



Redcar and Cleveland Five Year Housing Land Supply Assessment

1 April 2023 – 31 March 2028

September 2023

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1 Introduction

1.1 The National Planning Policy Framework (NPPF)¹ was revised in July 2021 and confirms that local planning authorities should continue to ***‘identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old’ (para 74)***². Further to that, at para. 76, it is advised that ***‘to maintain the supply of housing, local authorities should monitor progress in building out sites which have permission’***.

1.2 Where a deliverable five-year supply cannot be demonstrated, then local planning policies pertaining to housing supply are to be considered out of date and the presumption in favour of sustainable development is engaged in determining planning applications (NPPF para. 11 and footnote 7). This means proposals which might otherwise be contrary to the development plan, such as housing developments on greenfield sites outside development limits may get planning permission.

1.3 This report provides an updated assessment of five-year deliverable housing supply in Redcar & Cleveland, covering the period from 1 April 2023 to 31 March 2028. This document updates and replaces the previous assessment to March 2027 which confirmed that a five-year supply could be evidenced based on estimated deliverable completions of 1,661 dwellings.

1.4 Following on from the Levelling Up and Regeneration Bill (LURB), consultation was undertaken between December 2022 and March 2023 on proposed changes to the NPPF which included ending the requirement for local planning authorities to demonstrate a deliverable five-year land supply where an up to date local plan is in place and, where an assessment would be required, removing the supplementary percentage buffer and allowing for the deduction of any accumulated oversupply of past completions from the five year requirement.

1.5 However, until such time as the Bill is passed, the NPPF is amended accordingly and prospectively until the plan has been reviewed, it remains incumbent on the council to continue preparing the annual assessment in accordance with existing guidelines.

¹ [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/95282/nppf-guidance-2021.pdf)

² Unless, as confirmed in NPPF Footnote 39, the strategic policies have been reviewed and found not to require updating.

2 Methodology

2.1 This review has been undertaken in accordance with the NPPF and associated Planning Practice Guidance (PPG) chapters on housing and economic needs assessment and housing supply and delivery.

Determining the Five-Year Housing Requirement

2.2 The current Redcar & Cleveland Local Plan is now more than five years old having been adopted in May 2018. Critically, this means that as per NPPF para. 74 the assessed local housing need estimate assumes the basis for determining the requirement, rather than local plan targets as in previous years. NPPF footnote 46 confirms that for the purpose of undertaking five-year land supply assessments, the standard method for calculating local housing need should be applied.

2.3 The standard method assessment method is set out in the PPG³, and for Redcar & Cleveland it comprises the following:

- Step 1: establishing a baseline figure using 2014-based household growth projections over the relevant ten-year period to determine the number of projected additional dwellings and converting that figure into an annual average.
- Step 2: utilising the latest published housing affordability ratios, applying a standard formula to generate, where appropriate, an upward adjustment factor which is then applied to the step 1 baseline average.
- Step 3: where appropriate, applying a cap of 40% where the housing need figure significantly exceeds the plan requirement.

2.4 The annual housing need figure is aggregated up and then supplemented by an appropriate buffer to reflect recent delivery performance to produce a five-year requirement figure. A minimum buffer of 5% should be added, provided that the published housing delivery test shows that delivery within the authority has met at least 85% of the minimum requirement over the previous three years (in which case the figure is 20%).

Assessing Site Deliverability

2.5 As in previous reviews, the assessment of site deliverability has been undertaken in accordance with the definition in Annex 2 of the NPPF which states:

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

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

³ [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612717/Housing_and_economic_needs_assessment_-_GOV.UK_(www.gov.uk).pdf)

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

2.6 Elsewhere in Annex 2 'major development' is defined in housing terms as any site which is capable of providing 10 houses minimum or is at least 0.5 hectares in size.

2.7 Expanding on the NPPF definition of deliverability, it is confirmed in the PPG that major sites with outline planning permission, or permission in principle, or which are allocated in a development plan or are identified on a brownfield land register, could be assessed as deliverable subject to providing supporting evidence such as the following:

'confirmation of progress towards the approval of reserved matters approval, such as discharge of conditions and progress made against a planning performance agreement, or;

progress towards the submission of a reserved matters application including developer delivery intentions and anticipated start date and build-out rate; and

clear relevant information about viability, ownership constraints or infrastructure provision including successful bids for funding'.

2.8 Other parts of that PPG chapter which are considered particularly pertinent to this assessment include the following:

- The estimated housing supply should be a net figure and, subject to various conditions, it can include proposed new build dwellings, including redevelopment, conversions and a change of use (para. 029).
- Specialist older persons housing including C2 residential institutions should be factored into the supply estimate (para. 035) with the estimate, as set out in the PPG chapter '*Housing for Older and Disabled People*' (June 2019), based on the amount of accommodation consequently released into the housing market. Contributions from empty homes brought back into use (para. 030) and specialist student housing (para. 034) can also be included where justified⁴.

Estimating Housing Supply

2.9 The assessment of housing supply draws on the council's planning application records and housing permission and completions data as recorded in its the PARS⁵ database as at 31 March 2023.

In terms of supply issues, the following sites 'types' have been considered:

- Existing developments.

⁴ *In the 2019 assessment, it was concluded that while C2 housing should be factored into the supply estimate, there was no justification for including allowances for empty homes or student accommodation. Although the borough has a long-established programme for bringing long-term empty properties back into occupation, net gains tend to be limited due to other properties simultaneously becoming long-term vacant. As there are no higher education institutions in the borough, there is no market for student housing.*

⁵ *Planning Application Records System.*

- Unimplemented planning permissions.
- Planning application sites (5 dwellings minimum), including outline applications.
- C2 care home permissions.

