



Redcar and Cleveland Five Year Housing Land Supply Assessment

1 April 2026 – 31 March 2031

July 2026

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1 Introduction

1.1 This report provides an updated assessment of five-year deliverable housing supply in Redcar & Cleveland¹, for the period from 1 April 2026 to 31 March 2031 (2026/27 to 2030/31). This document updates and replaces the previous assessment dated June 2025, which covered the corresponding period from 2025 to 2030.

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 there is a five year deliverable supply, it should be calculated using the standard method set out in the national planning practice guidance (PPG) chapter on housing and economic needs assessment. This is the case in Redcar & Cleveland, as the current local plan was adopted more than five years ago in 2018.

1.4 The NPPF was most recently revised in December 2024². 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 derived from increasing estimated housing stock levels across all local authorities by 0.8% per annum. In calculating the five-year housing requirement, the resulting baseline is then augmented as appropriate by the following:

- i. depending on the ratio of average house prices to workplace earnings, a housing affordability supplement; and
- ii. a 5% buffer brought forward from later years to ensure competition in the market for land (increased to 20% where housing delivery was significantly below the government’s published housing delivery test).

1.5 Where a deliverable five-year housing supply cannot be demonstrated, then in accordance with the NPPF at paragraph 11(d.) and footnote 8, in determining planning applications for housing development those local plan policies which are *‘most important for determining the application’* are to be deemed out of date. As such, in the decision making process limited weighting given to those policies and the *‘presumption in favour of sustainable development’* is to be applied.

1.6 NPPF paragraph 11(d.) states that if the presumption does apply, planning 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

¹ Excluding those parts of the borough which are inside the North York Moors National Park, where the national park has local planning authority jurisdiction.

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

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’.

1.7 All of this means in practice that proposals which might otherwise be contrary to the development plan, such as those for housing developments on greenfield sites which are outside development limits, may be approved unless the conditions at paras. 11(d.) (i) and (ii.) are considered to apply and to a sufficiently significant extent to justify a refusal.

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 ³, and involves the following:

- 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 formula⁴. 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 required.
- 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% buffer⁵ to the baseline five year figure to produce a total five-year requirement and the corresponding annualised average.

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 development⁶ 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 See para. 004, [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/61222/housing-and-economic-needs-assessment.pdf)

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

⁵ Increased to 20% where the government's latest published Housing Delivery Test results show that delivery over the previous three years was below 85% of the requirement.

⁶ 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.

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.'

2.4 In terms of the last point, the housing supply and delivery chapter of the PPG (para. 007) confirms that further (clear) 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 purely 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 the 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. 020).
- Specialist older persons housing including C2 residential institutions should be factored into the supply estimate (para. 026) 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. 021) and specialist student housing (para. 025) can also be included where justified⁷.

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 PPG advice.

⁷ *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, RCBC housing colleagues advised that 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.*

2.8 In addition to that, it is confirmed in the NPPF (para. 075) that an allowance for a contribution from unidentified windfall sites can be included as part of the anticipated housing supply, subject to providing compelling evidence to demonstrate that windfalls are a reliable source of completions.

Estimating Housing Supply

2.9 The assessment of housing supply primarily draws on the council's planning application records and housing permission and completions data as recorded in its PARS⁸ database. Regard has also been had to the Redcar & Cleveland Local Plan and the Brownfield Land Register.

The following sources of supply, from the public domain, have been considered:

- Existing developments
- Unimplemented planning permissions
- Planning application sites
- Pre-application sites
- Unimplemented housing allocations
- Indirect contributions linked to C2 use class developments
- 'Live' sites listed on the Brownfield Land Register
- An allowance for minor windfall completions (developments yielding fewer than 10 dwellings net)

2.10 In terms of permissioned sites, a distinction is made between sites of at least five net additional dwellings, and those with permission for up to four dwellings net. To correspond with the advice in the PPG chapter on HELAAs⁹, 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 there is a longstanding extant commitment or a history of lapsed permissions consideration has been given to discounting them from the supply.

2.11 Alongside conformity with NPPF definitions, the type of development and developer and (where appropriate) the number of any recorded starts at 31 March 2026, completions in 2025/26 and any developer construction schedules have been taken into account in making site delivery assumptions. Where development has not started, the current planning status of the site and the size, scale, location and characteristics of the proposed development have also been factored into the assessment.

2.12 On sites considered deliverable, an indicative lead-in period of up to two accounting years has been assumed prior to the first dwelling completion. Unless otherwise indicated, it has been assumed for major market-led developments that once established, a typical outturn of up to 30-40 units per annum per developer would be achievable. On mixed-tenure schemes comprising market, affordable and in some cases build to rent tenures, and purely affordable schemes, higher annual delivery rates are achievable.

2.13 In support of the above points, the tables in **Appendix 5** attached to the back of this report provide details of delivery outcomes including lead-in times and completion rates for a selection of recent major housing developments of variable scale and in different parts of Redcar & Cleveland.

⁸ Planning Application Records System.

⁹ Para 009.

Although any site and development proposal is unique and can be affected by wider economic conditions, changes in government policy or by other factors, it can be observed that:

- Annual delivery rates tend to step up after the first completion year, particularly on larger schemes, as new developments become more established. This can occur when some affordable housing completions are frontloaded to the early part of the delivery period, which happened at the Woodcross Gate site (and more recently has happened at the ongoing Beaconfield View / Marske Sands developments).
- Moderately scaled schemes of up to approximately 150 dwellings are likely to be built out within 5 years.
- The time between the granting of outline and reserved matters permissions can be significant, but it is also variable with relatively short periods observed on more lucrative greenfield sites in stronger market areas.
- The duration between the granting of full or reserved matters permission and achieving first completions tends to be within the range of 12-18 months.
- Annual completion rates on single developer market-led schemes tend to range between 30-40 dwellings and exceed 60 dwellings per annum on mixed tenure schemes or market-led sites with two or more private developers building out simultaneously¹⁰. The delivery rate on the latter can increase where it transpires that there is also relatively high provision of affordable dwellings.

