at Skippers Lane and within mature residential area. an indicative layout were put forward on behalf of the landowner for 12 dwellings.	Apart from demolition and remediation requirements, There are no identified physical constraints associated with the site which is in a mature residential area. The pub building is of limited architectural merit. The potential loss of the community facility would need to be considered within the context the range of alternative facilities nearby and its re-use potential.	It is presumed that the site is available as an indicative layout as the site has been put forward on behalf of the landowner.	This is a small site in a mature suburban housing area would presumably be viable for development by a smaller builder allowing for clearance and remediation costs.
337	Former South Bank Police Station	South Bank	0.3	This is a cleared brownfield site fronting Middlesbrough Road with outline planning consent for the development of a communal older persons housing scheme comprising 28 bungalows which expires in September 2018 (application ref. R/2015/0353/OOM). The site has since been on the market but no detailed proposals have emerged. The site was rejected as an allocation in the emerging local plan on achievability grounds.	The site has a residential planning permission is in an established residential area and sustainable location near the centre of South Bank and is, therefore, considered suitable for housing.	There are no identified availability constraints.	The site has been vacant for some time and is in a low demand housing area with poor residential land values and limited social housing need. Although outline permission for older persons housing has been secured, following the expiration of a previous renewed consent, there remain significant doubts that proposals are likely to proceed.
381	South Bank Renewal Area	South Bank	5.8	This site refers to the network of former older terraced street which was cleared in the previous decade as part of the Tees Valley Housing Market Renewal Programme was identified as a housing redevelopment area in the Council's Regeneration Masterplan (2010). The site was rejected as an allocation in the emerging local plan on achievability grounds.	The land is adjacent to an existing residential area and was formerly housing. As such, it is considered suitable for residential development.	There are no identified availability constraints.	This is a low value / low demand housing area which has been subject to extensive clearance over the last 15 years. Redevelopment is likely to be reliant on substantial levels of grant funding which are not currently available due to significant cuts in public funding.
240	Grange Close	Grangetown	0.9	This site, which was formerly occupied by bungalows, was identified as a housing redevelopment area in the Council's Regeneration Masterplan (2010). The site was rejected as an allocation in the emerging local plan on achievability grounds.	The land is adjacent to an existing residential area and was formerly housing. As such, it is considered suitable for residential development.	There are no identified availability constraints.	The site is in a low value housing area, major development is likely to be reliant on public funding and the landowner (Coast & Country Housing) does not evidently have any investment plans at present.
131	North Grangetown Clearance Area	Grangetown	2.9	This site refers to the network of former older terraced street housing which was cleared in the previous decade. The land was identified as a housing redevelopment area in the Council's Regeneration Masterplan (2010). The site was rejected as an allocation in the emerging local plan on achievability grounds	The land is adjacent to an existing residential area and was formerly housing. As such, it is considered suitable for residential development.	There are no identified availability constraints.	The land is in RCBC ownership and was cleared over 15 years ago, but it is in an area of low demand, and developer interest has not been forthcoming. Redevelopment is likely to be reliant on substantial levels of grant funding which are not currently available due to significant cuts in public funding.
134	Rydal Avenue	Grangetown	2.1	This site is former housing land cleared in the previous decade which was identified as a housing	The land is adjacent to an existing residential area and was formerly housing. As such, it is	There are no identified availability constraints.	The site is in a low value housing area, major development is likely to be

				redevelopment area in the Council's Regeneration Masterplan. The site was rejected as an allocation in the emerging local plan on achievability grounds.	considered suitable for residential development.		reliant on public funding and the landowner (Coast & Country Housing) does not evidently have any investment plans at present.
394	Land at Broadway	Grangetown	0.6	This site is former housing land which was identified as a housing redevelopment area in the Council's Regeneration Masterplan. The site was rejected as an allocation in the emerging local plan on achievability grounds.	The land is adjacent to an existing residential area and was formerly housing. As such, it is considered suitable for residential development.	There are no identified availability constraints.	The site is in a low value housing area, major development is likely to be reliant on public funding and the landowner (Coast & Country Housing) does not evidently have any investment plans at present.
395	St George's Bungalows	Grangetown	0.9	This site is former housing land which was identified as a housing redevelopment area in the Council's Regeneration Masterplan. The site was rejected as an allocation in the emerging local plan on achievability grounds.	The land is adjacent to an existing residential area and was formerly housing. As such, it is considered suitable for residential development.	There are no identified availability constraints.	The site is in a low value housing area, major development is likely to be reliant on public funding and the landowner (Coast & Country Housing) does not evidently have any investment plans at present.
048	Lazenby Allotments	Lazenby	4.3	This is a comparatively large site to the NW of the village which is in partial use as non-statutory allotments. The site is accessed via a track off the High Street and is included within a wider long-standing employment land allocation associated with the Wilton complex. The site was put forward for housing in the previous decade and has been advertised on the open market. The site was rejected as an allocation in the emerging local plan on sustainability and achievability grounds.	The suitability of the site is affected by its backland location which is remote from the village core and overlooks distant heavy industry; southernmost parts of the site would be most appropriate for development. Vehicular access is poor however. It is not anticipated the existing employment allocation would be implemented. Although currently used as allotments this issue might be resolved by relocating and affected holders to other parts of the site.	The site is currently in partial use as allotments. The access is narrow and unlikely to be satisfactory; resolving this issue may involve the acquisition of third party land and re-siting of a small electricity sub-station	Development activity and housing demand in Lazenby are limited. Recent developments have been slow to complete and the site has been on the market for some time without attracting development proposals. To ensure a viable scheme, the level of development would need to be balanced against the costs of resolving the access issue.
413	Wykeham Close	Redcar	0.3	Cleared site within housing estate with permission for 35 assisted living dwellings (application ref. R/2014/718/FFM) which was included as housing allocation in the emerging Local Plan, but the consent is unlikely to be site implemented as the promoter and landowner (Coast & Country Housing) is seeking alternative uses.	The site is a suitable for housing but is no longer being considered for this purpose.	The site is no longer considered available as the landowner is considering non-C3 uses.	The permission was supported by HCA grant funding but as this is no longer being taken up it is currently doubtful that residential dwellings will be built on the site.
366	Rear All Saints Church	Redcar	0.32	This is an area of vacant land to the rear of the church which was the subject of an outline consent for 12 dwellings in the previous decade. The site was rejected as an allocation in the emerging local plan on achievability grounds.	The site is in an established residential area and subject to achieving appropriate segregation from ecclesiastical uses, it is presumed suitable for residential development, particularly as outline consent has previously been granted.	There are no identified availability constraints.	There are concerns about delivery given that this is a backland site in a lower value location and the initial consent was secured during the housing boom of the previous decade.
345	Former Olympia Gym	Redcar	0.09	The site, comprising a dilapidated low-rise building on a cramped corner site in a high profile seafront location, has been marketed for some time and an outline permission for 30 flats with undercroft parking expired in 2009. Since the permission was granted a gable end window has been fitted to the adjoining flats at 2nd floor level which could reduce development potential (and by inference economic viability) on residential amenity grounds. The site was rejected as an allocation in the emerging local plan on achievability grounds.	The site adjoins residential apartments and is in a sustainable location and appropriate development would support the regeneration of central Redcar. On that basis, it would be suitable for housing, taking into account the impact of proposals on adjacent uses and the townscape, bearing mind the prominent location of the site and the adjoining building is much higher.	The site is on the open market and there are no identified availability constraints.	There are major deliverability concerns given the small size of the site, the need for site clearance and remediation, the lack of market interest, the potentially restricted development potential since the previous permission was granted and the location of the site near Redcar Beacon which may make it more attractive to non-residential uses.
442	Pierson Street	Redcar	0.13	This is a small site within a predominantly residential area in central Redcar. The site is currently occupied by a builder's depot. Outline consent for 10 terraced and semi-detached dwellings was secured in May 2015 (application ref. R/2014/00744/OMM). A previously renewed outline permission expired in 2014,	As the site has outline permission and is in a sustainable location in a residential area of central Redcar it is considered suitable for housing.	There are no identified availability constraints.	Although outline permission has recently been secured there are concerns about delivery given that this is a cramped backland site which has been the subject of unimplemented previous planning permissions for