2.10 In terms of permissioned sites, a distinction is made between sites of at least 5 dwellings net, and smaller permissions of fewer than five dwellings. As per the PPG chapter on HELAAs⁶, the former have been subject to individual assessment, but due to their substantial number the smaller sites have not been assessed, though in cases where sites are longstanding extant commitments or have a history of lapsed permissions consideration has been given to discounting them from the supply.

2.11 With regard to the indirect contribution via C2 permission sites, in previous assessments a 'dwelling availability' rate of 0.44 dwellings per bedspace has been assumed, which reflects the PPG advice. In the 2022 assessment this resulted in an estimated contribution of 29 dwellings arising from the then ongoing development of a 65-bed care home on Station Lane in Skelton. However, a contribution can no longer be justified as the care home has since been completed and is in operational use and there are no other relevant permissioned proposals.

⁶ Para 009.

3 Housing Delivery and Supply Pipeline Context

3.1 Over the first 8 years of the plan period, from 1 April 2015 to 31 March 2023, there were 3,231 net additional housing completions. This equates to over 80% of the minimum local plan requirement of 3,978 and it leaves a residual balance of 747 against that requirement. Annual completions have averaged 404 net and range from 213 (in 2015/16) to 556 (2016/17).

3.2 In 2022/23, there were 431 net additional completions (459 gross), which is similar to that in 21/22 (435/453). The proportion of affordable dwellings (40%) was an increase on 21/22 (32%) and substantially higher than the average in the six preceding years (20%). This illustrates the recent importance of affordable tenure in maintaining a consistent completion rate.

3.3 As at 31 March 2023, council records showed there were unimplemented planning permissions for an estimated 3,635 net additional dwellings, 97% of which (3,511) were on schemes of at least 5 dwellings net. The balance of the supply (124 dwellings) was on 86 smaller sites with permission for fewer than 5 dwellings, which included 12 outright stock losses on 9 sites. While it is not anticipated that all permissioned schemes will be implemented or completed within the plan period, it is also reasonable to assume that completions could be achieved on other sites, including any sites which are currently the subject of planning applications awaiting determination.

3.4 The 3,635 commitments included 541 recorded dwelling starts, over 80% of which were on five development sites at Portside Village (122), Kirkleatham Green (114), Woodcross Gate / Springwood Gardens (75), Hummersea Hills (70) and Castlegate (53).

3.5 It should be noted that over 60% of the net permissioned supply was on three large greenfield sites: the allocated sites at Low Grange Farm, South Bank and Saltburn Lane, Skelton and on Land South of Marske, and most of that supply is only likely to be realised beyond the next five years.

3.6 The Low Grange Farm site covers approximately 32ha. Outline permission for an extended period of 10 years was granted in 2016 for up to 1,250 dwellings. The estimated yield of 1,250 was derived from a broad illustrative masterplan which assumed a high proportion of smaller dwellings. That application, submitted in 2014, was from Taylor Wimpey but it has since abandoned the proposals.

3.7 In July 2021, reserved matters permission was granted for detailed proposals from Miller Homes for 300 dwellings as delivery phase one on just over one third of the land area and that development (the Portside Village scheme) is progressing. Portside Village is being built out at a significantly lower gross density (28dph) than the permissioned outline scheme (39dph). Assuming the reserved matters permission is fully implemented and the rest of Low Grange is subsequently built out in similar form, the total dwelling yield could be significantly less than the outline permission. Miller Homes indicated through the phase one application its aspirations to build circa 1,000 dwellings, *i.e.* a further 700 dwellings, which would be a more realistic estimate of potential than the outline permission maximum; to achieve a further 950 dwellings on the remaining 21 hectares would require an unusually high gross housing density of 45dph.

3.8 The Land South of Marske site covers approximately 50ha. and is outside development limits. Outline permission for approximately 821 dwellings, ancillary uses and commercial development was granted on appeal in 2017. Reserved matters permission for the housing element (812 dwellings) was granted in March 2023, subject to conditions. The development will be built out in phases and split equally between two volume housebuilders, Miller Homes and Taylor Wimpey,

both of which are currently active in the district. It is considered that completions can be achieved within 5 years.

3.9 The Skelton site covers 17ha. and has an extended permission until 2028. Notwithstanding that, completions are not anticipated in the next five years as development is unlikely to be undertaken until the nearby Castlegate site, which has the same landowner, is fully built out.

3.10 In summary, annual housing completions have heavily overachieved against the average minimum annual requirement in the Local Plan and, given current commitments, it would be reasonable to assume that the overall minimum requirement in the plan will be achieved in the short term.

3.11 As elsewhere, housing growth within and prior to the plan period has been underpinned by a sustained period of very low interest rates and government financial incentives including Help to Buy and the Home Building Funds⁷. As noted above, completions in the borough have also been significantly boosted in recent years by grant-funded affordable housing schemes.

3.12 The large volume of commitments may continue to evidence a relatively high level of deliverable supply over and beyond the assessment period. However, the more challenging economic and development conditions, including the potential for further interest rate raises, the cessation of Help to Buy in March 2023 and the prospective end of the Mortgage Guarantee Scheme in December 2023, could all have a detrimental impact on actual delivery and the capacity to fund it.

⁷ Which seek to support (1) SME housebuilders and (2) major infrastructure costs on strategic sites.