2.14 On smaller schemes not being delivered by volume housebuilders or attracting grant funding, a lower equivalent annual delivery rate has been assumed to reflect past trends.

¹⁰ *Delivery rates on market-centric developments generally 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](#)).*

3 Housing Completions and Supply Context

Housing Completions

3.1 In 2025/26 (from 1 April 2025 to 31 March 2026), there were 563 net (588 gross) recorded housing completions in the Borough. Net completions fell marginally short of the annualised five-year average requirement to 2030 (601)¹¹ and equated to 94% of the annual requirement.

3.2 Nonetheless, there was a significant increase in net completions compared to the previous year (427) and the figure was the highest in the current plan period and for several decades. At the same time, where the pace of delivery increases, so does the pressure to continue to bring forward further deliverable sites in seeking to maintain or increase supply levels.

3.3 Of the 563 net completions, 302 (54%) were for affordable dwellings, which reflects the importance of that tenure in achieving higher annual delivery rates.

3.4 Approximately 70% of completions (389) were on four development sites: Foxrush Walk (119 completions); Beaconfield Rise / Marske Sands (107); Aldaniti Court (83); and Woodcross Gate / Springwood Gardens (80). Of those sites, the dual housebuilder development at Beaconfield Rise / Marske Sands is the only one of any significance over the assessment period as the others have either completed or are expected to do so in the current year. Completions were boosted on the Marske site by a relatively higher proportion of affordable dwellings (42%).

Housing Supply

3.5 As at 31 March 2026, council records showed there were unimplemented planning permissions for an estimated 1,895 net additional dwellings with 431 recorded dwelling starts. Major ongoing developments included those at Marske Sands / Beaconfield Rise (700 dwellings outstanding), Portside Village Phase II, South Bank (337) and Fitzwilliam Place, Redcar (114).

3.6 Since 1 April 2026, a further major detailed permission has been granted on allocated land at Saltburn Lane, Skelton (323 dwellings), and two applications have been minded to approve by the council subject to completing S.106 agreements, on sites at High Farm, Teesville (234) and Marske Road, Saltburn (93).

3.7 As of June 2026, there were outstanding applications for approximately 540 dwellings, including on sites at Sparrow Park Farm, Marske (outline application for up to 300 dwellings), Portside Village Phase III (reserved matters application; 165), Stokesley Road, Guisborough (outline application; 117) and Kilton Lane, Brotton (detailed application; 87).

3.8 Taken together, the above sites and commitments have an estimated capacity for approximately 3,100 dwellings. However, it is considered that only part of that capacity is likely to be realised by 2031, for the following reasons:

- Larger developments, such as Marske Sands / Beaconfield Rise may take longer than 5 years to complete. The same issue may apply to some application, pre-application or permissioned sites (particularly those with outline permission) where in practice the lead-in time variously required

¹¹ In the 2025 assessment, due to a data input error the annual average requirement was erroneously published as 631 dwellings. This did not significantly affect the equivalent five year supply position, which was given as 3.01 years, rather than the correct equivalent of 3.16 years.

to secure permission, discharge planning conditions, complete ground works and any other activities such as financing and site marketing might rule out or restrict the realistic potential for completions within the first two or three years of the assessment period.

- Some applications may be refused, or approval may be delayed.
- Unimplemented permissions may lapse.
- Some sites may not be economically viable development propositions.

3.9 In having regard to the above points and to the NPPF and PPG definitions it may be difficult to justify some sites as 'deliverable' and in turn their inclusion in the five year supply. These matters are considered further in the supply analysis in the next part of the report.

4 Deliverable Supply Assessment

Housing Requirement

4.1 Using the standard methodology explained above at para. 2.2, the total five-year requirement is 3,028 dwellings, which is equivalent to 606 per annum.

4.2 The latest MHCLG data (May 2026) shows an estimated stock of 67,356 dwellings in the Borough. Applying the 0.8% stock multiplier results in an initial annual baseline of 539 dwellings. The ONS five year median house price / workplace earnings ratio (March 2026) is 5.35. As the ratio is above 5, an affordability adjustment is required; this equates to 1.07, and increases the annual baseline from 539 to 577, aggregated over five years to 2,884 dwellings. Adding the supplementary 5%¹² buffer increases the five-year requirement to 3,028. This calculation is laid out at **Appendix 1**.

Supply Analysis

4.3 Using the base date of 1 April 2026, the assessment identifies specific deliverable sites with capacity for 2,705 dwellings, plus a windfall allowance of 65. However, as previously noted the identification of a site as 'deliverable' does not automatically mean that it is also likely to be fully built out within five years.

4.4 It is reiterated that other factors also need to be considered, including the following:

- The size, location and characteristics of each site and type and scale of development.
- Current planning or development status.
- Typical annual build out rates on different types of development.
- Whether completions on sites which are not currently under development will only be achieved during part of the assessment period.

4.5 A summary of the assessed deliverable supply from the different sources of provision is set out in Table 1 below¹³. The estimated deliverable supply from 1 April 2026 to 31 March 2031 is 2,197 dwellings, which equates to 3.62 years supply against the five-year target of 3,028 dwellings and leaves an estimated shortfall of 831. As such, a deliverable five year supply cannot currently be evidenced.

4.6 In having regard to the NPPF, PPG and any other evidence, it is assumed that a balance of 569 dwellings on four deliverable sites would be completed beyond the assessment period, after 2030/31.