				albeit for 6 semi-detached dwellings over a reduced land area. The site was rejected as an allocation in the emerging local plan on achievability grounds.			similar schemes and it is in a lower value housing location.
347	Ryehills Farm	Marske	1.3	This site is a small area of arable farmland at the western periphery of Marske fronting Redcar Road. The site has been subject to successive renewals of an outline planning permission going back to 1994. Proposals have failed to progress because of an ongoing legal issue relating to the disposal of the landowner's estate. The site was rejected as an allocation in the emerging local plan on availability grounds.	This site it is well related to the urban area of Marske, and outline consent has previously been granted for housing. The eastern perimeter of the site, which is heavily planted up, is identified as at risk of surface water flooding. Subject to the provision of a sustainable drainage scheme, the site should be considered suitable for housing.	Legal constraints prevent the site coming forward and there is no indication of when this might be resolved.	This site is in a location attractive to the market and it is anticipated that subject to resolving legal constraints and providing a satisfactory drainage solution, it would be readily developable.
161	Newstead Farm	Guisborough	12	This is a linear backland site, set within a residential area, which follows the Hutton and Chapel Beck corridors. The site, which is currently access via a track off Stokesley Road, has an irregular configuration and varied topography and parts of the site fall within flood zones 2 and 3, or are susceptible to surface water flooding. The beck corridors are known to have ecological value and there are pipelines crossing the site. The site was rejected as an allocation in the emerging local plan on suitability and achievability grounds.	There are significant physical and environmental constraints associated with the site (access, flood risk, drainage, biodiversity, linear configuration, pipelines and an irregular topography) which would restrict development potential and the abnormal costs may prohibit the development of genuine low density executive housing which would be appropriate at this location. Previous submissions have advocated a higher density development.	The site is in dual ownership but has previously been put forward as a single proposal. Development would be dependent on reaching agreement with both parties.	Although the site is in a high value residential area, it is not a straightforward site and physical constraints restrict the developable area and to achieve viability may dictate a higher density development than would be appropriate.
47a	Middlesbrough Road	Guisborough	3.1	This site comprises the land between the Foxdale development at Middlesbrough Road and the A171 bypass. The site was allocated (along with the Foxdale site) for employment uses in the 1999 local plan but this was never implemented. Development potential is severely curtailed by Chapel Beck which passes through the site which is in a basin and falls within the Chapel Beck flood plain catchment. Also, access would be required through third party land and the site has biodiversity value. The site is overlooked by housing on higher ground and was rejected as an allocation in the emerging local plan on suitability and achievability grounds.	There are significant physical constraints affecting the site, particularly relation to flood risk which heavily restricts development potential. Notwithstanding this, and access and biodiversity issues, It may be appropriate to retain the site as a natural flood plain.	The site is in single ownership but access would need to be gained through third party land across Chapel Beck.	It is questionable whether the site is likely to be viable given the limited development potential and its location on lower ground and near the bypass may detract from its residential potential.
461	Hollybush Hotel	Skelton	0.3	Pub site from accessed Station Road which is the subject of a pre-application enquiry for the development of 42 assisted living apartments which w. The site is in sloping land bordered on three sites by residential properties	The development would require the clearance of the existing pub. The submitted layout to respect the sloping topography of the site and the impact of the level on the site and neighbouring properties in terms of overlooking, bearing in mind the footprint of the built development would be extended.	There are no identified availability constraints.	The indicative layout shows a potential assisted living scheme which presumably the development would be subject to securing grant funding.
358/ 359	Rear Coach Road	Brotton	0.6	Two adjoining narrow backland sites between Coach Road and the mineral railway line. Site 359 to the north was historically linked to ironstone mining activities. The sites are in the same ownership but have had individual planning permissions and have therefore been treated separately in the SHLAA. There is a single access into the site from Coach Road at the southern end which would evidently require improvement to enable development to proceed. The sites have been advertised on the open market as a single development opportunity but no detailed	As successive planning consents have been granted for these sites they are considered suitable for development. In light of historical activities, ground investigation and appropriate mitigation would be required.	Subject to achieving satisfactory access, there are no identified availability constraints.	There are doubts about economic viability and therefore deliverability. Both sites secured planning permission during the housing boom of the previous decade but have failed to progress despite being actively marketed. The site occupies a backland location adjacent to a railway line which may affect development value and ground remediation may add abnormal costs.

				proposals have been forthcoming. The land was rejected as an allocation in the emerging local plan on achievability grounds.			
164	Station Yard	Brotton	1.6	This is a backland brownfield site (historically a coal depot) within Brotton Local Centre adjacent to the mineral railway and to the rear of existing businesses, including a motor repair garage near the site entrance. Detailed planning permission was granted on appeal for 26 low-cost market dwellings but this expired in 2011. The land was rejected as an allocation in the emerging local plan on suitability and achievability grounds.	The site is in a highly sustainable location in central Brotton. However, although planning consent had previously been granted, the potential impact of non-conforming uses on residential amenity was not a material consideration in the appeal decision. The site is also within Brotton local centre as defined on the local plan policies map and the location may be more suited to commercial uses.	There are no identified availability constraints.	There are doubts about developability as despite a major housebuilder securing permission in 2008, development has failed to progress. To some extent this may reflect the appeal decision to incorporate affordable dwellings in the development, which had been disputed by the applicant. This may nonetheless also demonstrate the limited market appeal of the site.
142	Highfields	Brotton	3.9	This is a large steeply-sloping area within the village, to the north of High Street, between the A174 (Saltburn Road) and the railway line. The site is currently used for equine activities and is landlocked. The site was rejected as an allocation in the emerging local plan on availability grounds.	The site is within a prominently residential area within the village core and subject to achieving satisfactory access, and addressing any land stability and drainage issues, it should be considered suitable for housing.	The site is landlocked, and although the site promoter has indicated that an adjacent property at Saltburn Road ('Krakowia') could be removed to facilitate access onto the land, the vehicular access from Saltburn Road (<3metres width) is inadequate to serve a major development and there is a residential home ('The White House') sharing this access.	Subject to resolving access constraints, and taking into account any topographical implications of development it is presumed that development would be viable bearing in mind the large size of the site and its location adjacent to a mature private housing area in a higher part of Brotton.
178	Deepdale Road	Loftus	0.5	This is a small and irregularly-shaped site to the rear of existing properties towards the northern edge of Loftus adjacent to Loftus Leisure Centre. The site was included as a preferred allocation in the LDF in 2009 but rejected in the 2013 plan on viability grounds. The site has not been promoted for redevelopment for some years and was removed from the SHLAA in 2014. Local residents have suggested this site in response to the consultation on the Draft Local Plan	This is a backland brownfield site inside development limits and is in a suitable location for housing. The site, including the access, is narrow and there is a joinery workshop building adjacent, but these issues would not prevent an appropriate housing scheme coming forward.	There are no identified availability constraints.	There remain significant doubts about economic viability. The site has been available for some years without proposals materialising, is in a backland location and is an area of social and lower value market housing. The site is near the major Hummersea Hills redevelopment site which is the ongoing investment priority for Coast & Country in Loftus, but has failed to generate strong market interest.

