



# **Redcar and Cleveland Five Year Housing Land Supply Assessment**

**1 April 2025 – 31 March 2030**

**June 2025**



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# 1 Introduction

1.1 This report provides an updated assessment of five-year deliverable housing supply in Redcar & Cleveland<sup>1</sup>, for the period from 1 April 2025 to 31 March 2030. This document updates and replaces the previous assessment dated August 2024, which covered the period from 2024 to 2029.

1.2 The assessment has been undertaken in response to para. 78 of the National Planning Policy Framework(NPPF) which states :*‘Local planning authorities should 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’.*

1.3 NPPF Footnote 39 confirms that where local need is used as the basis determining whether a five year supply of deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance. This is the case in Redcar & Cleveland as the current local plan was adopted in 2018.

1.4 The NPPF was most recently revised in December 2024<sup>2</sup>. In responding to the government’s housing growth ambitions to provide 1.5 million additional homes in England within 5 years, the new NPPF introduced a fundamentally revised methodology for the assessment of local housing needs, shifting from a demographic based approach to one based on increasing housing stock levels across all local authorities by 0.8% per annum. To that end, the government also confirmed the associated annual needs or requirements for all local authorities based on 2023 published housing stock estimates, plus the retained 5% (or 20%) buffer.

1.5 In Redcar & Cleveland, the ensuing published annual minimum requirement (559) was substantially higher than that using the previous standard methodology (45) and prior to that through the requirement in the current local plan (234).

1.6 Where a deliverable five-year housing supply cannot be demonstrated, then in accordance with NPPF paragraph 11d. and Footnote 8, local planning policies pertaining to housing supply are to be considered out of date and the ‘presumption in favour of sustainable development’ applied in determining planning applications.

1.7 Bearing in mind the NPPF para. 12 states that applying the presumption does not change the statutory status of the development plan as the starting point for decision-making, NPPF paragraph 11(d.) states that if the presumption does apply, permission should be granted, unless:

*‘i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed;*

*or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination’.*

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<sup>1</sup> Excluding those parts of the borough which are inside the North York Moors National Park, where the national park authority is the local planning authority.

<sup>2</sup> [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework-guidance)

1.8 All of this means in practice that proposals which might otherwise be contrary to the development plan, such as housing developments on greenfield sites outside development limits, may be granted planning permission unless the conditions at paras.11(d.) (i) and (ii.) are considered to apply.

## 2 Methodology

2.1 The review has been undertaken in accordance with the NPPF and associated Planning Practice Guidance (PPG) chapters.

### Determining the Five-Year Housing Requirement

2.2 The standard method for confirming the five year requirement is set out in the PPG<sup>3</sup>, and comprises the following approach:

- i. Establish the **annual baseline** by multiplying the existing estimated dwelling stock (including vacant stock) within local authority areas by 0.8%, using the most recent dwelling estimates published by central government.
- ii. Where appropriate, increase the annual baseline to account for housing affordability levels using the latest mean five year average of residential property prices to median workplace earnings ratios, as published by the Office for National Statistics. Where ratio values exceed 5, an upwards adjustment to the annual baseline should be made whereby for every 1% the ratio is above 5, the baseline should be increased by 0.95%. To achieve that, an **adjustment factor** is calculated using a set formula<sup>4</sup>. The annual baseline is then multiplied by the adjustment factor to achieve a revised baseline. If the earnings ratio is 5 or less, no adjustment is made.
- iii. Extrapolate the confirmed annual requirement across the assessment period to produce a **five-year baseline requirement** figure.
- iv. In accordance with NPPF para. 78, add a **5% buffer** (20% where the government's Housing Delivery Test show that delivery over the previous three years was below 85% of the requirement) to the five year figure to produce at a **total five-year requirement**.

### Assessing Site Deliverability

2.3 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<sup>5</sup> and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).***

***b) where a site has outline planning permission for major development, has been***

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<sup>3</sup> [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/housing-and-economic-needs-assessment)

<sup>4</sup> The adjustment formula is:  $(\text{five year affordability ratio}) - 5 / 5 \times 0.95 + 1$ .

<sup>5</sup> Major development is defined in the NPPF as any site which is capable of providing 10 houses minimum or is at least 0.5 hectares in size.

***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.'***

2.4 In terms of the last point, the housing supply and delivery chapter of the PPG (para. 007) confirms that further evidence to demonstrate deliverability could include the following :

- *'current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.'*

2.5 Inevitably, assessing the potential contribution from unpermissioned sites also involves making judgments about whether and when planning applications might be forthcoming or approved. In that respect, it can be noted that the deliverability assumptions on any site are made for the purposes of the assessment and have no bearing on the formal decision making process concerning any current or future application.