4.7 Alternatively, if all that residual balance was to be included within the assessment period, the estimated supply would increase to 4.56 years (2,766 dwellings), leaving a shortfall of 262 dwellings which would need to be found on other sites. It would moreover also require an unusually and improbably high level of site completions on the market-led development at Marske Sands / Beaconfield View (equivalent to 140 dwellings per annum on average) and on the other three sites

¹² The most recent Housing Delivery Test results (based on the 2023 measurement and published 12 December 2024) confirmed that Redcar & Cleveland overachieved by 645% against the (household growth projections) requirement, so a 5 % buffer currently applies.

¹³ The assessment did not identify any additional contributions from sites on the brownfield land register or arising from C2 care home developments.

where construction has yet to start and will consequently only cover part of the assessment period. It is therefore currently considered a less realistically achievable scenario.

Table 1: Estimated Deliverable Supply Breakdown 2026/27-2030/31

Supply Component (Base Date 31.3.26.)	Sites	Total Supply	Deliverable Supply	Balance to Yr.6
Sites Under Development*	9	1,341	1,091	250
Detailed Permission	11	476	323	153
Detailed Permission subject to S106	2	327	193	134
Planning Application Sites (5+ dwellings net)	6	405	405	0
Unpermissioned Allocations	1	102	70	32
Smaller Permissions (fewer than 5 dwellings net)	68	54	50	0
Minor Windfall Allowance (average 30 p.a. net)	--	65	65	0
Total		2,770	2,197	569

*As recorded at 31 March 2026 and excluding 19 recorded starts on smaller schemes of fewer than 5 dwellings net.

4.8 The estimated deliverable supply of 2,197 dwellings would be equivalent to 439 completions per annum, which is less than that achieved in 25/26 (563). It is 2-10% below average annual net completion rates over the last 3, 5 and 10 year periods (487, 465 and 448 respectively) and is in line with the 10-year median (433). It is higher than the estimate in the 2025 assessment (1,901 or 380 per annum), which reflects the progress being made in bringing new sites forward for development.

4.9 Approximately 50% of the deliverable supply would be on existing development sites. A further 23% would be on 13 sites with detailed permission or which are minded to grant approval for detailed permission subject to S106 agreements.

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

Sites Under Development (9 sites; 1,091/1,341 dwellings)

4.11 It is assumed that 450 dwellings would be completed at the Marske Sands / Beaconfield Rise site within the assessment period. This, equates to an annual average of approximately 90 dwellings a year (equivalent to 45 per housebuilder) and accounts for 64% of remaining commitments. If an average of 80 market housing completions per year is assumed, this allows for the further completion of affordable housing obligations, of which over one third (45/123) had been honoured by 31 March 2026. The residual balance of 250 dwellings would by implication be completed from year 6 onwards and would mostly comprise the third and final development phase in the south-east of the site (214 dwellings).

4.12 It is anticipated that all other ongoing major developments would be fully completed within the assessment period, including those at the mixed tenure Portside Village Phase II (337 completions outstanding) and at Fitzwilliam Place (114 outstanding).

Detailed Permission (11 sites; 323/476 dwellings)

4.13 The estimate assumes the partial development of the recently permissioned site at Saltburn Lane, Skelton (Barratt David Wilson Homes), amounting to the completion of phase 1 (170 dwellings) and leaving a residual balance of 153 from year 6 onwards. Phase 1 includes 31 affordable dwellings

which may boost the delivery rate and would equate to the development of 35 market dwellings per annum over 4 years.

4.14 It is anticipated that the other sites 10 with detailed permission would be fully completed within the assessment period.

Detailed Permission subject to S106 agreements (2 sites; 193/327 dwellings)

4.15 The proposed developments are on sites at High Farm, Teesville (234 dwellings, Strata Homes) and Marske Road, Saltburn (93 dwellings, Keepmoat). In addition to S106 payments amounting to over £1.1mn., the High Farm permission would also be subject to 16 conditions. It is provisionally assumed that the partial development of this site, for 100 dwellings, could be achieved within the assessment period with the balance of 134 carried over to year 6 onwards. The estimate equates to approximately 30 dwellings per annum over 3 to 4 years and takes into account that there is no mandatory affordable housing provision or phasing strategy attached to the proposals. It is assumed that the Saltburn site, which in addition to S106 payments amounting to over £0.5mn. would also be subject 24 conditions and does include on-site affordable dwellings, would be capable of being fully built out within the assessment period.

Planning Application Sites (6 sites; 405 dwellings)

4.16 All six sites are the subject of detailed application. It is assumed that all of them would be capable of being fully built out within the assessment period, including Portside Village Phase III (165 dwellings), allocated land at Kilton Lane, Brotton (Gleeson; 87 dwellings) and, notwithstanding the forthcoming decision, the ongoing appeal site at Newstead Farm, Guisborough (Miller Homes; 67 dwellings).

4.17 The detailed application site on allocated land at Cragg Hall, Carlin How (70 dwellings) has been provisionally excluded from the supply due to the continued lack of progress towards determining the application and doubts about development viability. The detailed application site at Old Station Arms, South Bank (conversion to 30 bedsits) has also been discounted due to the lack of progress made towards determining the application and unresolved concerns about the acceptability of the proposals.

4.18 Five outline application sites, with a combined potential for up to 485 dwellings, have been considered and also omitted from the deliverable supply, as discussed overleaf.

Unpermissioned Allocations (1 site; 70/102 dwellings)

4.19 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. Progress is being made towards agreeing heads of terms for the sale of the land to a volume housebuilder, which is active in the local area and, as such, it is considered that there is sufficient evidence to identify the site as deliverable. It is assumed 70 completions may be achievable within the assessment period, which at a notional average of up to 35 completions per annum, would allow for reasonable time to negotiate the planning application process and completion of pre-commencement requirements and groundworks.

Smaller Permissions <5 units net (68 sites; 50 dwellings)

4.20 As at 31 March 2026, there were permissions for 54 net additional dwellings including a recorded 19 starts. The estimated deliverable supply from these sites is 50 dwellings, as tabulated at **Appendix 3**.