4 Deliverable Supply Assessment

Housing Requirement

4.1 Using the standard methodology housing needs approach advocated in the NPPF and PPG, the five-year minimum housing requirement is 310 dwellings, which includes a 5% buffer to reflect performance against the government’s Housing Delivery Test which was most recently (2021) reported as 453%. The requirement is, therefore, considerably less than the local plan baseline of 1,170 (234 per annum). The calculation is attached at **Appendix 1**.

Supply Estimate

4.2 Based on the NPPF definition of deliverability and the associated guidance in the PPG, the estimated deliverable supply from 1 April 2023 to 31 March 2028 is 1,640 dwellings.

4.3 The estimated completions would comfortably evidence a five-year deliverable supply against the assessed requirement (310) and would surpass the residual balance against the local plan minimum requirement (740), prospectively within two years.

4.4 The estimated yield is marginally (1.3%) less than in the 2022 assessment. The number of assessed deliverable sites has reduced to 28 from 34 in 2022/23 and includes 18 ongoing development sites (down from 21).

4.5 In *Table 2*, the estimated yield is broken down by planning and development status. As in 2022, most of the supply (65%) would be on major sites and other sites of at least 5 dwellings net which are under development. A further 10% would be on six sites with detailed permission and 18% on four sites which are the subject of detailed applications, with three of them having the benefit of outline permission and, along with the detailed permission sites including Land South of Marske, they have the potential to ensure major sites continue to come forward over the assessment period.

4.6 The estimate shows a further 848 completions would be carried over into year 6, the majority of which (687) would be on the detailed permission site at Land South of Marske, but the figures are speculative and it is conceivable that some of this potential might be realised by 2027/28.

Table 2: Estimated Deliverable Supply Summary 2023/24-2027/28

Supply Component	Sites	Deliverable Supply	Balance to Year 6
		2023/24-2027/28	
Under Development*	18	1,072	43
Detailed Permission	6	168	687
Detailed Application	4	298	118
Smaller Permissions (fewer than 5 dwellings net)	86	103	0
Total	114	1,640	848
Annualised Average	--	328	--

*Excluding 32 starts on smaller schemes of fewer than 5 dwellings net.

4.7 As shown in *Table 3*, more completions are anticipated in earlier years, which reflects the following:

- The large volume of supply on existing development sites.
- The high number of recorded starts as at 31 March 2023 (541).
- No allowance has been made for contributions from other sites (windfalls or allocations) which do not have planning permission and are not the subject of an undetermined planning application.

Table 3: Estimated Annual Delivery Summary

Year	23/24	24/25	25/26	26/27	27/28
Delivery Estimate	385	411	400	260	186

Supply Justification

4.8 Alongside conformity with NPPF definitions, the planning and development status, type of development and developer and (where appropriate) the number of recorded starts and completions in 2022/23 have been taken into account in making assumptions about site deliverability and annual delivery rates.

4.9 Where development has not started, an indicative lead-in time of up to two years has been assumed bearing in mind any known enabling infrastructure requirements and whether detailed planning permission is in place. Unless otherwise indicated, and excluding any flatted or community housing schemes, it has been assumed for major housing developments that a typical outturn of up to 15-20 dwellings would be achieved in the first completion year and thereafter, as momentum builds, a general delivery ceiling of 30-40 units per annum (50-60 on sites with two housebuilders). On smaller schemes not being delivered by volume housebuilders or attracting grant funding, a lower indicative annual delivery rate has been applied. All of these assumptions are in line with previous assessments and they reflect development trends in the borough.

4.10 Annual delivery assumptions for each site, with supporting justification, are tabulated at **Appendix 2**.

4.11 Summary comments in relation to each supply component are set out below:

Sites Under Development (18 sites; 1,072 dwellings)

It is assumed that 17 sites would be fully built-out within 5 years, with one scheme (Portside Village) extending into 28/29.

Detailed Permission (6 sites; 168 dwellings)

Most of the completions (125) would be on the Land South of Marske site, on which it is assumed first completions would be achieved in year 3, with the most of the proposed 812-dwellings being completed beyond year 5.

Detailed Application Sites (4 sites; 297 dwellings)

All four sites are housing allocations in the Local Plan, and three of them have an extant outline permission (the exception being the Mickle Dales land). The sites have a combined potential for 415

dwellings and in each case it is assumed that first completions would be achieved in year 3, with completions on the two largest sites extending beyond year 5.

Smaller Permissions <5 units net (86 sites; 103 deliverable dwellings)

As at 31 March 2023, there were permissions for 124 net additional dwellings including the outright loss of 12 dwellings. There were a recorded 32 starts. The deliverable supply excludes 9 potential additional dwellings on 4 sites which are considered undeliverable. The estimated deliverable supply of 103 dwellings has been equally apportioned across the 5 years of the delivery schedule. The sites are listed in **Appendix 3**.

Excluded Sites

4.12 Several permissioned sites, and one application site have been provisionally excluded from the deliverable supply. These sites, and the reasons for excluding them, are listed in **Appendix 4**.

5 Conclusion

5.1 This assessment has been undertaken in accordance with the NPPF (July 2021) and government guidance and confirms that a deliverable five-year housing supply can be evidenced for the period to 31 March 2028.