2.6 Other parts of that PPG chapter on housing supply and delivery which are considered particularly pertinent to the 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 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 justified<sup>6</sup>.

2.7 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.

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<sup>6</sup> In previous assessments, 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 significant market for student housing.



## Estimating Housing Supply

2.8 The assessment of housing supply primarily draws on the council's planning application records and housing permission and completions data as recorded in its PARS<sup>7</sup> database. Regard has also been had to the Local Plan and the Brownfield Land Register.

The following sources of supply have been considered:

- Existing developments
- Unimplemented planning permissions
- Planning application sites
- Allocation sites
- Indirect contributions linked to C2 use class developments
- 'Live' sites listed in the Brownfield Land Register

2.9 In terms of permissioned sites, a distinction is made between sites of at least five dwellings net, and smaller permissions for fewer than five net dwellings. To correspond with the advice in the PPG chapter on HELAAs<sup>8</sup>, 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.

2.10 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 2024/25 have been taken into account in making assumptions about site deliverability and annual delivery rates.

2.11 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 the region of 30-40 units per annum would be achievable. On smaller schemes not being delivered by volume housebuilders or attracting grant funding, a lower indicative annual delivery rate has been applied to reflect past trends.

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<sup>7</sup> Planning Application Records System.

<sup>8</sup> Para 009.

### **3 Housing Supply Pipeline Context**

3.1 As at 31 March 2025, council records showed there were unimplemented planning permissions for an estimated 2,577 net additional dwellings including 496 recorded dwelling starts.

3.2 Of those permissions, 93% (2,374) were on schemes of at least 5 dwellings net including ongoing major developments at Marske Sands / Beaconfield Rise (807 dwellings outstanding), Portside Village Phase 2 (396), Foxrush Walk (174) and Woodcross Gate/Spring Wood Gardens (98). There was also a long-term outline permission (to January 2028) for 400 dwellings on allocated land at Saltburn Lane, Skelton (application ref. R/2017/0463/OOM). The balance of the permissioned supply (105 dwellings) was on 90 smaller sites with permission for fewer than 5 dwellings net.

3.3 The outstanding permission figure does not include the remaining land (6.95ha.) at the Low Grange (Portside Village) site on its northern periphery. The land falls within the outline permission covering the entire site and may have the potential for approximately 200 dwellings as a prospective third phase. However, as there is currently no indication of whether or when it is likely to come forward for development it has not been included as a commitment, or factored into the supply estimate.

3.4 Notwithstanding that, it would be unrealistic to expect all existing commitments would be realised by 2030 mainly because it would be dependent on the following unlikely scenarios:

- Completing all remaining 807 dwellings at the Marske Sands / Beaconfield Rise developments at Marske at an average annual rate of 160 per annum (or equivalent to 80 p.a. per developer), which would be about double typical build out rates on similar market-led estate housing developments.
- The entire completion of approximately 400 dwellings on the outline permission and allocation site at Saltburn Lane, within the later part of the assessment period subject to the prior submission and approval of a reserved matters application.

3.5 It would however also be reasonable to assume that completions might be achieved on other sites coming forward, including those which are currently the subject of planning applications awaiting determination, outstanding housing allocations and other, 'windfall' sites.

## 4 Deliverable Supply Assessment

### Housing Requirement

4.1 Using the standard methodology described above, the total five-year requirement is 3,155 dwellings, which is equivalent to 631 per annum. The calculation is attached at **Appendix 1**.

4.2 The latest MHCLG data (May 2025) shows an estimated stock of 66,920 dwellings in the Borough. Applying the 0.8% stock multiplier results in an initial annual baseline of 535 dwellings. The ONS five year median house price / workplace earnings ratio (2025) is 5.41. As such, an affordability adjustment is required; this equates to 1.07 which increases the annual baseline to 601, equivalent over five years to 3,005. Adding the supplementary 5%<sup>9</sup> buffer increases the requirement to 3,155.

### Supply Analysis

4.3 Using the base date of 1 April 2025, the assessment identifies deliverable sites with an estimated combined capacity for 2,341 dwellings. However, the identification of a site as 'deliverable' does not also mean that it will be fully built out within five years.

4.4 Other factors also need to be considered, including the following:

- The size and type of development.
- Current planning or development status.
- Typical annual build out rates, particularly on market-led developments<sup>10</sup>.
- The fact that completions on sites on which are not under development will only be achieved over part of the period due to the lead-in time required to discharge pre-commencement conditions and complete enabling infrastructure.