Minor Windfall Allowance (65 dwellings)

4.21 Minor windfall completions (yielding fewer than 10 dwellings net) are a consistent source of completions and new supply and have averaged approximately 30 per annum net over the last 5 and 10 year periods, thereby providing an appropriate benchmark. As the estimated contribution in from existing minor permissions and developments amounts to 85 dwellings, an allowance of 65 has been included to make up the balance against typical completion rates.

Excluded Sites

4.22 Twenty-three ostensibly available sites with overall scope for at least 5 dwellings net were excluded from the deliverable supply estimate and can be grouped according to status as follows:

- Detailed application sites (2)
- Outline application sites (5)
- Other unpermissioned allocations (7)
- Pre-application site (1)
- Sites on the brownfield land register (6)
- Extant Permissions (2)

4.23 The justification for excluding each site is set out in **Appendix 4**. Taking into account the current status and circumstances of each site, it is apparent that any realistic potential to achieve development, including within the next five years, would be variable.

4.24 The most significant site may be the outline application site at Sparrow Park Farm, New Marske which is the subject of proposals from Taylor Wimpey for up to 300 dwellings. The site is outside development limits and contrary to policy SD3 of the local plan. The application has been submitted on the basis that as there is an insufficient five-year land supply it should therefore be determined in accordance with the NPPF presumption in favour of sustainable development and para. 11(d.).

4.25 Although the NPPF allows for the inclusion of sites with outline permission within the deliverable supply subject to convincing evidence, there is no commentary in the NPPF or PPG about sites where an outline application has been submitted and is awaiting determination.

4.26 It is stated in the application that the site could provide up to 120 dwellings over 5 years at 40 per annum average, which would allow for completions from year 3 onwards.

4.27 Notwithstanding the outcome and timing of any forthcoming decision, if hypothetically the figure of 120 was to be included, the estimated deliverable supply would increase marginally from 3.62 to 3.82 years, leaving a shortfall of 711 dwellings which would need to be found on other sites. In that regard, the next most likely excluded sites which might merit consideration, subject to further evidence, would be the four other outline application sites and a pre application site adjacent to Saltburn. The total estimated yield from these sites is 227 dwellings which would therefore be insufficient to meet the residual hypothetical shortfall.

Other Sites and Capacity: Local Plan Review

4.28 The assessment does not take account of any implications of the forthcoming local plan review. The replacement local plan, which is expected to be adopted in 2029, will cover the period from 2026 to 2042 and therefore the entire assessment period, with 2026/27 assuming year 1 and in turn providing the baseline housing requirement (i.e. 577 dwellings per annum, which equates to a requirement for over 9,200 additional dwellings over the plan period).

4.29 Meeting the new local plan housing requirement will necessitate bringing forward additional sites and allocations. This could conceivably increase the deliverable five-year land supply within the assessment period, alongside any permissions which are approved independent of the review including any granted in accordance with the NPPF presumption in favour of sustainable development, as is prospectively the case on the aforementioned site at Marske Road, Saltburn. It is therefore considered that the assessment provides a conservative estimate of prospective housing delivery over the next five years.

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 2026 to 31 March 2031 is estimated at 2,197 dwellings, and reflects the position in early July 2026. The estimated supply is equivalent to 439 dwellings per annum and equates to 3.62 years supply against the stock-based target of 3,028 (606 per annum).

5.2 As a five year deliverable supply cannot be evidenced, NPPF para. 11(d.) would need to be engaged in determining housing applications which are in conflict with the development plan, and would apply until such time as a deliverable five year supply could be demonstrated. Given that the estimated shortfall exceeds 800 dwellings and the baseline requirement (i.e. the total housing stock) is highly unlikely to fall in any given year, achieving that position may require further suitable and deliverable sites and proposals to be brought forward.

5.3 The supply estimate is considered achievable given that:

- It is comparable with typical net completion rates in recent years and over the course of the current plan period.
- A substantial proportion 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 cannot 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 2025 (MHCLG; 21.05.26):	67,356
Annual Baseline @ 0.8% of stock:	539
Affordability Adjustment:	
Median workplace earnings to housing affordability ratio (5-year mean; ONS, 26.03.2026):	5.35
Adjustment Factor ($5.35 - 5/5 \times 0.95 + 1$):	1.07
Annual Requirement (539×1.07):	577
Five Year Requirement (577×5):	2,884
Additional 5% Buffer as per NPPF Para. 78 ($2,884 \times 5\%$):	144
Five Year Requirement 2025-2030:	<u>3,028</u>
Annualised Average	606