Appendix F

Other Sites (Outside Development Limits)

ID	Site	Location	Gross Area (Ha.)	Background	Suitability	Availability	Achievability
23/291	Hambleton Hill 'A' & 'B'	Nunthorpe	5.4	These are two visually prominent adjoining sites on raised ground which fall within Ormesby Hall Conservation Area and the green wedge separating Nunthorpe and Ormesby. The sites are in two different ownerships within the same family estate. The larger site, Hambleton Hill 'A' (4.3ha.) comprises a grassland area at the plateau of the hill which is mostly enclosed by mature trees and contains telecommunications masts, approximately 15m high. The smaller Site 'B' is a sloped and wooded area to the rear of properties on Gypsy Lane, adjacent to Site 23. The site was rejected as an allocation in the emerging local plan in favour of more sustainable and acceptable options.	Development potential is constrained by landscape considerations and policy issues in relation to the Green Wedge and Conservation Area designations. Northumbrian Water (NWL) has previously indicated that major investment would be required in the water supply network due to site altitude. It is understood the site ownership has changed, with sole access expected to be from Gypsy Lane which would reduce the indicative dwelling capacity to 25 (from 41) in accordance with highway standards.	It is understood that the land has transfer red and is therefore considered available..	Site has limited housing potential and abnormal costs in relation to water supply, and potentially access, but it is in a higher value residential area so may not necessarily be prohibitive, despite the reduced yield to 25, though this would require further investigation.
402	Morton Carr Farm	Nunthorpe	107	Vast area mostly comprising agricultural farmland beyond the built-up area and the A1043 Nunthorpe by-pass. The site is in dual ownership and straddles the Middlesbrough-Whitby railway, which includes a pedestrian crossing. There are two small woodland areas within the site, the most notable of which (Upsall Carrs) is a recognised as a Local Wildlife Site. Electricity pylons and power lines and underground gas and ethanol pipelines cross the land at different points and parts of the site are inside Health and Safety Executive (HSE) consultation zones. The site falls within the Guisborough Lowlands broad landscape area identified in the Landscape Character SPD. The joint promoters have submitted a visioning document for a development of circa 1,500 dwellings. This shows housing areas either side of the railway served by a new access link road from the A171 at an upgraded Flatts Lane junction, linking to the A1043 via slip roads near Nunthorpe Academy playing fields. The area to the south of the railway line would be served by a separate access, also from the A1043. The layout also shows supporting infrastructure including open space, woodlands and local shops, with easement areas along powerline and pipeline routes and potentially a land reservation for a new primary school. The site was rejected as an allocation in the emerging local plan in favour of more sustainable options. In response to the Draft Plan, Network Rail have made representations objecting to any development at this location without appropriate risk management measures arising from potentially increased use of the level crossing.	This is a substantial greenfield extension site with implications for a range of infrastructure which would need to be addressed through a detailed long-term masterplan. The submission document shows some supporting community facilities within the site and development avoided near essential or hazardous infrastructure, having regard to HSE zones, and access arrangements. Resulting off-site infrastructure requirements, and the ability to satisfy them, including contributions to the local and strategic highway network and secondary education provision, are not however established and would also need to be considered within the context of the substantial level of housebuilding and residential planning permissions on other sites nearby on either side of the administrative boundary. The objection from Network Rail would also need to be addressed.	The land is understood to be in dual ownership but it is being promoted by a volume housebuilder and it is indicated in the submission document that there are no availability constraints.	Notwithstanding undermined and potentially substantial infrastructure costs, it is presumed the scheme would be economically viable bearing in mind the volume of housing proposed and the high value residential location adjacent to Nunthorpe. Although a development on this scale would potentially have a long lead-in and build-out time, it would be expected that housing and enabling infrastructure would be delivered in phases reflecting the visioning document which shows three distinctive housing areas. Realistically, and taking into account the size and complexity of the site, only partial scheme completion may be achievable within the plan period.
459	Bank Fields	Eston	16.9	This is an area of sloping farmland towards the foot of the Eston Hills, with the southern boundary bordering the Eston Hills Historic Landscape Area. The SABIC Wilton-Runcorn Ethylene pipeline which passes through the site parts of which accordingly fall within	The site is currently inaccessible and development may be significantly constrained due to the pipeline and powerline routes.	The site has been put forward on behalf of the landowner, however vehicular access (from the west), and subject to a transport assessment, would be required through third party land.	Site appears to have limited development potential due to physical constraints.