4.5 A summary of the assessed deliverable supply from the different sources of provision is set out in Table 1 below<sup>11</sup>. Based on the NPPF definition of deliverability and the associated guidance in the PPG, the estimated deliverable supply from 1 April 2025 to 31 March 2030 is 1,901 dwellings and equates to 3.01 years supply against the five-year requirement for 3,155 dwellings. As such, a deliverable five year supply cannot currently be evidenced.

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<sup>9</sup> The most recent Housing Delivery Test results (December 2024) confirmed that Redcar & Cleveland over achieved by 645% against the (household growth projections) requirement, so a 5 % buffer currently applies.

<sup>10</sup> Delivery rates on major market-centric developments tend to be slower than on more mixed tenure schemes containing higher levels of affordable dwellings and / or build to rent properties. This is because they are more exposed to absorption rate constraints (see MHCLG [Planning Reform Working Paper Speeding Up Build Out](#)).

<sup>11</sup> The assessment did not identify any additional contributions from sites on the brownfield land register or arising from C2 care home developments.

*Table 1: Estimated Deliverable Supply Summary 2025/26-2029/30*

Supply Component (Base Date 31.3.25.)	Sites	Total Supply	Deliverable Supply	Balance
Under Development*	11	1,674	1,264	407
Detailed Permission	12	275	275	0
Detailed Application Sites (5+ dwellings net)	2	90	90	0
Outline Permission	1	24	24	0
Deliverable Unpermissioned Allocations	2	187	157	30
Smaller Permissions (fewer than 5 dwellings net)	90	86	86	0
Minor Windfall Allowance (average 30 p.a. net)	--	5	5	--
<b>Total</b>		<b>2,341</b>	<b>1,901</b>	<b>437</b>

\*As recorded at 31 March 2024 and excluding 24 recorded starts on smaller schemes of fewer than 5 dwellings net.

4.6 The estimated supply would be equivalent to 380 dwellings per annum, which is between 8-15% below average annual net delivery rates over the last 3, 5 and 10 year periods (443, 425 and 412 respectively).

4.7 Most of the deliverable supply (65%) would be on existing development sites (excluding 24 recorded starts on smaller sites for fewer than 5 dwellings under development). A further 14% would be on 12 sites with detailed permission, and 8% would be on two unpermissioned allocation sites.

4.8 Justification for the assumptions made about each supply component is set out below and, where appropriate, expanded upon in the table in **Appendix 2**.

#### Sites Under Development (11 sites; 1,264 /1,674 dwellings)

4.9 It is assumed that 400 dwellings would be completed at the Marske Sands / Beaconfield Rise site, with the remaining balance (407) completed from year 6 onwards. The estimate is based on information obtained from Taylor Wimpey. Although no response to a similar request has been forthcoming from Miller Homes, the estimated output equivalent of 40 per annum from each developer would be in line with typical build out rates on major market-led developments. Progress in establishing the development is currently being boosted by the construction of affordable dwellings.

4.10 It is anticipated that all other ongoing development sites would be fully completed including the mixed tenure schemes at Portside Village II (393) and Foxrush Walk (174), and the Woodcross Gate / Springwood Gardens developments (98).

#### Detailed Permission (12 sites; 275 dwellings)

4.11 It has been assumed that all 12 sites would be deliverable and be capable of being fully built out within the assessment period. The most complex proposal is at Normanby Hall (32 dwellings including the restoration and conversion of the listed building into 11 apartments). However, as the conditional permission requires the conversion to proceed in tandem with the more viable part of the scheme (21 upmarket detached dwellings) it is assumed that the development could be capable of being completed within 5 years.

#### Detailed Application Sites (2 sites; 90 dwellings)

4.12 Subject to permission being granted, whether by the council or on appeal (bearing in mind the large number of objections, and the refusal of the original application), it is considered that the proposals at Land adj. Trefoil Close, Guisborough, for 56 dwellings, would be capable of being fully developed within the assessment period, along with the proposed conversion scheme at the Former Guisborough General Hospital (34 apartments).

4.13 Other application sites, at Normanby High Farm (234 dwellings) and Old Station Arms (conversion of building into 30 bedsits), have been excluded from the deliverable supply because the proposed developments are in conflict with the development plan. The High Farm site is also the subject of significant objections, including from highways engineers, and the developer has indicated that the proposed development would not be sufficiently economically viable to meet the requested S106 educational and healthcare financial contributions. Cragg Hall Farm, Carlin How (70 dwellings) has also been discounted because the proposals appear to have been abandoned.

#### Outline Permission (1 site; 24 dwellings)

4.14 The site at Upper Oxford Street, South Bank, has progressed to a reserved matters application for 24 dwellings (application ref. R/2025/ 0108/RMM).