Appendix 2

Estimated Five Year Deliverable Supply Schedule

Site / Source	Location	Status	Total Completions (31.03.26)	Completions 25/26	Housing Estimate				Comments
					Outstanding	Starts (31.03.26.)	Deliverable	Balance to Y6+	
Marske Sands / Beaconfield Rise	Marske	Development	110	107	700	129	450	250	Completions in 25/26 were boosted by 45 affordable dwellings (accounting for 36% of the affordable requirement across the whole site and leaving a further 78 affordable dwellings outstanding in accordance with the planning permission, though 27 of those properties are programmed in the final development phase for 214 dwellings which might be entirely built out, as implied, beyond the assessment period). The deliverable estimate of 450 (equivalent to 90 per annum average or 45 per housebuilder) reflects the high level of recorded starts and allows for the further development of affordable dwellings as per the planning permission.
Portside Village (Phase 2)	South Bank	Development	56	56	337	199	337	0	Mixed tenure development comprising build to rent properties (98), affordable dwellings (130) and market housing (165). This site is developing at a rapid pace and an interim update (June 2026) showed that completions had increased to 82 and starts were 208. With two-thirds of the remaining dwellings at construction stage, it is considered that the development is capable of being completed within the assessment period.
Foxrush Walk	Redcar	Development	149	119	55	31	55	0	
Fitzwilliam Place	Redcar	Development	0	0	114	14	114	0	
Woodcross Gate / Spring Wood Gardens	Normanby	Development	418	80	18	18	18	0	
Nightingale Chase	Guisborough	Development	9	9	42	0	42	0	Although there were no recorded starts, as of June 2026 the development website showed that 18 properties had been sold and a site visit in June 2026 confirmed several dwellings were under construction.
Harefield Gardens	Ormesby	Development	0	0	49	0	49	0	This development will entirely comprise affordable dwellings. Although no starts were recorded, a site visit in June 2026 confirmed that the build out is proceeding at pace.
The Ridings (Saltburn)	Saltburn	Development	7	3	21	21	21	0	
The Ridings (Nunthorpe)	Nunthorpe	Development	5	0	5	0	5	0	
Saltburn Lane	Skelton	Reserved Matters Permission	0	0	323	0	170	153	The estimated five-year yield assumes delivery of phase 1 (170 dwellings) at the western end of the site which would include 31 affordable properties, thereby potentially boosting the delivery rate, and equates to 30-40 market dwellings per annum over 3-4 years. The market housing element in phase 1 would comprise 125 no. Barratt properties and 45 no. David Wilson properties. Application ref. R/2025/0837/RMM approved 11.06.26 and subject to four conditions.
Former Guisborough General Hospital	Guisborough	Full Planning Permission	0	0	34	0	34	0	Proposed conversion scheme, approved 20.10.25. Application ref. R/2025/0229/FFM.
Former Loftus Co-operative Building	Loftus	Full Planning Permission	0	0	15	0	15	0	Permission granted 24.08.23. for conversion to 15 flats; application ref. R/2022/0965/CAM. Partial discharge of conditions application determined April 2026 (ref. R/2026/0090/CAD).
Normanby Hall	Normanby	Full Planning Permission	0	0	32	0	32	0	Permission granted 04.02.25., with 34 conditions, for 21 detached dwellings and associated restoration and conversion of grade-II listed Hall into 11 apartments. Application ref. R/2023/0836/FFM.
Upper Oxford Street	South Bank	Reserved Matters Permission	0	0	24	0	24	0	Permission granted 23.12.25. Application ref. R/2025/0108/RMM.
The Normanby Hotel	Normanby	Reserved Matters Permission	0	0	13	0	13	0	Permission granted 25.11.24. for conversion and extension of vacant pub to provide 13 flats with commercial units at ground floor level. Application ref. R/2024/0354/RMM.
Upsall House	Nunthorpe	Full Planning Permission	0	0	9	0	9	0	Permission granted 02.07.24. for 10 detached dwellings (net 9). Application ref. R/2023/0861/FFM. Discharge of conditions and S.73 variation applications awaiting determination as of June 2026.
105 High Street	Redcar	Full Planning Permission	0	0	8	0	8	0	Permission granted 07.06.24. for mixed use conversion and extension scheme with 8 flats on upper floors. Application ref. R/2023/0753/FF.
Lord Street	Redcar	Full Planning Permission	0	0	6	0	6	0	Permission granted 04.10.24. for mixed use two-storey building comprising retail units on ground floor and 6 flats above. Application ref. R/2024/0210/RM.
19 Station Road	Redcar	Full Planning Permission	0	0	6	0	6	0	Permission granted 11.02.25. for change of use and extension of existing building with 6 flats on upper floors. Application ref. R/2024/0762/FF.
Saltburn House	Saltburn	Full Planning Permission	0	0	6	0	6	0	Permission granted 17.04.25.for 6 new build dwellings within the grounds of Saltburn House. Application ref. R/2024/0655/CA.

High Farm	Teesville	Full Planning Permission subject to S106 Housing Allocation	0	0	234	0	100	134	The Council minded to approve the application 19.02.26. subject to the completion of a S.106 agreement amounting to £1,108,892 (application ref. R/2024/0797/FFM) and subject to 16 conditions. As of June 2026, it is understood that work is progressing to finalise the S106. As this development would not include any mandatory affordable housing provision, and in the absence of a phasing strategy, a lower average completion rate of 30 dwellings per annum has been provisionally assumed, from year 3 onwards, with prior first completions achieved in year 2.
N of Marske Road	Saltburn	Full Planning Permission subject to S106	0	0	93	0	93	0	The Council minded to approve the application 11.06.26. subject to completing an S.106 agreement amounting to £517,795 and the on-site provision of 14 affordable dwellings. The permission will also be subject to meeting 24 conditions. Application ref. R/2025/0584/FFM. It is considered that development would be completed within five years given the scale of the proposals, market location and that it would be undertaken by a major housing developer.
Portside Village III	South Bank	Reserved Matters Application Housing Allocation	0	0	165	0	165	0	The application was submitted in March 2026 (application ref. R/2026/0213/FFM). The development would comprise two distinct housing areas with the bulk of development (125 smaller dwellings) at the western end. Taking into account the scale of development and the rapid rate of delivery in the larger mixed-tenure phases I and II, it is considered that the site could be fully built out within five years.
Kilton Lane	Brotton	Full Application Housing Allocation	0	0	87	0	87	0	The application (R/2025/0395/FFM) was submitted in June 2025 by Gleeson Homes. Dialogue is ongoing regarding drainage requirements. Given the number of proposed dwellings, and that the land is allocated with development sought by a major housebuilder it is considered that permission can be secured and the site built out within 5 years.
Newstead Farrn	Guisborough	Full Application	0	0	67	0	67	0	The application (2025/0579/FFM) was refused on 11.06.26. against officer recommendation and the decision is to be appealed by the applicant (Miller Homes). Notwithstanding or pre-empting the outcome of the appeal, it is considered that the site would be capable of development within five years given the scale of the proposals, market location and that a detailed application has been submitted by a volume housebuilder.
Land adj. Trefoil Close	Guisborough	Full Application	0	0	56	0	56	0	The application (R/2023/0746/RSM) was submitted over two and a half years ago and as a resubmission of the previous (2021) application which was refused. It is understood that further ecological work is being undertaken and a new agent has been appointed to progress the application towards determination. Given the scale of the proposals, market location and that a detailed application has been submitted by an established SME housebuilder, it is considered that the site would be capable of development within five years.
Empire Theatre	Loftus	Reserved Matters Application	0	0	20	0	20	0	Application submitted April 2026 for the redevelopment of the site for an apartment block with associated car parking (ref. R/2026/0290/RMM). As the proposals have already been accepted in principle through the outline permission, the site is assumed deliverable as per the PPG methodology.
Eston & California Social Club	Eston	Full Application	0	0	10	0	10	0	Application for conversion into 10 flats lodged December 2025 (ref. R/2025/0806/FFM). This has followed on from an unsuccessful appeal against the identical 2024 application proposals which, after officer recommendation for approval, were refused on different grounds (conformity with policies SD4 and H5(c)). The appeal was refused due to the absence of ecological mitigation arrangements, which the new application seeks to address. <i>Postscript: application approved 9.7.26.</i>
Former Eston Park School	Eston	Housing Allocation	0	0	102	0	70	32	Progress is now being made towards disposing of this site to a major housebuilder active in the local area which intends to redevelop the site for 102 dwellings. It is understood from RCBC Asset Management colleagues that heads of terms are in the process of being agreed with the submission of a detailed application anticipated following that. It is therefore considered that completions can be achieved within the assessment period; assuming an annual delivery rate of 35 would yield 70 completions over two years, thereby allowing for sufficient time to submit an application, secure permission, discharge conditions and undertake pre-commencement works in the intervening period.
Smaller permissioned sites (< 5 dwellings net)				17	54	19	50	0	
Sub-Totals				391	2,706	431	2,132	569	
Minor Windfall Allowance (30 pa net avg. 3/10 yrs)= 150 less existing deliverable sites <10 dwellings (85) =65							65	0	
Total Estimate					2,706	431	2,197	569	