5.2 The overall estimate (1,640 dwellings and equivalent to 328 per annum) is considered achievable given that:

- It is lower than average annual net completion rates for the last three years (408), which includes the disruption caused by the Covid-19 pandemic, and for the first eight years of the plan period (404), and therefore allows for a potential fall in completion rates due to more challenging economic circumstances.
- Most of the supply would be on major schemes being undertaken or proposed by several housebuilders. Delivery is not, therefore, overly reliant on one or two developers.
- A substantial proportion of the supply (65%) would be on sites which are already under development (most of which moreover is on a few large sites), with a further 28% on sites which either have detailed permission or are on housing allocation sites which are the subject of detailed applications.
- Site delivery assumptions are realistic as they take into account annual completion rates, recorded starts and reasonable lead-in times where development has yet to start.
- No allowance has been made for unidentified windfall contributions.
- It is conceivable that some of the supply profiled for assessment purposes from year six onwards might be brought forward sooner.

5.3 In accordance with NPPF para. 74, it is proposed to review the assessment in 2024.

Appendix 1: Housing Requirement Calculation

Housing Needs Assessment – Application of Standard Methodology

(see PPG Housing and economic needs assessment, 16 December 2020)

Step 1 - Baseline (using 2014-based Household Growth Projections):

Estimated No. households 2023	61399
Estimated No. households 2033	<u>61937</u>
Estimated Growth	538
Annualised average	54

Step 2 - Affordability adjustment:

Affordability Ratio (2022)	5.48
Adjustment Factor $((5.48-4)/4) \times 0.25 + 1$	1.09
Adjusted Needs (54×1.09)	59

Step 3- Cap:

Local Plan annual requirement	234
HHGP	54
Minimum Annual Need	59

$$\text{Cap} = 234 + (40\% \times 234) = 234 + 94 = 328$$

The capped figure (328) is greater than the minimum annual local housing need figure (59) and therefore does not come into effect.

The minimum figure is therefore 59 net additional dwellings per annum (295 dwellings over the five-year timeframe 2023 to 2028)

Housing requirement 2023-2028:

Five-year housing need (59×5)	295
5% buffer (NPPF para. 74) ⁸	<u>15</u>
Requirement	310

⁸ The latest published performance figure against the Housing Delivery Test is 453% (2021 measurement), so a 5% buffer applies.

Appendix 2: Estimated Five Year Deliverable Supply Schedule

Site	Location	Land Area (Ha)	Status	Estimated Potential	Total Completions	22/23 Completions	Supply Balance	Delivery Assumptions							Assumed balance to year 6	Comments
								Starts 03/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total 23/24-27/28		
Woodcross Gate / Spring Wood Gardens	Normanby	22.75	Development Site	436	191	92	245	75	75	75	75	20		245	0	High completion levels over the last two years (average 90 per annum) reflect the significant proportion of dwellings (56%) which were for affordable tenure and substantially exceeded the 15% proposed in the original application. It is anticipated that a high completion rate is capable of being maintained over the rest of the development period as there are now two volume housebuilders on site with Taylor Wimpey (101 plots; 22 starts) building out alongside Miller Homes (144; 53 starts).
Low Grange Phase 1 ('Portside Village')	South Bank	10.76	Development Site	300	17	17	283	122	60	60	60	30	30	240	43	As of May 2023, reported completions had increased to 32 and there were 160 starts, the majority of which (105) were for affordable tenure. It is therefore anticipated that a high level of completions can be achieved in the short term before dropping to a more market-based level notwithstanding the wider economic climate and assuming no significant transfer of market properties to affordable tenure or any other volume housebuilder taking on development (bearing in mind the lower value market location). The site layout indicates 116 affordable units overall.
Kirkleatham Green Phase I	Redcar	12.50	Development Site	375	256	67	119	71	71	48				119	0	Delivery rates are ahead of the developers' schedule and it assumed that this accelerated process will continue, which would result in a lower level of development in 24/25 than previously envisaged by the main developer, Vistry (78).
Castlegate	Skelton	5.37	Development Site	140	36	36	104	53	35	35	34			104	0	22/23 was the first completion year. Given the volume of starts, it is assumed that completion rates will remain consistent over the lifetime of the build. There is no affordable housing provision attached to this development.
Hummersea Hills Phase 2	Loftus	3.05	Development Site	128	58	44	70	70	70					70	0	Delivery assumptions reflect Beyond Housing's delivery expectations as per the company website.
Meadowood Park	Normanby	1.67	Development Site	59	32	32	27	22	27					27	0	It is assumed that development is capable of completing in 23/24 given delivery in the previous year and that the company website states that all plots have been sold.
Roseberry Manor	Nunthorpe	7.7	Development Site	138	134	34	4	4	4					4	0	
The Ridings (Marske Road)	Saltburn	1.36	Development Site	28	0	0	28	22	14	14				28	0	Although there are no recorded completions to date, construction on the first plot started in October 2021. Council records show that in May 2023 construction on all but 1 unit had started. It is therefore anticipated that the scheme is capable of completing within two accounting years.
The Ridings (Gypsy Lane)	Nunthorpe	0.79	Development Site	6	6	6	6	0	2	4				6	0	Although there were no recorded starts at 31.3.23, site visit in June 2023 showed remaining plots at different stages of construction with two properties at upper floor level. It is therefore considered that completions can be achieved in 23/24.
Laburnum Road	Ormesby	0.07	Development Site	5	0	0	5	0	5					5	0	Although not officially confirmed, a recent street visit indicates that the conversion scheme is well underway.
Upsall Hall	Nunthorpe	1.38	Development Site	8	7	3	1	0		1				1	0	Remaining dwelling was granted reserved matters permission in January 2023 and construction is progressing.
Lodge Farm	Moorsholm	0.67	Development Site	6	5	3	1	1	1					1	0	The outstanding dwelling (5-bed detached home) has a recorded start date of October 2020.