4.15 The major site at Saltburn Lane, Skelton has been excluded from the supply. It is understood that there is ongoing developer interest in purchasing the site and subject to further progress a possibility that a detailed application may be submitted within the current year. Therefore, it is conceivable that some completions could be achieved within the site by 2030, but at present there is insufficient evidence of commitment and progress which would justify its inclusion having regard to national policy and guidance.

#### Deliverable Unpermissioned Allocations (2 sites; 157/187 dwellings)

4.16 Part of the western portion of the allocation at Kilton Lane, Brotton (policy H3.23) is the subject of a pre-application public consultation exercise undertaken by Gleeson Homes, which would indicate a firm commitment to development in the short term. The proposals are for 87 dwellings. The indicative layout shows that development of the remainder part of the western site, which is in separate ownership, would be stymied by the road layout, though this might be capable of being rectified through a minor adjustment to the proposed road infrastructure. It is considered that should permission be granted, the Gleeson site would be capable of being fully completed within 5 years based on a typical outturn of 30-40 units per annum and allowing for the discharge of pre-commencement conditions and completion of groundworks.

4.17 The former Eston Park school site (policy H3.9), which is a council-owned asset identified as a corporate priority for disposal, is considered capable of partial development within the assessment period. This assumption is based on the understanding that progress is being made towards agreeing the sale of the land to a volume housebuilder, which is concurrently preparing a draft development layout, and that a detailed application may be submitted within the current financial year. It is therefore assumed that 70 completions may be achievable towards the end of the assessment period, allowing for negotiation of the planning application process and completion of pre-commencement requirements and groundworks.

#### Smaller Permissions <5 units net (90 sites; 86 dwellings)

4.18 As at 31 March 2025, there were permissions for 105 net additional dwellings including 26 outright stock losses on 18 sites. There were a recorded 24 starts. The estimated deliverable supply from these sites is 86 dwellings, as tabulated at **Appendix 3**.

#### Minor Windfall Allowance (5 dwellings)

4.19 Minor windfall completions (sites fewer than 10 dwellings net) have averaged approximately 30 per annum over the last 5 and 10 year periods. As the estimated contribution in this assessment from existing minor permissions and developments amount to 145 dwellings, an allowance of 5 has been included to account for the balance against typical completion rates.

#### **Excluded Sites**

4.20 Fourteen ostensibly available sites, as listed in the table at **Appendix 4** were excluded from the deliverable supply estimate, including the ones mentioned above. As shown in the table, the short-term development prospects for these sites may be variable, though in any event only a proportion of the estimated capacity could ever be considered realistically achievable within five years bearing in mind application and site preparation times and annual completion rates, particularly for larger developments.

## 5 Conclusion

5.1 This report provides an objective assessment of deliverable housing supply undertaken in accordance with the NPPF (December 2024) and associated planning practice guidance. The deliverable five-year supply in the period from 1 April 2025 to 31 March 2030 is estimated at 1,901 dwellings, and reflects the position in early June 2025. The estimated supply is equivalent to 380 dwellings per annum and equates to 3.01 years supply against the stock-based target of 3,155 (631 per annum).

5.2 As a five year supply cannot be evidenced, NPPF Para 11d would need to be engaged in determining housing applications which are in conflict with the development plan. This would apply until such time as the capacity was increased to the effect that a deliverable five year supply could be demonstrated. Given that the estimated shortfall exceeds 1,200 dwellings and the baseline requirement (i.e. the total housing stock) is highly unlikely to fall in any given year, achieving that scenario would require further suitable and deliverable sites to be brought forward including mixed tenure schemes or other multiple developer sites where relatively high annual completion rates can be assumed.

5.3 The supply estimate is considered achievable given that:

- It is below actual net completion rates in recent years and over the course of the current plan period.
- Most of the supply would be on existing development sites and other schemes proposed by major housebuilders.
- No allowance has been made for completions on large windfall sites, including greenfield sites outside development limits where applications may be (or currently are) anticipated on the basis that a five-year supply can no longer be evidenced.

**Appendix 1: Five Year Housing Requirement – Application of Standard Methodology**  
(see PPG Housing and economic needs assessment, MHCLG 24 February 2025)

Annual Baseline:	
Dwelling Stock Estimate 2024 (MHCLG; 22.05.25):	66,920
Annual Baseline @ 0.8% of stock:	535
Affordability Adjustment:	
Median workplace-based affordability ratio (5-year mean; ONS, 2025):	5.41
Adjustment Factor ( $5.41 - 5/5 \times 0.95 + 1$ ):	1.07
Annual Requirement ( $535 \times 1.07$ ):	601
Five Year Requirement ( $601 \times 5$ ):	3,005
Additional 5% Buffer as per NPPF Para. 78 ( $3,005 \times 5\%$ ):	150
<b>Five Year Requirement 2025-2030:</b>	<b><u>3,155</u></b>