Appendix 3

Permissions on Small Sites (<5 net dwellings)

Site /Address	Total (Gross)	Total (Net)	Started	Outstanding/Assumed Deliverable	Notes
Quarry House, Newton Under Roseberry	2	2	0	2	
Toad Hall Arms, High Street, Moorsholm	0	-1	0	-1	
Land adj. 33 High Street, Moorsholm	1	1	0	1	
Land at Pinewood, High Stanghow, Stanghow	1	1	0	1	
Land at Hazel Tree Farm, High Street, Moorsholm	1	1	0	1	
1-3 High Street, Lingdale	1	1	0	1	
Tickhill Farm House, Moorsholm Lane, Moorsholm	1	1	1	1	
Land adj. The Hollins, Liverton Road, Liverton	1	1	0	1	
Ivy Brook Cottage, Liverton Road, Liverton	1	1	0	1	
34 Zetland Road, Loftus	2	1	2	1	
Dudley Lodge, land at Liverton Lodge, Liverton Mines	1	1	0	1	
5-6 Zetland Road, Loftus	1	1	0	1	
2-3 Petch's Cottages, Liverton Road, Liverton	2	1	0	1	
Land west of 46 Micklow Lane, Loftus	1	1	0	1	
1 & 2 Wilton Village, Wilton	1	-1	0	-1	
The Former Brown Jug P.H., 1 William Street, Eston	2	2	2	2	
Former Rosedene Cattery, Crow Lane, Lackenby	1	1	0	1	
176-178 High Street, Eston	1	1	0	1	
Land Adjacent To 21 Kilbridge Close, New Marske	4	4	4	4	
1 St Andrews Road, New Marske	0	-1	0	-1	
41 Sandmoor Road, New Marske	0	-1	0	-1	
1 Gleneagles Road, New Marske	0	-1	0	-1	
Land At Albion Terrace, Guisborough	3	2	2	2	
29 - 33 Church Street, Guisborough	4	3	0	3	
Land to rear of The Globe, 81 Northgate, Guisborough	4	4	0	4	
Land adjacent to Upsall Lodge, Nunthorpe	2	2	0	2	
Former 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	
1 Lune Street, Saltburn	1	-2	0	-2	
3 Amber Street, Saltburn	3	2	0	2	
The Bungalow, Victoria Terrace, Saltburn	1	0	0	0	
118 Flatts Lane, Normanby	1	1	1	1	
Former park bungalow, Smiths Dock Park Road, Normanby	2	2	0	2	
10 Garsbeck Way, Ormesby	0	-1	0	-1	
3 St Johns Row, Grangetown	0	-1	0	-1	
49 Bolckow Road, Grangetown	0	0	0	0	
Ings Farm Primary School, Stirling Road, Redcar	0	-1	0	-1	
Land adj. 61 Skelton Road, Brotton	2	1	0	0	Extant permission originating 2011.
Primrose Cottage & four adj. plots, Mill Lane, Skinningrove	4	3	1	3	
15-17 Front Street, Carlin How	4	2	0	2	
Former Methodist Chapel, Chapel Street, Skinningrove	2	2	2	2	
Hunley House, Saltburn Road, Brotton	1	1	0	1	
21-22 Coverdale Buildings, Brotton	1	-1	0	-1	
19 and 21 Fell Briggs Drive, Marske	1	-1	0	-1	
5 & 6 Railway Cott's, Guisborough Road, Nunthorpe	1	-1	0	-1	
109 & Rear Of 107 Ormesby Bank, Ormesby	4	3	1	2	
10 Dew Lane, Ormesby	1	1	1	1	
76 Ormesby Bank, Ormesby	0	-1	0	-1	
East Lodge, St Helens Close, Eston	1	1	0	1	
Yearby Farm, Yearby Road, Yearby	2	2	1	2	
Former HSBC Bank, 2 West Dyke Road, 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	1	1	
149b High Street, Redcar	1	1	0	1	
75 Queen Street, Redcar	0	-4	0	-4	
160 High Street, Redcar	1	0	0	0	
145A High Street, Redcar	2	1	0	1	
40-42 Lord Street, Redcar	4	3	0	3	
The Paddock, Enfield Chase, Guisborough	0	3	0	0	Extant permission originating 2006.
Site of Old Station House, off Station Lane, Skelton	2	2	0	2	
50 Richard Street, North Skelton	0	-1	0	-1	
Land adj. Priestcrofts Farm, Lingdale Road, Boosbeck	1	1	0	1	
Land off Lingdale Road, Boosbeck	1	1	0	1	
Mollys Paddock, Boosbeck Road, Skelton Green	1	1	0	1	
Land at Newlyn Way, Redcar	2	2	0	2	
Total	100	54	19	50	