				the HSE consultation zones. There are overhead powerlines on two different routes also crossing the site.			
418	North of High Farm	Teesville	1.9	This is an area of green space between the ongoing High Farm development and the A1085 Trunk Road which was put forward in response to the 2013 Draft Local Plan consultation. The site forms part of the community woodland agreement linked to the High Farm planning consent and is east of the access road serving the new development. The site falls within a designated Green Wedge. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	There are no identified physical constraints associated with the development of the site. The main issue concerns the impact of the development on the Green Wedge at this prominent location and the loss of green space. The site is in a sustainable location close to shops, schools and other facilities either side of the Trunk Road.	The site is being promoted via the landowner and is therefore considered available, save for the current agreement linked to the community woodland requirement associated with the High Farm development.	It is assumed that any development would follow on from and as an extension of the High Farm scheme and would be viable on that basis, subject to demand.
169	Mannion Park	Grangetown	17.6	The site is adjacent to a lower value / low demand housing area and close to heavy industry. Renewed outline permission for 250 dwellings and 11,500 sq.m commercial floorspace expired in June 2016 (application ref. R/2012/0757/OOM). The site was rejected as an allocation in the emerging local plan on achievability grounds.	Although residential permission has previously been granted, the site falls within a Green Wedge and is outside development limits and is relatively distant from local services in Greater Eston. The site is also close to heavy industry and major highways which may further undermine housing suitability.	There are no identified availability constraints.	There are significant doubts about viability as the site is adjacent to a lower value / low demand housing area, is close to heavy industry and successive outline planning permissions have expired without detailed proposals emerging.
158	Mackinlay Park	Redcar	9.4	This is a large triangular site at the SE edge of Redcar between the Darlington-Saltburn railway line, which forms the western boundary, and a public bridleway at Green Lane. The site abuts mature suburban housing on the northern boundary. Marske Sewage Treatment Works is located beyond the southern tip of the site. The site is located within a Green Wedge, is occupied by sports pitches, a clubhouse and ancillary buildings and a car park and is currently accessed via the existing suburban roads. The site promoter has submitted an indicative proposal for 200 dwellings which includes the existing sports facilities relocating onto nearby farmland and allowing for some separation from the sewage plant. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	The site is in a broadly sustainable location and established housing area on the edge of Redcar. Although the Green Wedge is broad at this point, the proposals would, particularly through the associated relocation of the rugby club, impact on the Sensitive Landscape Area which is also recognised as an important bird-wading site. In the interests of public safety and residential amenity, a dedicated access might also need to be provided to serve the site rather than the existing road network at Green Lane (which has not been shown on the submitted proposals).	As the site is being promoted on behalf by a volume housebuilder, presumably there are no prohibitive ownership issues or covenants affecting either the rugby club site, or the farmland which the club and pitches would relocate onto and is in different ownership. However, if a separate access was required to serve the site (should the existing network be deemed inadequate), this would involve the acquisition of third - party RCBC-owned land currently used as open space.	Development would incur clearance and relocation costs associated with the rugby club, and could impact on the operational requirements of the football club which could add to costs. However bearing in mind the size of the site and its location in east Redcar adjacent to a mature suburban residential area, it is not evident that these issues would significantly undermine development viability and the site is moreover being promoted by a volume housebuilder. It is evident that the timing of housing delivery would be dependent on prior (or partial) relocation of the sports clubs.
455	Kirkleatham Paddocks	Redcar	2.9	This is an area of vacant land comprising unmanaged grassland and woodland within the Kirkleatham Conservation Area which is to be considered by the Council for consideration for limited enabling development linked to the restoration of the historic estate. Policy Reg 2 in the emerging Local Plan advocates, through the Kirkleatham Conservation Plan, the conservation-led regeneration of the historic Kirkleatham Estate within which the site is located. The site is situated between the main road through the village, Kirkleatham Lane, and the A1042 to the west. The site is well concealed by mature woodland areas and includes two former residential properties situated towards the eastern boundary which may need to be removed to facilitate a coherent scheme. A watercourse passes through the woodland on the western side of the site and this area is susceptible to surface water flooding. The Council is preparing a development brief which will underpin the marketing of the site to relevant developers and guide opportunities	The suitability of the site will be dependent on achieving proposals which can, so far as possible, maintain the discreet character of the site and preserve important environmental and historic assets including protected trees, while supporting the sustainable regeneration of the estate. Proposals would also need to manage surface water flood risk issues.	The site is in RCBC ownership. Its release for development would be dependent on achieving an appropriate scheme which respects the location and character of the site within the context of the Conservation Area and generates sufficient value to effectively support the restoration of the historic estate.	Although this site contains vacant residential properties, housing development within the historic estate is relatively limited. The site is however framed by an attractive woodland setting which is well screened from the industry further west and may be attractive to the target market for higher value, lower density dwellings in a semi-rural location yet also conveniently connected to the highway network.

				for the appropriate residential development of circa 10-15 larger, high value properties within the site, while maintaining key environmental and historical features.			
403	Grundales	Marske	15	The site falls within the Green Wedge and Sensitive Landscape Area between Marske and Redcar and is adjacent to a Local Wildlife Site along the coast. The site promoter has submitted an indicative proposal for a greenfield extension to Marske, for up to 430 dwellings over approximately 15ha to the NW of Marske including open space linking to the existing residential area at The Landings development to the south, with dedicated highway access gained further east from the A1085 Coast Road and allowing for separation from the sewage works to the west. The land forms part of a broader, substantial area of agricultural land in the coastal plain between Marske and Redcar, extending to 67ha. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options. More recently it has come to light that the proposed route of the Forewind Consortium's Dogger Bank A & B underground cable crosses the site.	The proposals seek to achieve an extension to the north west of Marske with some incursion into the Green Wedge and Sensitive Landscape Area, including the construction of an access road from the A1085 Coast Road near the entrance to Marske. There are evidently limited physical constraints and the site is in a broadly sustainable location with the potential to achieve good pedestrian access to local schools in particular. It is acknowledged that the Green Wedge is particularly broad at this point, and development as proposed would still leave a significant gap with Redcar, but the environmental implications are less clear; the landscape is characteristically flat and is an open an important coastal bird wading area and the proposed road access is close to the Local Wildlife Site.	It is understood that the land is in single ownership and there are no availability constraints, save for the Dogger Bank issue.	The site is being promoted on behalf of a volume housebuilder and development as proposed is therefore assumed economically viable, though how far the impact of the Dogger Bank proposal would affect development potential would need further consideration.
8	Bridge Farm	Marske	9.2	Farmland on the south-western edge of Marske adjacent to the railway and inside the Green Wedge between Redcar and Marske. Any development would need to be accessed from a new junction at Redcar Road. This area is known to experience surface water drainage problems. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options. More recently it has come to light that the proposed route of the Forewind Consortium's Dogger Bank A & B underground cable crosses the site.	The potential of this site is restricted by its irregular form in policy terms by the narrow depth of the Green Wedge, particularly in the light of the Rowan Garth development. The land is also classified as Grade 2 Agricultural Land which puts it at a further disadvantage with comparable sites nearby, which tend to be of a lesser grade. The site promoter has submitted a very basic layout showing partial development in eastern and southern parts of the site.	The site is being promoted on behalf of the landowner and there are no known availability constraints, assuming access is feasible from Redcar Road bearing in mind the proximity to Black Bridge and notwithstanding the Dogger Bank issue.	Notwithstanding policy constraints, this is a greenfield site in a location likely to be attractive to housing developers and assumed capable of being built-out within the plan period assuming access and flood risk issues can be addressed. However, the impact of the Dogger Bank proposal on development potential would need further consideration.