**Appendix 2: Estimated Five Year Deliverable Supply Schedule**

Site / Source	Location	Status	Recorded Completions (31.3.25)	Completions 24/25	Housing Estimate				Comments
					Outstanding	Recorded Starts (31.3.25.)	Deliverable	Balance to Y6+	
Marske Sands / Beaconfield Rise	Marske	Development	3	3	807	107	400	407	An average of 40 completions per annum per developer has been assumed and reflects comments received from Taylor Wimpey regarding its Marske Sands development. No response was forthcoming from Miller Homes but in the absence of evidence to the contrary it is reasonable to assume a similar rate of development at Beaconfield Rise.
Portside Village (Phase 2)	South Bank	Development	0	0	396	16	393	0	This is a mixed tenure development between Miller Homes (165 dwellings), Place First (98) and Thirteen (130). As with similar schemes, such as Kirkleatham Green, it is considered that a rapid rate of development can be achieved. At an average of 80 per annum or more, the development would be completed within 5 years. Permission was granted in May 2025 for minor amendments, resulting in the yield reducing from 396 to 393.
Foxrush Walk	Redcar	Development	30	30	174	112	174	0	Completion assumptions as per the construction schedule submitted as part of planning application R/2023/0671/CD.
13 Milbank Terrace	Redcar	Development	0	0	6	6	6	0	
Woodcross Gate / Spring Wood Gardens	Normanby	Development	338	87	98	53	98	0	Developments being undertaken by Taylor Wimpey and Miller Homes.
Aldaniti Court	Guisborough	Development	0	83	83	83	83	0	
Portside Village (Phase 1)	South Bank	Development	245	114	55	48	55	0	
The Ridings (Saltburn)	Saltburn	Development	4	4	24	24	24	0	
Castlegate	Skelton	Development	119	31	21	18	21	0	
Kirkleatham Green	Redcar	Development	370	36	5	5	5	0	
The Ridings (Nunthorpe)	Nunthorpe	Development	7	1	5	0	5	0	
Normanby Hall	Normanby	Detailed Permission	0	0	32	0	32	0	Development comprises 21 larger detached and the restoration and conversion of the hall into 11 apartments with the new build to be developed in tandem with the conversion as per condition 15 attached to the permission.
Spencerbeck Farm	Ormesby	Detailed Permission Allocation	0	0	49	0	49	0	Development to be undertaken by Lovell Partnerships for Thirteen Homes.
Cat Flatt Lane	Redcar	Detailed Permission	0	0	113	0	113	0	Taylor Wimpey has indicated an average of 40 completions per annum would be anticipated.
Former Loftus Co-operative Building	Loftus	Detailed Permission	0	0	15	0	15	0	
The Normanby Hotel	Normanby	Detailed Permission	0	0	13	0	13	0	
Upsall House	Nunthorpe	Detailed Permission	0	0	9	0	9	0	
Turner Lodge	Redcar	Detailed Permission	0	0	8	0	8	0	
23 -25 Station Road	Redcar	Detailed Permission	0	0	8	0	8	0	
105 High Street	Redcar	Detailed Permission	0	0	8	0	8	0	
Fomer Bulls Head Hotel	North Skelton	Detailed Permission	0	0	8	0	8	0	
Lord Street	Redcar	Detailed Permission	0	0	6	0	6	0	
19 Station Road	Redcar	Detailed Permission	0	0	6	0	6	0	
Upper Oxford Street	South Bank	Outline Permission	0	0	25	0	24	0	A reserved matters application for 24 dwellings is awaiting determination (application ref. R/2025/0108/RMM).