Appendix 4

Excluded Sites (5 dwellings net minimum)

Site / Source	Location	Status or Source	Housing Estimate	Justification
Low Cragg Hall	Carlin How	Full Application Allocation	70	The application was submitted in April 2023 (application ref. ref. R/2023/0276/FFM) and no progress has been made since the previous assessment towards determining the application; a further extension of time to submit an affordable housing exemption statement has been granted. Alternative uses have been explored in the interim via a planning consultant enquiry, which raises further doubts regarding the viability of the current proposals.
Old Station Arms	South Bank	Full Application	30	No progress has been made in determining the application since the previous assessment. 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) and there are technical concerns regarding access. The site is also located alongside non-conforming industrial uses and is remote from the residential area and associated facilities.
Sparrow Park Farm	New Marske	Outline Application	300	The application (R/2025/0840/FFM) is in outline but has been submitted by a volume housebuilder. The site is outside the development limit boundary and as such the proposals are contrary to the development plan; the application has been submitted on the basis that a five-year land supply cannot be demonstrated. The application is from Taylor Wimpey and it is indicated that if permission is secured, approximately 120 dwellings could be completed over three years; as the application is in outline, that would presumably be dependent on the application being approved in the near term. The site has been provisionally excluded from the deliverable supply to await the decision on the application, which may provide more certainty as to the volume of completions, if any, which might be achievable within the next five years.
Land S. of Stokesley Road	Guisborough	Outline Application	117	The application (R/2025/0840/FFM) is only in outline and has elicited a critical objection from the National Park Authority having regard to the exceptional criteria at NPPF para. 11 (d) (i) and the associated paragraph 187. The site is outside the development limit boundary and as such the proposals are contrary to the development plan; the application has been submitted on the basis that a five-year land supply cannot be demonstrated. As it is unclear whether and when outline permission is likely to be gained, the site has been omitted from the deliverable supply.
Craigton House	Redcar	Outline Application	31	The application (ref. R/2025/0437/OOM) was submitted in June 2025 and proposes the conversion and extension of the building to create 40 flats on the upper floors (a net gain of 31 flats). The public consultation has flagged up concerns about legal access rights to the associated car park at the rear of the building for the commercial properties at ground floor level, though it is understood that these issues are being resolved and that an S106 agreement is to be signed. Outline permission may therefore be secured imminently but as the application is in outline further evidence of deliverability is established, the site has been provisionally discounted from the deliverable supply in accordance with the guidance. <i>Postscript: Outline permission for 39 flats (net 30) was granted 24.07.26.</i>
Smith's Dock Inn	Normanby	Outline Application	28	Application submitted April 2026 for the redevelopment of the site for 12 houses and a block of 16 apartments (application ref. R/2026/0128/OOM). This has followed on from an unsuccessful appeal against the identical 2022 application proposals which, after officer recommendation for approval, were refused citing conflict with local plan policies SD4 and HE2. The appeal was however refused on different grounds: the absence of ecological mitigation arrangements and lack of affordable housing provision (policies N4 and H4), which the new application seeks to address. It is conceivable therefore that this application might be successful, including through lodging another appeal as necessary. Notwithstanding that, in having regard to the PPG the site has been provisionally excluded from the five-year supply. The application is in outline, and the applicant is not an active housebuilder. Although it is stated in the application that an RP has registered interest the affordable housing element, it is considered that in accordance with the NPPF and PPG more substantive evidence would be required to justify inclusion in the deliverable supply.
Land at Church Lane	Grangetown	Outline Application	9	Application submitted October 2025 for the development of 9 dwellings (application ref. R/2025/0671/OO). The site has been provisionally excluded from the deliverable supply potentially until such time as permission is granted, in which case it could be considered deliverable in accordance with the PPG as the proposals are not defined as major development.
Land South of The Ridings	Saltburn	Pre-Application Site	42	Public consultation was undertaken in April 2025 on behalf of an SME developer with the accompanying indicative layout showing 42 dwellings accessed from the north via the ongoing development at The Ridings. However, as the proposals have yet to proceed to application stage there are currently no substantive grounds for including the site as part of the five-year supply. The proposed development would be contrary to the development plan as the site comprises greenfield land outside development limits(policy SD3) and within a strategic gap (policy N2) so the granting of any imminent permission would be dependent on the continued lack of five year supply and applying the NPPF presumption in favour of sustainable development.
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 but until such time as new proposals emerge there is no justification to consider including the site within the five-year supply.
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 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. The council owns the site and is not currently marketing it for disposal. As such, there is no justification for giving consideration to its inclusion in the five year land supply.
Stanghow Road	New Skelton	Unpermissioned Allocation	10	The position remains unchanged from the previous assessment with no evidence of developer interest.