Kirkleatham Lane ECH	Redcar	1.45	Development Site	75	0	0	75	43		75				75	0	Construction started in June 2022 but as a communal housing complex it is presumed that the scheme would complete as a single entity.
Cleveland Gate ECH	Guisborough	1.10	Development Site	83	0	0	83	17			83			83	0	Construction started in February 2023 but as a communal housing complex it is presumed that the scheme would complete sometime later as a single entity.
Church Lane North Estate Renewal	Grangetown	8.79	Development Site	33	0	0	33	0		10	23			33	0	Proposals are for 33 dwellings and 15 clearances , i.e. 18 net additional dwellings as pat of the estate renewal programme. Stock clearance has been completed and it is apparent from the company's website that the construction programme (100% affordable housing) has recently started.
Woodhouse Road	Guisborough	0.21	Development Site	7	0	0	7	4		7				7	0	Construction of the first units started in March 2023.
Ings Lane	Redcar	0.17	Development Site	5	0	0	5	5		5				5	0	Construction of all 5 dwellings commenced April 2022 and some properties are on the market.
Park Lane	Guisborough	0.26	Development Site	19	0	0	19	0		19				19	0	Construction started in January 2023 on 19 affordable dwellings for Beyond Housing comprising a block of 9 assisted living apartments and 10 houses.
Land south of Marske	Marske	50.05	Reserved Matters Permission (R/2020/0025/RMM)	812	0	0	812	0			25	50	50	125	687	Reserved matters permission was granted in March 2023 and requires development to commence within two years. The delivery estimate makes allows for a lead-in time to complete enabling infrastructure, bearing in mind the substantial scale of development, and to satisfy pre-commencement conditions including those attached to the 2017 outline permission. The assumed delivery rate takes into account that two housebuilders (Taylor Wimpey and Miller Homes) are engaged, and will presumably undertake construction on a concurrent or at least overlapping basis.
Skelton Health Centre	Skelton	0.27	Detailed Permission (R/2022/0276/FFM)	10	0	0	10	0		10				10	0	Flatted conversion scheme. Permission was granted 23.06.22.
Tudor Lodge, Turner Street	Redcar	0.02	Detailed Permission (R/2022/0389/FF)	8	0	0	8	0		8				8	0	Flatted conversion scheme. Permission was granted 22.06.22.
23-25 Station Road	Redcar	0.03	Detailed Permission (R/2022/0046/FF)	8	0	0	8	0		8				8	0	Flatted conversion scheme in former bank building. Permission was granted 11.11.22.
Church Lane Farm	Guisborough	0.31	Detailed Permission (R/2020/0046/FF)	6	0	0	6	0			3	3		6	0	The proposals, for part conversion of listed barns and part new build, are moving towards an on-site start following recent confirmed completion of pre-commencement conditions.
13 Milbank Terrace	Redcar	0.02	Detailed Permission (R/2022/0388/FF)	6	0	0	6	0		6				6	0	Flatted conversion scheme of former office premises. Permission was granted 16.12.22.
2 West Dyke Road	Redcar	0.03	Detailed Permission (R/2019/0776/FF)	5	0	0	5	0		5				5	0	Flatted conversion scheme of former bank building. It is understood that the development has recently commenced.
Kirkleatham Green II	Redcar	9.02	Outline Permission (R/2021/0019/OOM) Reserved Matters Application (R/2023/0353/RMM)	204	0	0	204	0			20	40	50	110	94	The detailed application for 204 dwellings including 31 for affordable tenure was received in May 2023 and subject to addressing policy and any other issues, it is assumed that the proposals will receive delegated approval and development will broadly follow on from phase 1 and completion of the adjacent ECH scheme towards the western site entrance (though progress is not dependent on either). The delivery assumptions allow for a lead-in time to negotiate the application process, pre-commencement conditions and enabling infrastructure requirement , with first completions assumed in 2025/26. The layout shows affordable dwellings would be sited near the two site access points which should promote a strong start to the development and, given the rapid pace at which phase 1 has been delivered (albeit with three developers) and that this development is also being supported by Homes England, it is assumed that a higher rate of market housing delivery could be achieved.
Spencerbeck Farm	Ormesby	1.90	Outline Permission (R/2019/0183/OMM) Reserved Matters Application (R/2021/0820/RMM)	46	0	0	46	0			20	26		46	0	The RM application is minded to approve; a decision has been delayed by nutrient neutrality considerations. This proposal is from a major national developer (Lovell Partnerships) which advertises the site as its forthcoming 'Becksmead' development on the company website. The proposed development is therefore considered deliverable.