Land adj. Trefoil Close	Guisborough	Detailed application	0	0	56	0	56	0	The application (ref. R/2023/746/RSM ) is for a revised scheme from Newitt Homes following on from the application for 65 dwellings refused in November 2022. It is understood from the case officer that information pertaining to ecological information is currently outstanding. On that basis, it would appear that an LLFA objection in relation to drainage issues, particularly critical to the physical development of the site, has now been resolved. Given that progress, and subject to permission being granted, whether by the council or on appeal given the large number of public objections and the refusal of the original application, it is considered that the volume of housing is sufficiently modest to be capable of being fully developed within the assessment period.
Former Guisborough General Hospital	Guisborough	Detailed application	0	0	34	0	34	0	The application (ref. R/2025/0229/FFM) is for the conversion of the former hospital buildings into flats, including a grade-II listed building. There is currently no indication that the application is unlikely to be approved.
Kilton Lane	Brotton	Unpermissioned Allocation	0	0	87	0	87	0	Part of the western portion of the allocation is the subject of a pre-application public consultation exercise undertaken by Gleeson Homes, which would indicate a firm commitment to undertaking development in the short term. The indicative layout shows that development of the remaining part of the western site, which is in separate ownership, would be stymied by the road layout, which would be in conflict with the development plan (policy H3.23). However, this matter might be rectified through a minor adjustment to the western extremity of the access road to upgrade it to adoptable standard in order to enable access onto the adjoining land. It is considered that should permission be granted, the Gleeson site would be capable of being fully completed within 5 years based on a typical outturn of 30-40 units per annum and allowing for the discharge of pre-commencement conditions and completion of groundworks.
Former Eston Park School	Eston	Unpermissioned Allocation	0	0	100	0	70	30	Delivery assumptions are based on the understanding that progress is being made towards agreeing the sale of the land to a volume housebuilder, which is concurrently preparing a draft development layout, and that a detailed application may be submitted within the current financial year. It is therefore assumed that 70 completions may be achievable within the assessment period, allowing for negotiation of the planning application process and completion of pre-commencement requirements and groundworks.
90 no. smaller permissioned sites (< 5 dwellings net)	Various	Various	n/a	16	105	24	86	0	Permissioned sites are tabulated at Appendix 3. As at 31.3.24. there were recorded total net permissions for 105 dwellings on 90 sites, including 18 sites with a combined outright loss of 26 dwellings, and 24 starts. Of that supply, it is considered that 86 net additional dwellings are capable of being completed within the assessment period.
Minor Windfall Allce (30 pa net avg 3/10 yrs)= 150 less existing sites (145) =5			n/a	n/a	n/a	n/a	5	n/a	Minor windfall completions (sites fewer than 10 dwellings net) have averaged approximately 30 per annum over the last 5 and 10 year periods. As the estimated contribution in this assessment from existing minor permissions and developments amount to 145 dwellings, an allowance of 5 has been included to account for the balance against typical completion rates.
<b>Totals</b>					<b>2,356</b>	<b>496</b>	<b>1,901</b>	<b>437</b>	