Home Farm	Skelton	Unpermissioned Allocation	47	The position remains unchanged from the previous assessment with no evidence of developer interest.
Former Boosbeck Abattoir and adj. land	Boosbeck	Unpermissioned Allocation	69	There are significant commercial viability constraints and that situation remains unchanged from the previous assessment.
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 or has been developer interest in the eastern site, but with no change since the previous assessment there is insufficient evidence to currently merit including that site in the deliverable supply.
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. As in 2025, 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 two remaining dwellings has commenced but as progress appears to have stalled some time ago, as in 2025 the site has been excluded from the deliverable supply.
Former Bulls Head	North Skelton	Brownfield Land Register	8	Detailed permission expired July 2026 (application ref. R/2022/0747/FF).
Former St. George's Bungalows	Grangetown	Brownfield Land Register	48	Vacant area of former housing land. As there are no proposals or known aspirations to redevelop the site there is no justification to consider including it within the five-year supply.
Former Arlington Chapel	Loftus	Brownfield Land Register	11	Cleared site which was previously identified by the council in the wider regeneration proposals for Loftus for affordable housing which did not materialise. The site has recently been marketed for redevelopment, but has not yielded any interest from housing developers.
Former Cliffe Garage	Redcar	Brownfield Land Register	22	Detailed permission for a supported living social rented apartments scheme in two blocks lapsed in September 2024 (application ref. R/2021/0332/FFM). The site was identified as a potential priority site for Homes England, but this has not progressed any further due to land acquisition issues and the small capacity of the site.
Land adj. Wentworth Court	Eston	Brownfield Land Register	11	Detailed permission expired November 2024 (application ref. R/2021/0412/FFM).
Layland House	North Skelton	Brownfield Land Register	6	This site comprises a disused Victorian single-storey building set within an enclosed compound. Outline permission to redevelop the site for 6 dwellings expired in November 2020.
South Bank Older Housing Area	South Bank	Brownfield Land Register	250-300	This site comprises several cleared parcels of former housing land of variable sizes to the west of Normanby Road covering a total area of approximately 7.4ha and, as per the BLR, assessed potential for an estimated 250-300 dwellings. The Older Housing Area has been identified by Homes England as a potential priority brownfield intervention site but potentially in the long term and as there are currently no advanced development proposals on any of the sites there is no justification to consider inclusion within the five-year supply.

Appendix 5

Recent Major Developments: Lead-In and Completion Timescales

Development	Location	Lead Developer(s)	Main Tenure	Total Yield	AH %	Outline PP	Full PP	Duration (Months)	Completion 1 st	Duration (Months)	Build Out	Completion Years	Annual Yield. Range	Annual Average Yield
Kirkleatham Green	West Redcar	Vistry Partnerships	Mixed	375	23%	26.05.17.	31.10.19.	29	04.11.20.	12	19/20-25/26	5.75	5-132	65
Portside Village I	South Bank	Miller Homes	Mixed	300	62%	31.03.16.	26.07.21.	64	22.12.22.	17	22/23-25/26	4.5	17-114	67
Galley Hill	Guisborough	Taylor Wimpey	Market	326	6%	22.11.12.	10.03.14.	16	15.01.16.	10	15/16-22/23	8.25	9-67	40
Woodcross Gate / Springwood Gardens.	Normanby	Miller Homes Taylor Wimpey	Market	436	35%	01.09.16.	03.10.19.	36	19.01.21.	15	20/21-26/27	6.5	9-92	67
Newton Woods	Guisborough	Avant	Market	114	9%	--	24.02.17.	--	19.10.17.	8	17/18-21/22	4.25	3-46	27
Larkfields	Saltburn	Taylor Wimpey	Market	116	8%	09.01.15.	01.09.16.	20	25.10.17.	13	17/18-19/20	3.0	24-47	39
Castlegate	Skelton	Bellway	Market	140	0%	13.11.13.	29.06.21.	91	23.06.22.	12	22/23-25/26	4.25	21-52	33
Rowan Garth	East Redcar	Taylor Wimpey	Market	138	0%	10.12.14.	02.06.15.	7	10.10.16.	16	16/17-19/20	3.25	1-64	42
Roseberry Manor	Nunthorpe	Taylor Wimpey	Market	138	0%	--	28.11.16.	--	16.02.18.	15	17/18-23/24	6.25	4-34	22

Meadowood Park	Normanby	Keepmoat	Market	59	0%	--	29.06.21.	--	22.07.22.	13	22/23-23/24	1.75	27-32	34
Hummersea Hills II	Loftus	Beyond Housing	Social Housing	128	100%	--	13.03.20.	--	11.03.22.	24	21/22-23/24	3.25	14-70	39

Development	Location	Lead Developer(s)	Main Tenure	Total Yield	Completions By Build-Out Year						% within 5 years
Year					1	2	3	4	5	6+	
Kirkleatham Green	West Redcar	Vistry Partnerships	Mixed	375	57	132	67	78	36	5	99%
Portside Village I	South Bank	Miller Homes	Mixed	300	17	114	114	55			100%
Galley Hill	Guisborough	Taylor Wimpey	Market	326	9	49	42	54	67	105	68%
Woodcross Gate / Springwood Gardens	Normanby	Miller Homes Taylor Wimpey	Market	436	9	90	92	60	87	98	78%
Newton Woods	Guisborough	Avant	Market	114	18	46	32	20	3		100%
Larkfields	Saltburn	Taylor Wimpey	Market	116	24	45	47				100%
Castlegate	Skelton	Bellway	Market	140	36	52	31	21			100%
Rowan Garth	East Redcar	Taylor Wimpey	Market	138	20	64	53	1			100%
Roseberry Manor	Nunthorpe	Taylor Wimpey	Market	138	4	21	22	34	19	38	73%
Meadowood Park	Normanby	Keepmoat	Market	59	32	27					100%
Hummersea Hills II	Loftus	Beyond Housing	Social Housing	128	14	44	70				100%

Source: RCBC Planning Application Records System (PARS)