					ent on the eastern side with the remainder of the site to be given over to open space. The site is adjacent to an existing residential area on the west side of Marske and is in a broadly sustainable location as it is adjacent to Redcar Road.		
10	West of Longbeck Rd	Marske	20	Large area of sloping farmland between Marske and A174 adjacent to Longbeck rail station and crossing. The site falls within the broad Strategic Gap between Marske and New Marske. This area is known to experience surface water drainage problems. The site is in different ownerships part of the site, at the western end and promoted on behalf of a major housebuilder, is landlocked and development would be dependent on securing access through third party land. The southern periphery towards the A174 is also identified as a Strategic Landscape Area. The site is in different ownerships and the part promoted by ELG Planning, at the western end is landlocked and is dependent on securing access through third party land. The site was rejected as an allocation in the emerging local plan on availability grounds and in favour of more acceptable options.	The site is adjacent to an existing residential area on the west side of Marske and is in a broadly sustainable location as it is adjacent to Longbeck railway station and an employment area, and has good access to local primary schools. Access would be from Longbeck Road. Development proposals would need to resolve physical and ownership constraints and addressing Strategic Gap and landscaping issues.	The site is in different ownerships which could impact on the ability to develop the site, or complete the development within the plan period.	This is a major greenfield site in a location attractive to housing developers. Presumably if the land was fully assembled the potential development value would be sufficient to absorb any abnormal delivery costs, though this in turn could delay the timing of delivery.
55	Tofts Farm	Marske	49	Substantial area of sloping farmland to the south of Marske and east of the A1085. The site falls within the broad strategic gap between Marske and Saltburn. A watercourse (Spout Beck) runs through part of the site along the western side; part of this area has also historically been subject to landfill activities associated with a clay pit. This area is known to experience surface water drainage problems. The site falls within the broad Strategic Gap between Marske and Saltburn and the southern periphery in the A174 is also identified as a Strategic Landscape Area. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	Notwithstanding the large size of this site relative to the physical extent of Marske, the site is in a broadly sustainable location albeit arguably less so than the neighbouring Site 54 and is only accessible from the west. There are significant and complex infrastructure requirements associated with the site, and development would place on existing infrastructure including drainage and highways issues which would need to be addressed prior to development alongside Strategic Gap and landscaping issues.	The land is in single ownership and there are no identified availability constraints.	This is a major greenfield site in a location likely to be generally attractive to housing developers and presumably the potential development value would be sufficient to absorb substantive costs. Bearing in mind the scale of the site development would have a long lead-in and build-out time with delivery potentially extending beyond the plan period to 2032.
56	Windy Hill Farm	Marske	18	Flat area of arable farmland to the east of Marske. Post-war housing borders the western boundary at Howard Drive and the Middlesbrough-Saltburn railway defines the southern boundary. To the north and east the land has an open aspect. The site is inside a sensitive landscape area and the Strategic Gap between Marske and Saltburn. An outline application for limited development of 75 'executive' 5 and 6-bed	The site is adjacent to an existing residential area and is without physical constraints. However, although the indicative site footprint has been reduced, no evidence has been supplied to suggest that the impact on the Strategic Gap or the landscape, which is characteristically flat and open, would as a result be removed or reduced to an	The site is in single ownership and there are no identified availability constraints. Access would appear feasible from Howard Drive.	This is a greenfield site in a location likely to be generally attractive to housing developers.

				detached dwellings over 6.5ha. and supporting green infrastructure including mounding on 9.5ha of adjacent land (application ref. R/2014/0178/OOM), was rejected in July 2014 on the grounds that the proposals were contrary to policies DP1 (Development Limits), CS23 (in relation to Strategic Gaps) and CS22 (Sensitive Landscape Areas). The site was rejected as an allocation in the emerging local plan in favour of more acceptable options. The site promoter has submitted a revised proposal to develop 75-100 dwellings over a smaller, rectangular area of 5.3ha. avoiding development in some easterly parts of the site.	acceptable level. This issue therefore remains a significant consideration.		
14	Church Howle Crescent	Marske	4.7	Irregular-shaped flat area of farmland between housing and the dunes at Marske Sands. The site is inside a Sensitive Landscape Area and adjoins a Local Wildlife Site associated with the coastal dunes. There a public footpaths crossing the site and along its boundary. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	While there are no identifiable physical constraints, the sensitive location of the site is significant, particularly in relation to the impact of development on the integrity of the adjacent Local Wildlife Site and bearing in mind the configuration of the site and its relationship to the housing area and potential impact of development on the landscape.	The site is in single ownership and there are no identified availability constraints.	Although this is a greenfield site in a physically attractive location adjacent to mature suburban housing near the coast, the potentially limited development potential could undermine market interest.
57	North of Marske Road	Marske	3.25	This site, at the entrance to Saltburn, is predominantly an agricultural field between Marske Road and the Darlington-Saltburn railway line. There are hedgerows within and around the site. The site was previously included as part of Site 77 with the Taylor Wimpey permission site straddling Marske Road, but was removed from the SHLAA after the larger southern site was pursued separately through the application and appeal processes without any further reference to this site as a potential later phase. However, in response to the Draft SHLAA the agent has confirmed an ongoing interest from the same developer. The site falls within the Strategic Gap and parts of the northern boundary are subject to surface water flooding linked to a watercourse (Pit Hills Stell) which cuts across the NW corner. The southern periphery towards the A174 is identified as a Strategic Landscape Area in the emerging plan. A Public Right of Way forms the western boundary.	Access would appear to be feasible from Marske Road, having regard to the junction proposals for the southern site. Aside from the Strategic Gap issue, proposals would need to have regard to the railway line, watercourse, surface water flooding issues and the Strategic Landscape Area.	It is understood the site is in single ownership and there are no availability constraints.	This is a greenfield site being promoted by a volume housebuilder and is therefore assumed to be viable.
458	Land off Wilton Bank	Saltburn	0.9	This is a small rectangular area of sloping arable land abutting the larger Taylor Wimpey permission site to the south of Marske Road. In response to the draft Local Plan, an indicative layout for 15 dwellings has been submitted on behalf of the landowner. The site falls within the Strategic Gap and a Public Right of Way forms the southern boundary and the site abuts dormer bungalows to the east.	The site is adjacent to an existing residential area Access would be feasible from Wilton Bank, and there are no other identified physical constraints. The impact on the Strategic Gap and the landscape and the relationship with the proposed Taylor Wimpey development and existing housing would be critical considerations from a policy perspective.	It is understood the site is in single ownership and there are no availability constraints.	This is a greenfield site in a higher value location and is likely to be attractive to the market.
404	N & W of Galley Hill Development	Guisborough	19	Substantial area of sloping farmland located to the west of Guisborough between Stokesley Road and the A171 towards the Windle Bridge junction. A watercourse (Sandswath Beck) passes through southern and eastern parts of the site and associated with this are areas identified as susceptible to surface water flooding. There are small woodland areas along the northern fringe and in the NW corner of the site. The site was rejected as an allocation in the emerging	The site is in a popular greenfield location and on the basis of the site promoters' submission, it is assumed the partial development of the site as proposed, taking into account the physical characteristics of the site would be feasible. Although no site-specific restrictive policy designations apply, the site is remote from facilities in central Guisborough and facilities within walking	It is understood that the site is in single ownership and there are no availability constraints. Development would broadly follow on from completion of the existing Galley Hill scheme which may be up to 10 years duration.	This is a greenfield site being promoted by a volume housebuilder. and is therefore assumed to be viable, with the timing of development influenced by the rate of delivery on the existing development site.