**Appendix 3: Permissions on Small Sites (<5 net dwellings)**

Site /Address	Total (Gross)	Total (Net)	Started	Outstanding / Assumed Deliverable	Notes
Newton Hall, Newton Under Roseberry	7	7	0	2	Separate schemes within the hall grounds.
Land Adjacent 7 Davison Street, Lingdale	2	2	0	2	
Land N. of Heather View, Freebrough Road, Moorsholm	1	1	0	1	
22 High Street, Moorsholm	0	-1	0	-1	
Freebrough Farm, Moorsholm	1	1	1	1	
Land Adjacent To 33 High Street, Moorsholm	1	1	0	1	
Land at Pinewood, High Stanghow, Stanghow	1	1	0	1	
Annexe, Greencroft, Lingdale Road, Boosbeck	1	0	0	1	
Tickhill Farm House, Tickhill Farm, Moorsholm Lane, Liverton	1	1	1	1	
Liverton Lodge, Liverton Road, Liverton	1	1	1	1	
Land Adjacent 'The Hollins', Liverton Road, Liverton	1	1	0	1	
Ivy Brook Cottage, Liverton Road, Liverton	2	1	0	1	
34 Zetland Road, Loftus	2	1	2	1	
Dudley Lodge, Land at Liverton Lodge, Liverton Road, Liverton	1	1	0	1	
Nags Head Inn, 11 High Street, Lazenby	4	4	2	0	Extant permission superseded by non-residential proposals, albeit refused.
1 & 2 Wilton Village, Wilton	1	-1	1	-1	
Former Brown Jug P.H., 1 William Street, Eston	2	2	2	2	
Former Rosedene Cattery, Crow Lane, Lackenby	1	1	0	1	
Land Adjacent 21 Kilbridge Close, New Marske	4	4	0	4	
1 St Andrews Road, New Marske	0	-1	0	-1	
41 Sandmoor Road, New Marske	0	-1	0	-1	
Land at Albion Terrace, Guisborough	3	3	1	2	
29 - 33 Church Street, Guisborough	4	3	0	3	
Land to Rear of The Globe PH, 81 Northgate, Guisborough	4	4	0	4	
Land Adjacent Suncroft Chapel Street Guisborough	2	2	0	2	
Upsall Lodge, Middlesbrough Road, Nunthorpe	1	-2	0	-2	
231 Westgate, Guisborough	2	2	0	2	
Hinton Lodge, Patten Lane, Guisborough	1	1	0	1	
41 Milton Street, Saltburn	2	2	0	1	
The Lodge, Guisborough Road, Saltburn	2	2	0	1	
Walkers Studio, Rear of 11 Diamond Street, Saltburn	1	1	1	1	
36 Emerald Street, Saltburn	1	1	1	1	
46 Marske Mill Lane, Saltburn	1	1	0	1	
Pembroke Residential Home, 81 Marine Parade, Saltburn	1	1	0	1	
Laurieston, Leven Street, Saltburn	1	1	0	1	
Rear of 11 Marine Parade, Saltburn	2	2	0	2	
118 Flatts Lane, Normanby	1	1	0	1	
Former Park Bungalow, Smiths Dock Park Road, Normanby	2	2	0	2	
3 St Johns Row, Grangetown	0	-1	0	-1	
5 Lumley Road, Redcar	2	1	0	1	
5 Ryehills Close, Redcar	1	1	0	1	
141 - 143 Redcar Lane, Redcar	2	1	0	1	
Ings Farm Primary School, Stirling Road, Redcar	0	-1	0	-1	
Land Adjacent 61 Skelton Road, Brotton	2	2	0	0	Extant permission 1 dwelling remaining.
Former Library Site, High Street, Brotton	3	3	0	3	
Primrose Cottage and 4 Plots to N, W. and S., Mill Lane, Skinningrove	4	3	2	2	
Gripps Farm, Brotton Road, Brotton	1	1	0	1	
Hunley Hall Farm, Saltburn Road, Brotton	1	1	0	1	
15-17 Front Street, Carlin How, Saltburn	4	2	0	2	
Former Methodist Chapel, Chapel Street, Skinningrove	2	2	0	2	
Hunley House, Saltburn Road, Brotton	1	1	0	1	
Rear of 125 High Street and St Marks Close, Marske	4	4	0	4	
2 Prospect Terrace, Marske	1	1	1	1	
5 & 6 Railway Cottages, Guisborough Road, Nunthorpe	1	-1	0	-1	
109 & Rear of 107 Ormesby Bank, Ormesby	4	3	3	3	
14 Farndale Road, Nunthorpe	1	1	0	1	
10 Dew Lane, Ormesby	1	1	0	1	
Land West of 16 Winchester Way and Rear of 61 High Street, Eston	4	4	4	4	
East Lodge, St Helens Close, Eston	1	1	0	1	
Yearbus, Fishponds Road, Yearby, Redcar	1	0	0	1	
Yearby Farm, Yearby Road, Yearby	2	2	0	2	
Red Barns Hotel, 31 Kirkleatham Street, Redcar	5	4	1	1	
15 High Street, Redcar	2	1	0	1	
Former HSBC Bank, 2 West Dyke Road, Redcar	4	4	0	4	
47 High Street, Redcar	1	1	0	1	
69 Lord Street, Redcar	2	1	0	1	
13b/c Queen Street & 37 - 41 Station Road, Redcar	2	2	0	2	
6 Newcomen Terrace, Redcar	0	-1	0	-1	
19 Queen Street, Redcar	4	4	0	4	
149a/149b High Street West, Redcar	3	-5	0	-5	

184 Coatham Road, Redcar	0	-1	0	-1	
Land to Rear of 44 Westfield Avenue, Redcar	2	2	0	2	
7a & 7b High Street, Redcar	2	1	0	1	
9 Trafalgar Terrace, Redcar	0	-1	0	-1	
Unit 3, 5 West Dyke Road, Redcar	1	1	0	1	
149b High Street, Redcar	1	1	0	1	
46 Newcomen Terrace, Redcar	0	-1	0	-1	
75 Queen Street, Redcar	0	-4	0	-4	
First Floor, 118a High Street, Redcar	2	2	0	2	
52 High Street, Redcar Ts10 3dr	1	1	0	1	
6 Granville Terrace, Redcar	0	-1	0	-1	
The Paddock, Enfield Chase Guisborough	6	6	0	3	
Rigwood Cottage, Saltburn Lane, Saltburn	0	-1	0	-1	
Site of Old Station House, Off Station Lane, Skelton	2	2	0	2	
Land Adjacent 'Ardmore', Manless Terrace, Skelton Green	1	1	0	1	
The Green Inn, 8 Boosbeck Road, Skelton Green	0	-1	0	-1	
Land Adjacent Priestcrofts Farm, Lingdale Road, Boosbeck	1	1	0	1	
Land off Lingdale Road, Boosbeck	1	1	0	1	
The Royal George Hotel, North Terrace, Skelton	0	-1	0	-1	
Mollys Paddock, Boosbeck Road, Skelton Green	1	1	0	1	
<b>Totals</b>	<b>152</b>	<b>105</b>	<b>24</b>	<b>86</b>	