Galley Hill II	Guisborough	4.19	Outline Permission (R/2018/0621/OOM) Reserved Matters Application R/2023/0561/RMM	51	0	0	51	0			16	35		51	0	Outline permission for up to 60 dwellings, to include on-site affordable housing was granted in June 2023 following resolution of S106 developer contributions towards educational capacity. Regional housebuilder Stonebridge Homes has subsequently submitted a reserved matters application for 51 dwellings. As there is a permission in place It is considered that permission is likely to be granted. The indicative delivery assumptions allow for time to negotiate the application process and completion of pre-commencement conditions and enabling infrastructure.
Land at Mickle Dales	Redcar	4.30	Detailed Application (R/2023/0181/FFM)	107	0	0	114	0			20	35	35	90	24	The application has generated significant local objections, but it is assumed that approval will be granted at some point as the proposals broadly accord with the corresponding Local Plan allocation policy H3.14 and are from a volume housebuilder (Taylor Wimpey) which going on previous experience might be expected to lodge an appeal against any refusal. On the basis that approval is granted by the local planning authority, the indicative delivery assumptions allow for the negotiation of pre-commencement conditions and preparation of enabling infrastructure which would include the demolition of an existing dwelling within the adjacent development to facilitate road access. If the application is refused but approved on appeal, then the realistic potential volume of completions within the assessment period could be less than 90.
Small Permitted Sites (<5 units nett)						42	124	32	21	21	21	21	21	103	0	Permitted sites are tabulated at Appendix 3. As at 31.3.23. the total net permissions of 124 were on 86 sites including 9 sites with a combined outright loss of 11 dwellings. Of that supply, it is considered that 103 net additional dwellings are capable of being completed within the assessment period taking into account net losses and 4 discounted permissions which are considered undeliverable and have a combined potential for 9 dwellings. The estimate contribution is considered realistically achievable given that the equivalent annual average would be less than current starts and recent averages and no allowance has been made for other proposals coming forward from 2023/24 onwards.
TOTALS						376	2,509	541	385	411	400	260	186	1,640	848	

Appendix 3: Permissions on Small Sites (1-4 net dwellings)

PARS	Site	Application ref.	Total (Gross)	Total (Net)	Starts	Outstanding	Assumed Deliverable (Net)	Notes
696	High Farm, Pinchinthorpe	R/2021/0395/FF	2	2	0	1	1	
706	Newton Hall	R/2018/0071/OO R/2021/0027/RM R2021/0781/RM	4	4	2	2	4	Four self-build plots all with reserved matters permission.
706	Newton Hall (Garage)	R/2021/0773/FF	1	1	0	1	1	Conversion scheme
735	Rear 36-44 Lingdale High St.	R/2020/0663/FF	0	1	1	0	1	
736	North Lane Farm	R/2021/0287/RS	0	1	1	0	1	
737	Land adj. 7 Davison Street, Lingdale	R/2021/0285/RS	0	1	0	0	1	
738	Former Lingdale Clinic	R/2021/0317/FF	0	1	0	0	1	
739	21-33 Lingdale High St	R/2021/0171/FF	1	0	0	0	0	Change of use; 1 dwelling lost 1 gained.
740	Land N. of Heather View, Moorsholm	R/2022/0179/FF	1	1	0	1	1	
741	22 High St. Moorsholm	R/2022/0251/CA	0	-1	0	-1	-1	Conversion of dwelling to community business use.
77	Rear of Town Farm, Micklow Lane, Loftus	R/2013/0386/CA	5	5	1	0	1	Barn Conversion extant permission.
759	Land adj. 16 Micklow Lane, Loftus	R/2021/0289/CA	1	1	1	1	1	
761	9 North Road Loftus	R/2020/0361/CA	1	1	1	0	1	
763	Former Cooperative Funeral Parlour Loftus	R/2020/0360/CA	1	1	0	1	1	
764	1 North Rd. / 22 High St. Loftus	R/2020/0565/CA	2	1	2	0	1	
767	Tickhill Farmhouse, Liverton	R/2021/1080/CA	1	1	1	0	1	Conversion of two barns into single dwelling.
768	Liverton Lodge	R/2022/0267/PNC	1	1	1	0	1	
710	Former Nags Head Lazenby	R/2014/0458/FF R/2019/0390/FF	4	4	2	2	0	Extant permission superseded by non-residential proposals albeit refused.
718	1 & 2 Wilton Village	R/2021/0666/LB	1	-1	0	-1	-1	Conversion of two dwellings into one.
514	1 St Andrew's Road, New Marske	R/2022/0967/FF	0	-1	0	-1	-1	COU C3 to C2.
747	Albion Tce. Guisborough	R/2017/0910/CA	3	3	2	1	3	
758	Hollymead Drive Guisborough	R/2020/0035/FF	1	1	1	0	1	
762	29-33 Church St. Guisborough	R/2016/0431/CA	4	3	0	3	3	
774	Chilvers Cottage	R/2021/0002/FFM	1	0	0	1	1	
785	Rear of Globe PH Guisborough	R/2020/0824/FF	4	4	0	4	4	
788	22 Market Place, Guisborough	R/2021/0345/CA	2	2	0	2	2	
791	Land adj Suncroft, Chapel St. Guisborough	R/2021/0276/CA	2	2	0	2	2	
792	Upsall Lodge, Middlesbrough Rd, Nunthorpe	R/2022/0720/FF	1	-2	0	-2	-2	Conversion of three dwellings into one.
731	41 Milton Street Saltburn	R/2021/0456/CA	2	2	0	1	1	Gross and net figure includes historic (2010) permission. This is a different scheme, for 1 dwelling.
741	79 Marine Parade Saltburn	R/2012/0806/CA R/2019/0630/CA	3	2	2	0	2	
750	Land S. of Woodlea, Victoria Tce. Saltburn	R/2021/0040/CA	1	1	0	1	1	
760	The Lodge Guisborough Rd. Saltburn	R/2021/0752/FF R/2021/0079/RS	2	2	1	1	2	
770	Walker's Studio Rear 11 Diamond St Saltburn	R/2020/0225/CA	1	1	1	0	1	
771	15 Pearl St. Saltburn	R/2020/0124/CA	3	2	0	3	2	Sub-division of house into three flats.
772	23a Milton St. Saltburn	R/2020/0164/CA	2	2	0	2	2	
774	36 Emerald St. Saltburn	R/2021/0746/CA	1	1	1	1	1	
776	46 Marske Mill Lane, Saltburn	R/2022/0253/FF	1	1	0	1	1	
752	118 Flatts Ln. Normanby	R/2019/0748/FF	1	1	0	1	1	
749	71 Normanby Rd. South Bank	R/2020/0460/FF	2	2	0	2	2	
752	11-13 Steele Crescent South Bank	R/2021/0697/FF	1	1	0	1	1	
736	53 West Dyke Road, Redcar	R/2021/0819/FF	1	1	0	1	1	Change of use.
739	5 Lumley Road, Redcar	R/2022/0998/FF	2	1	0	1	1	Sub-division of house into flats.
707	Cherry Tree Croft	R/2006/0201/CA R/2021/0169/CA	2	2	0	2	1	Remaining 2 of 5 self-build plots. Only 1 has a live permission.
724	Land at Wilson St. Brotton	R/2019/0709/FF	3	3	3	0	3	
728	Land adjacent to 61 Skelton Road, Brotton	R/2011/0696/RS	2	2	0	1	0	Extant historic permission, with 1 dwelling previously completed.
749	Site of Former Brotton Library	R/2022/0516/FF	3	3	0	3	3	
752	Primrose Cottage & Adj. Land, Skinningrove	R/2020/0320/RM	4	3	0	4	3	Includes demolition of an existing dwelling.
754	69 High St. Brotton	R/2020/0373/CA	2	1	0	1	1	Sub-division of detached dwelling into two semis.
755	Land Rear of Queens Arms Brotton	R/2020/0754/CA	1	1	0	1	1	
756	Garth Holme, Brotton Rd. Carlin How	R/2021/0349/FF	1	1	0	1	1	
670	10 Dovecote Close, Marske	R/2021/0714/CA	1	1	0	1	1	
672	Rear 125 Marske High Street	R/2022/0637/RS	4	4	0	4	4	New build flats.
747	33 Gypsy Lane, Nunthorpe	R/2017/0769/RS R/2021/0816/CD	1	1	0	1	1	