				local plan in favour of more acceptable options. An indicative layout has been put forward on behalf of a volume housebuilder as a subsequent extension to the ongoing Galley Hill development for circa 195 dwellings taking into account the environmental and topographical features of the site. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	distance are limited.		
454	South of Stokesley Road	Guisborough	14.1	This site comprises an I-shaped area of undulating farmland to the west of Guisborough. The site abuts the ongoing Pine Walk development to the east, and the Guisborough Forest and Walkway Country Park, at the edge of the North York Moors National Park to the south. There is a complex of farm buildings and land to the west at Lowcross Farm and agricultural fields to the south-east. Proposals have been put forward in response to the Draft SHLAA on behalf of a volume housebuilder for circa 200 dwellings, with development proposed over part of the site towards the northern end with an open buffer retained where the land slopes down towards the National Park.	Although no site-specific restrictive policy designations apply, and there do not appear to be any significant physical constraints, the site is in a sensitive location adjoining the country park and the National Park boundary. Within the site there are hedgerows and mature trees. Access would be from Stokesley Road to the north. Although no site-specific restrictive policy designations apply, the site is remote from central Guisborough and facilities within walking distance are limited.	It is understood that that there are no availability constraints affecting the site. The submission document proposes a secondary access via the Pine Walk development, though it is not clear whether this would involve the acquisition of third party land.	This is a greenfield site being promoted by a volume housebuilder and is therefore assumed to be viable.
284	Belmangate Field	Guisborough	2.1	This site, near the eastern gateway to Guisborough at Whitby Road, comprises an area of mostly vacant sloping land (historically a playing field) and scrubland towards the beck. The lower part of the site falls within the Chapel Beck flood risk catchment and Gisborough Hall Conservation Area. Scouts and sea cadet huts abut the western boundary. Access may need to be gained from Butt Lane through the Conservation Area as the existing highway and junction at Belmangate is considered inadequate to support significant development. The site was identified as a preferred allocation in the 2016 Draft Local Plan subject to flood risk management, minimising any adverse impact on the Conservation Area and if required the acceptable re-provision of community facilities elsewhere. However, the allocation proposal generated a substantial number of objections and following further consideration of the implications of development on the Conservation Area, it is has been removed from the emerging plan.	Although the site is in a sustainable location close to central Guisborough, it is considered that these merits are critically undermined by the potentially adverse impact of development on the character of the Conservation Area in an important and highly visible location at the historic entrance to the town.	The site is in sole ownership and provided access could be secured from Butt Lane there are no concerns about availability.	The site is an established housing market location and is being promoted by a volume housebuilder.
193	Millholme Farm	Brotton	1.3	This is a flat and irregular-shaped area of farmland of modest proportions (which forms part of a larger area on the western edge of Brotton). The site is accessed from Woodside, an area of inter-war public housing. Freeborough Academy abuts the site to the north. There is a footpath along the southern boundary and a watercourse along the western perimeter. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	The site is adjacent to an existing residential area and close to local schools and services and apart from securing satisfactory vehicular access there are no identified development constraints.	It is understood the site is in single ownership and there are no availability issues subject to achieving satisfactory access.	The site is adjacent to an area of lower value housing, but is relatively small and in the absence of any identified abnormal costs it is assumed development could be achieved within the plan period for lower cost market or affordable housing.
232	North of Brotton	Brotton	2.8	Sloped field to the north of Brotton within a Sensitive Landscape Area and the nationally-recognised Heritage Coast. Reflecting the site location, the promoter has previously submitted an indicative scheme for 12 larger properties to be developed at a low density, with access created from Saltburn Road	The location of the site within the nationally-recognised Heritage Coast is a major consideration affecting its suitability for development. Moreover, few other site options are the subject of higher level policy designations. The site is also remote from	It is understood that the site is in single ownership and assuming access would be acceptable from Saltburn Road there are no identified availability constraints.	The site is in a semi-rural location which may be attractive to some housebuilders provided policy issues could be addressed.