#### Appendix 4: Excluded Sites (5 dwellings net minimum)

Site	Location	Status	Housing Estimate	Justification
Saltburn Lane	Skelton	Outline Permission / Allocation	400	It is understood that there is ongoing developer interest in purchasing the site and subject to further progress a possibility that a detailed application may be submitted within the current year. Therefore, it is conceivable that some completions could be achieved within the site by 2030, but at present there is insufficient evidence of commitment and progress which would justify its inclusion, having regard to national policy and guidance.
High Farm	Teesville	Detailed Application / Allocation	234	There are doubts about whether and when the application (R/2023/0797/FFM) will be approved. The proposals are in conflict with the development plan (policy H3.8) insofar as the proposed number of dwellings (234) is more than double the approximate assessed residual capacity of the site (91); a second access has been proposed from the north (which is also the subject of an objection from highways engineers); and the developer has indicated that the development would be insufficiently viable to meet the associated requested S106 contributions towards educational and healthcare provision. There are also a large number of objections from local residents.
Old Station Arms	South Bank	Detailed Application	30	There are doubts about whether and when the application (R/2024/0790/FFM) will be approved. The proposals are in conflict with the development plan as the site falls within an area allocated for employment uses (policy ED6). The site is also located alongside non-conforming industrial uses and is remote from the residential area and associated facilities.
Low Cragg Hall	Carlin How	Detailed Application / Allocation	70	Although the application has not officially been withdrawn, it would appear the proposals are no longer being actively pursued by the applicant and alternative uses have more recently been explored via a planning consultant enquiry.
Longbank Farm	Ormesby	Unpermissioned Allocation	320	Outline application for 320 dwellings was approved at appeal but expired in 2019. Subsequent correspondence confirmed that development was not considered commercially viable without infrastructure subsidy. The developer (Avant) remains interested in developing the site. Its submission to the recent 'call for sites' local plan review exercise indicates that they intend to submit a planning application for 320-350 dwellings in September 2025 ostensibly based on a similar layout to the previous proposals, but potentially with a broader tenure mix including more smaller properties (hence the potential increase to 350). It is not however confirmed whether the application would be in outline as before. Given the recent site history, it has been excluded from the supply until such time as an application and any other relevant information demonstrating its short-term deliverability potential is forthcoming.
Rosecroft Lane	Loftus	Unpermissioned Allocation	31	This is the greenfield (former playing field) part of the Former Rosecroft School allocation (policy H3.25) which was developed for 69 dwellings. The council owns the site and is not currently marketing it for disposal. The housing estimate is the balance of the allocation for approximately 100 dwellings, but should be seen as conservative given that the land area is approximately 1.4ha.
Stanghow Road	New Skelton	Unpermissioned Allocation	10	No evidence of developer interest.
Home Farm	Skelton	Unpermissioned Allocation	47	No evidence of developer interest. Detailed permission lapsed in February 2019.
Former Boosbeck Abattoir and adj. land	Boosbeck	Unpermissioned Allocation	69	No evidence of developer interest. Outline permission lapsed in February 2020.
Kilton Lane (part)	Brotton	Unpermissioned Allocation	183	This site comprises the eastern portion of the Kilton Lane allocation (policy H3.23; approximately 270 dwellings) and the far western part of the allocation, excluding the area which is the subject of a pre-application consultation exercise from Gleeson Homes (87 dwellings) and is considered deliverable; hence the estimate. It is understood that there is also developer interest in the eastern site, but there is insufficient evidence to currently merit including that site in the deliverable supply.
Land South of Church Drive	Boosbeck	Detailed Permission	8	The current permission (R/2022/0565/FF, which is due to expire on 8.8.25.) 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.
Former Empire Theatre	Loftus	Outline Permission	20	Outline permission was granted on 28 April 2023 (R/2022/0644/OMM) for the demolition of the existing building and its replacement with an apartment block over 3 storeys. The site has been excluded from the supply as the permission is in outline and there is no evidence of progress towards the submission of a detailed application.
Land at 21a Church Lane	Ormesby	Stalled	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. There is no evidence of progress towards further development.
Royal Esplanade Apartments	Redcar	Stalled	2	The site is the subject of an extant permission (R/2014/0448/FFM) 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 excluded from the deliverable supply.
Former Cliffe Garage	Redcar	Stalled / extant permission?	22	The permission (which is for a social rented extra care housing scheme and was due to expire on 2.9.24.) seems unlikely to be implemented as the specialist developer behind the proposals went into administration. The site is noted as started (and therefore extant) in council records which <i>could</i> reflect the fact that underground petrol storage tanks were removed as the site remains as loose ground with no visible evidence of further activity such as concrete footings.