PARS	Site	Application ref.	Total (Gross)	Total (Net)	Starts	Outstanding	Assumed Deliverable (Net)	Notes
750	26 Wycherley Close, Ormesby	R/2020/0477/RS	1	1	0	1	1	
753	15 Gypsy Lane, Nunthorpe	R/2021/0384/FF	1	0	0	1	0	Replacement dwelling.
754	Land at 107/109 Ormesby Bank	R/2021/0644/FF	4	3	0	4	3	Includes demolition of an existing dwelling.
755	14 Fardale Road, Nunthorpe	R/2021/0537/FF	1	1	0	1	1	
756	10 Dew Lane, Ormesby	R/2021/0639/RS	1	1	0	1	1	
669	Rear of 2-8 Winston Drive, Eston	R/2020/0186/FF	4	4	0	4	0	Site has a history of unimplemented permissions going back to the 1980s and the current consent is due to expire October 2023.
678	Land adj Winchester Way /Eston High St	R/2021/0411/FF	4	4	0	4	4	
610	Yearbus, Fishponds Road, Yearby	R/2021/0930/FF	1	0	0	1	0	Replacement dwelling
611	Yearby Farm, Yearby	R/2022/0397/CA	2	2	0	2	2	Conversion of equestrian stables.
779	Red Barns	R/2019/0730/CA	5	4	1	0	1	
789	5 Coatham Road, Redcar	R/2022/0027/FF	0	-2	0	-2	-2	Change of use from two flats to HMO (class sui generis)
801	Land off Elliot Street, Redcar	R/2020/0080/FF	1	1	0	1	1	
821	30-33 Esplanade, Redcar	R/2020/0034/FF	3	2	0	3	2	Loss of one flat and creation of three new flats.
823	22a Queen Street, Redcar	R/2021/0108/FF	1	0	0	1	0	Change of use from salon/flat to house.
824	68 Queen Street, Redcar	R/2021/0433/FF	4	2	0	4	2	Conversion of 2 flats into 4 flats.
829	47 High Street, Redcar	R/2022/0579/PNC	1	1	0	1	1	Change of use to upper floor flat.
830	56 Coatham Road, Redcar	R/2022/0372/FF	2	1	2	0	1	Sub-division of house into flats.
831	69 Lord Street, Redcar	R/2022/0519/FF	2	1	0	2	1	Sub-division of house into flats (part-retrospective application).
833	13b/C Queen Street & 37 - 41 Station Road, Redcar	R/2022/0861/PNC	2	2	0	2	2	Change of use to upper floor flats.
836	6 Newcomen Terrace, Redcar	R/2022/0540/FF	0	-1	0	-1	-1	Change of use from C3 to C1.
837	19 Queen Street, Redcar	R/2022/0915/FF	4	4	0	4	4	Change of use from office use to 4 flats.
652	The Paddock, Enfield Chase Guisborough	R/2006/0259/FF R/2021/0151/CD	6	6	0	3	3	Scheme is for three permanent dwellings and three holiday lets.
753	Land adj. 122 Rievaulx Road, New Skelton	R/2019/0753/FF	3	3	2	0	3	
682	Cherry Tree Ho., Lingdale Rd., Boosbeck	R/2018/0284/FF	1	1	1	0	1	
748	Land adj. Ardmore Manless Tce. Skelton Green	R/2021/1081/FF	1	1	0	1	1	
755	Priestcrofts Farm, Nr. Boosbeck	R/2018/0629/FF	2	1	2	0	1	Sub-division of one dwelling into two.
760	Plot 4 Serenity Hollow, Boosbeck	R/2021/0245/FF	1	1	0	1	1	Part retrospective.
762	The Green Inn, 8 Boosbeck Road, Skelton Green	R/2022/0664/FF	3	2	0	2	2	Change of use from pub/flat to micropub and upper floor flats.
513	29 St Anne's Road, New Marske	R/2021/0254/FF	0	0	0	0	-1	Change of use from C3 to C2.
780	83a Westgate, Guisborough	R/2019/0616/CA	0	-1	0	0	-1	Change of use from flat to offices.
787	24a Bow St, Guisborough	R/2021/0173/CA	0	-1	0	0	-1	Change of use from flat to office and nursery.
826	51 Newcomen Terrace, Redcar	R/2022/0052/FF	0	-1	0	0	-1	Change of use from dwelling to C4 HMO
TOTALS			Total (Gross)	Total (Net)	Starts	Outstanding	Assumed Deliverable (Net)	Net deliverable figure includes 9 permissions which would result in an outright loss of 12 dwellings. 4 sites with combined permission for 9 dwellings net have been discounted as undeliverable.
			154	124	32	95	103	