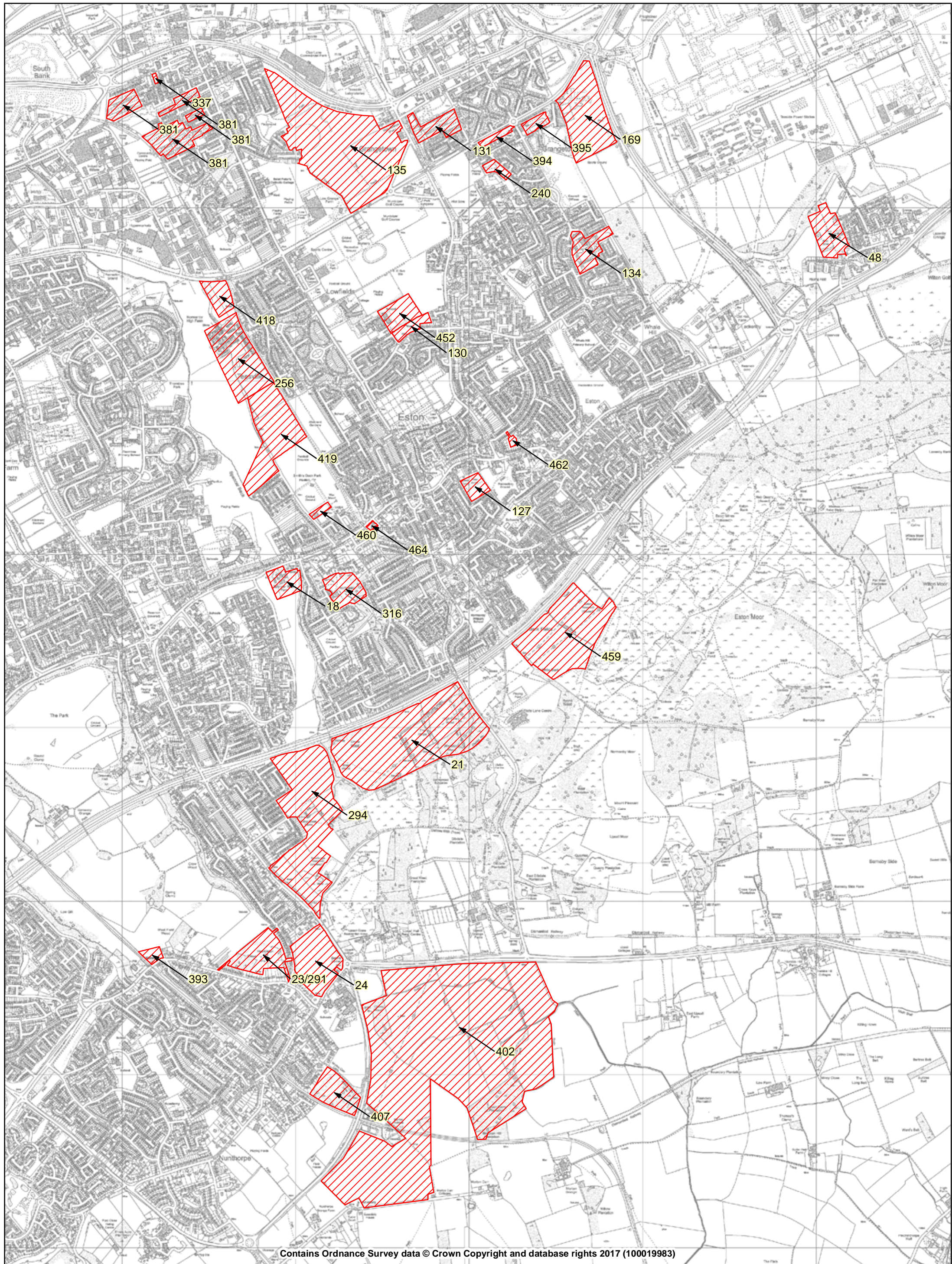
				at the entrance to the village. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	the centre of the village.		
194	Hunley Hall Farm	Brotton	7.4	Sloped grassland north of Brotton inside the Heritage Coast and a Sensitive Landscape Area. The yield estimate based on a previous submission from the site promoter on behalf of the landowner for partial development on approximately 2ha adjacent to the existing housing area to the south with separate access gained from the west at Saltburn Road and open space provided on land to in the north of the site. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options.	Although adjacent and well related to an existing residential area, the location of the site within the nationally-recognised Heritage Coast is a major consideration affecting its suitability for development. Moreover, few other site options are the subject of higher level policy designations.	It is understood that the site is in single ownership and there are no identified availability constraints, subject to achieving satisfactory access from Saltburn Road.	The site is in an elevated location and may be attractive to housebuilders provided policy issues could be addressed.
93	South of Broadbent Street	Brotton	3.2	Sloping grassland (formerly a gasworks) incorporating a small allotment area between the Brickyards neighbourhood and Brotton by-pass. The potash railway passes the western boundary. The site is highly visible from the west new access is likely to be required, via third party lands to the east (SHLAA Sites 43 and 92). The site was rejected as an allocation in the emerging local plan on suitability and achievability grounds.	There are potential development costs associated with gaining highway access, ground remediation and the potential requirement for sewer diversion. Assuming constraints were overcome, the site provides an open backdrop between the tightly developed Brickyards area and the by-pass which would be lost in the event of development which could have a detrimental impact on wider residential amenity.	The site is understood to be in single ownership but access would be required through third party land.	The site is in a lower value housing area and adjacent to a railway line the development costs associated with ground remediation, access and potential sewer diversion could be prohibitive. In securing access, development would need to follow on sites 92 and 43 which may not be realistically achievable within the plan period.
69	South of Gladstone Street	Brotton	2.35	Sloping land between housing (the Park area) and Brotton by-pass to the west of the freight railway. A watercourse borders the western and southern perimeter. The site is highly visible from the west. The existing access through the Park area and via a narrow track is likely to be unsatisfactory due to the limited capacity of the local road network. The site was rejected as an allocation in the emerging local plan on suitability and achievability grounds.	There are potentially prohibitive abnormal development costs associated with the access in particular, and potential sewer diversion. Even if constraints were overcome, the site and more distant countryside provide an open backdrop to a fairly heavily developed residential area, the effect of which would diminish if the above constraints were overcome and development proceeded.	The site is understood to be in single ownership but access is a significant constraint with no obvious solution as existing arrangements would be inadequate and an extension through land to the east would require a railway crossing.	The site is near a lower value housing area and adjacent to a railway line which may have a negative effect on development value and abnormal development costs, particularly associated with the access, could render the site inviable.
90	Land adjacent to The Villa	Brotton	2.35	Rectangular area of steeply sloping farmland south-east of Brotton towards the Carlin How roundabout. Access would be achievable from the A174. The site is close to the Heritage Coast and a Sensitive Landscape Area. The site is relatively remote from local services in Brotton and is isolated from the settlement edge by a former quarry. The site was rejected as an allocation in the emerging local plan on suitability grounds.	On its own, the site does not represent a logical extension to the settlement due to its isolated position.	There are no identified availability constraints.	Subject to drainage and topography considerations, the site may be attractive to residential development.
91	East of The Forge	Brotton	1.5	Land in an elevated and exposed location on the eastern edge of Brotton adjacent to the nationally-recognised Heritage Coast and a Sensitive Landscape Area. The site abuts recent residential development to the west (The Forge). The site is currently inaccessible and appears to be in active use as managed allotment plots. The site was rejected as an allocation in the emerging local plan on suitability and availability grounds.	The site is in a visible and sensitive location adjacent to the Heritage Coast and any development would need to have careful regard to this which could significantly reduce development potential.	The site is currently inaccessible and appears to be in active use as managed allotment plots.	Subject to access and policy considerations in relation to the Heritage Coast and Sensitive Landscape Area, the site may be attractive to the market as it adjoins an area of recent private housing development.
45	Lands North of Loftus	Loftus	5	Area of undulating farmland at the northern edge of Loftus. The western end of the site is adjacent to a former landfill facility. The site was rejected as an allocation in the emerging local plan on achievability and suitability grounds.	There are significant physical constraints due to the access and highways capacity constraints at North Road, the varied topography and concerns about gas migration from the landfill site. The site is also isolated from the built-up area and	It is apparent that access would be required through third party (RCBC) land to the south.	There are significant concerns about economic viability bearing in mind prospective abnormal costs arising from the development constraints, accessibility and the location of the site in an area of low residential values.

					remote from some local services.		Any major investment in this part of Loftus is, moreover, likely to be focused on the mixed tenure Hummersea Hills redevelopment during the foreseeable future.
285	Gurney Street	New Marske	0.7	Small area of agricultural land fronting the northern perimeter of New Marske. The land is situated between a church hall and farm buildings and opposite a housing area, petrol filling station and a social club and is outside development limits. The site abuts, and melds into the much larger area of farmland at Sparrow Park Farm (Site 13) which in different ownership and is being promoted separately for development. Access could be achieved from the existing highway at Gurney Street. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options in or adjacent to more sustainable settlements.	The site is in a sustainable location close to local services and there are no evident physical constraints preventing its development. The land falls away to the north so any development may be visible from the A174.	It is understood that the land is in sole ownership and there are no availability constraints.	There are evidently no physical constraints affecting the site and it could be attractive to a smaller or specialist developer.
13	Sparrow Park Farm	New Marske	35	This is a large area of sloping arable farmland which slopes down from the northern edge of New Marske towards the A174, with the southern edge of Redcar and the Marske Green Wedge beyond. The site promoters have submitted an indicative proposal for a greenfield extension to the village through partial development over approximately 19ha. for up to 350 dwellings and associated open space, with access taken from Longbeck Road. The site was rejected as an allocation in the emerging local plan in favour of more acceptable options in or adjacent to more sustainable settlements.	The site appears to have few constraints and is close to local services in New Marske. The site promoters have sought to address issues around the relative scale of the site through advocating partial development.	The site is being promoted by a volume housebuilder and as such it is assumed there are no availability constraints.	This is a greenfield site which is attractive to a major housing developer and the proposed development could conceivably be completed within the plan period.
308	South of Beechcroft Close	Lingdale	2	Land to the south of Lingdale village, off Stanghow Road, the main north-south road through the village. This site has been resubmitted by the landowner in response to the Draft Local Plan. Lingdale Primary School is situated to the north. The site was rejected in the previous (2013) plan draft of the local plan in favour of my acceptable sites in or adjacent to more sustainable settlements. It was also noted that The site is beyond the edge of the built-up area and development would result in creeping development towards Stanghow.	The southern perimeter of the site is susceptible to surface water flooding and there is a drain crossing the site which could detract from the development potential of the site. Land between the site and the adjacent to the site appears to be in light industrial use which would also need to be taken into account. Access appears to be feasible from Stanghow Road.	There are no apparent availability constraints.	Lingdale is not recognised as an area of strong market demand and contains a high proportion of social housing. However, subject to addressing flood risk considerations the site may be capable of development within the plan period to help satisfy any demand over the plan period.
310	South of Wilkinson Street	Lingdale	9.3	Large I-shaped backland greenfield site to the south of Lingdale. This site has been resubmitted by the landowner in response to the Draft Local Plan, having been removed from the SHLAA several reviews ago. The site is flat and crossed by hedgerows. A large allotment area borders the eastern boundary. To the south is agricultural land and countryside.	The site is disproportionately large relative to the size of the settlement and bearing in mind that the site is remote from the limited range of services in Lingdale it would be realistic to assume that only a proportion of the site would be appropriate for development. It is not apparent from the submission where road access would be taken from. Land to the west is partly used for caravan storage.	The site is in single ownership. However it is not currently accessible by road and it is unclear this whether the acquisition of third party land from the north would be required in resolving this matter.	Lingdale is not recognised as an area of strong market demand and contains a high proportion of social housing, Notwithstanding access considerations the backland setting of this site to the rear of public housing may detract from any market attractiveness when compared with alternative local options.
82	East of Balmoral Road	Lingdale	1.8	This is a greenfield backland site at the eastern edge of Lingdale to the rear of dormer bungalows on the 1960s Little Moorsholm private housing estate. Farmland borders the site to the east and south. The land is used as equestrian paddocks and part of the site at the northern end was the subject of a tentative	The site is constrained by access issues. There is an entrance from the estate to the west at Balmoral Road but the junction may be inadequate to serve a major development. The different ownerships within the site which could delay or restrict its wholesale	Accessibility and ownership constraints currently restrict development opportunities.	Lingdale is not recognised as an area of strong market demand and contains a high proportion of social housing. However, this site is adjacent to a peripheral mid-market private housing estate and detached properties and

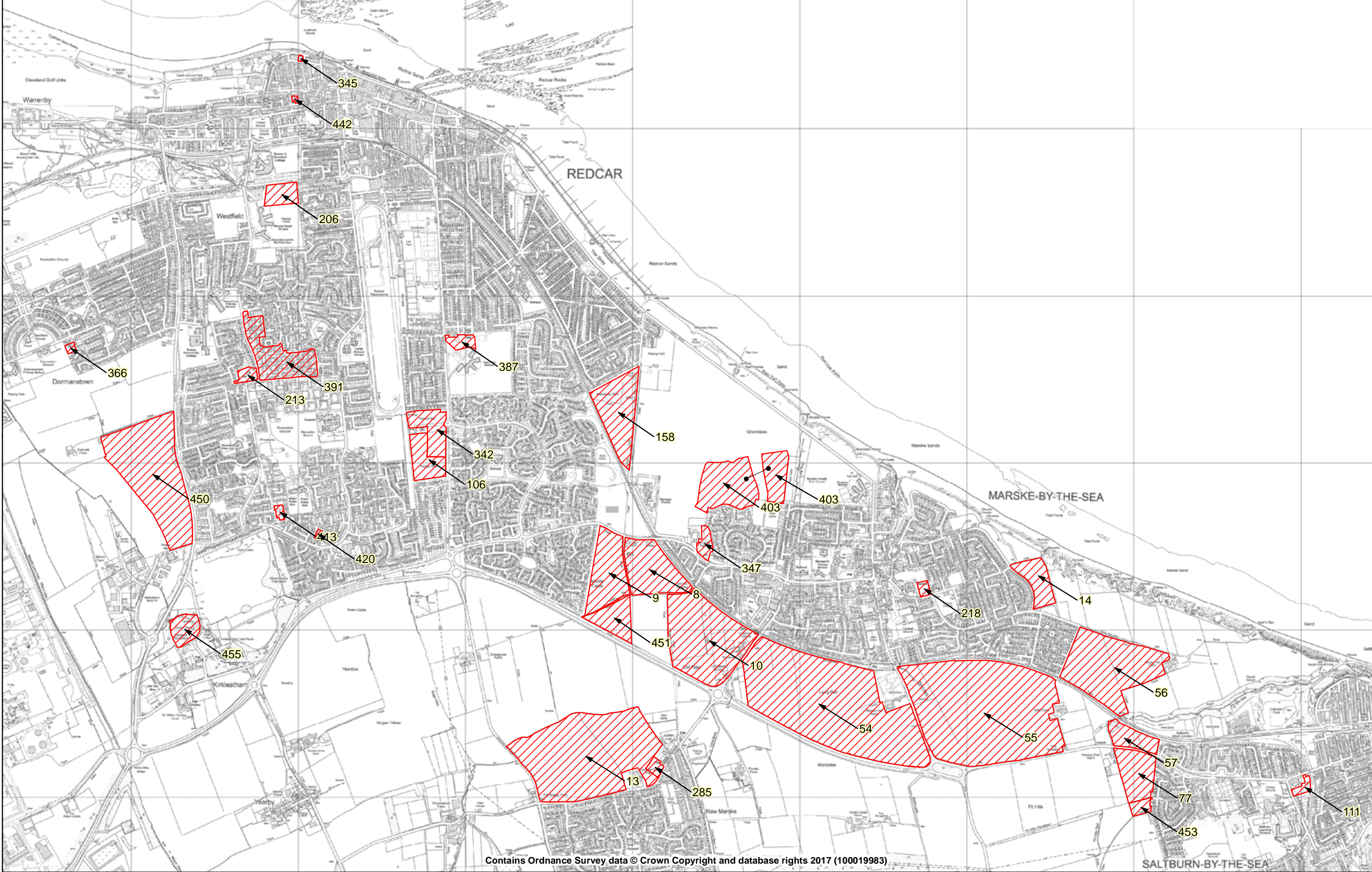
				enquiry in 2014 from a landowner. Further investigation indicates different ownerships within the site. The site was previously rejected in the previous (2013) plan draft of the local plan in favour of my acceptable sites in or adjacent to more sustainable settlements.	development.		subject to land assembly and access issues development may be feasible over the plan period to help satisfy any market demand.
415	West of Skelton Green	Skelton Green	2	This is a rectangular agricultural field abutting an existing outline permission site off Cleveland View, through which access would potentially be achieved. That permission, for 8 dwellings, was granted in 2014 in the absence of a deliverable five year housing land supply. The site is in an elevated location overlooking the Skelton Beck valley and abuts a Sensitive Landscape Area. The site was previously rejected in the previous (2013) plan draft of the local plan in favour of my acceptable sites in or adjacent to more sustainable settlements.	The site is in an elevated location adjacent to a Sensitive Landscape Area, therefore any development would need to be sympathetic to its setting. The site is on the edge of Skelton Green which has limited service provision and any proposals would need to take account of sustainability implications.	Development would appear to be dependent on the implementation of existing permission for 8 dwellings on land off Cleveland View, which expires in 2017. It is understood however that both sites are in the same ownership.	The site is adjacent to an established and attractive rural residential location, though it is not established why the permission on the adjoining land has not been implemented.

Appendix 7

Site Location Plans



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SHLAA 2017



Date: 21/08/2017
Drawn by: DM
Scale = 1:19,948
DWG No: PLNG727