Appendix 4: Excluded Sites

Site	Location	Status	Application	Net Yield	Justification
Cromwell Road	South Bank	Detailed Permission	R/2020/0798/FFM	26	The permission is not expected to be implemented as the prospective developer has ceased trading. The permission is due to expire on 15.04.24.
Cliffe Garage	Redcar	Detailed Permission	R/2021/0333/	22	There are significant doubts that the permission will be implemented as the prospective developer has gone into administration.
Westfield Barn	Redcar	Detailed Permission	R/2020/0100/FFM	20	The permissioned scheme is not expected to proceed as the prospective developer has ceased trading. The permission is due to expire on 22.09.23.
Royal Hotel	Loftus	Detailed Permission	R/2021/0821/FFM	16	There are significant doubts that the permission will be implemented as the prospective developer has gone into administration.
Land adj. Wentworth Court	Eston	Detailed Permission	R/2021/0412/FFM	11	There are some doubts about whether the permission, which was granted in November 2021 and subject to 24 conditions, is likely to be implemented given that: (1) the proposal is for an unusual and low value scheme comprising 11 x 1-bed bungalows ostensibly for sale to an RP as per the application; (2) there are abnormal development costs associated with a requisite sewer diversion and (3) contrary to the intended sale to an RP, upon permission being granted the site was placed for sale on the open market and over the intervening period limited progress has been made in discharging pre-commencement conditions including in relation to sewerage infrastructure.
Bridge House	Normanby	Detailed Permission	R/2020/0235/FF	9	There is some doubt that the permission will be implemented as the site has been on the open market for some time, the permission is due to expire within 6 months, demolition costs would be incurred, the site is small (0.2ha.) with a TPO in force on part of the land, and the previous permission, albeit for a different type of scheme, expired in 2019.
Land South of Church Drive	Boosbeck	Detailed Permission	R/2022/0565/FF	8	The current permission follows on from that which expired in May 2022. There are doubts about deliverability given that this is for an identical scheme and permission was first granted, on appeal, in 2017.
Whitwell Place	Lingdale	Detailed Permission	R/2021/0743/FF	7	The site is the subject of several lapsed permissions going back to 2005 and there is no evidence to suggest that the latest permission is any more likely to be implemented.
Magnet Hotel	Grangetown	Detailed Permission	R/2020/0566/FF	7	There is significant doubt that the permissioned scheme to convert the building into flats will be implemented as the site is again on the open market and the permission is due to expire on 08.12.23.
21a Church Lane	Ormesby	Detailed Permission	R/2020/0226/RC	4	The site is the subject of an extant permission for 7 dwellings dating back to 2010. After a long duration regarding compliance with building regulations, three bungalows were recorded as completed in 2019/20 following changes to the regulations. As in 2021, there is no evidence of progress towards further development.
Royal Esplanade Apartments	Redcar	Detailed Permission	R/2014/0448/FFM	2	The site is the subject of an extant permission for the conversion of a former pub into 14 flats. It has been previously understood that work on the 2 remaining dwellings, has commenced but as progress appears to have stalled the site has been provisionally excluded from the deliverable supply.
Former South Bank Police Station	South Bank	Outline Permission	R/2021/0143/OOM	25	The site is the subject of successive lapsed permissions and is in a low value housing area. Until such time as detailed proposals come forward from a housing developer there is no justification for treating the site as deliverable or developable given its history.
Normanby Hotel	Normanby	Outline Permission	R/2022/0061/RSM	11	Outline permission was recently granted, in August 2023, for a mixed-use conversion scheme comprising flats, pub and retail units subject to various conditions including in relation to drainage, a design constraint and potential asbestos. Upon the permission being granted, the site was placed on the open market. Given this is not a straightforward residential conversion proposal, the permission is only in outline and the prospective developer which submitted the application is now evidently seeking disposal, there is some uncertainty about the likelihood of the current proposals progressing.
Low Cragg Hall	Carlin How	Detailed Application	R/2023/0276/FFM	92	There are significant doubts as to whether the current application is likely to be granted approval given that there are objections in terms of conflict with planning policy and on highway engineering grounds.
Smith's Dock Inn	Normanby	Outline Application	R/2022/0895/OOM	30	The application is in outline and there is no persuasive evidence which might justify treating the current proposals as deliverable having regard to the NPPF definition.