

Housing Trajectory Overview Paper

This paper provides a breakdown of figures from the Council's housing trajectory as modified within the Local Plan Examination under Matter 10 'Housing Land Supply' on Thursday 14th June 2018.

The following figures are provided within this paper:

- **Housing trajectory overview** (plan period and beyond)
 - Figure 1- Housing trajectory overview
 - Figure 2- Gross delivery by location
 - Figure 3- Gross delivery by 'value area' and status of site
 - Figure 4- Gross delivery by 'value area'
 - Figure 5- Gross delivery by status of site
 - Figure 6- Gross delivery by 'value area' and status of site
- **Five Year Supply overview** (2018/19 to 2022/23)
 - Figure 7- Five year supply position
 - Figure 8- Gross delivery by 'value area' and site status
 - Figure 9- Gross delivery by 'value area'
 - Figure 10- Gross delivery by status of site
 - Figure 11- Gross delivery by 'value area' and status of site

This paper confirms that there is 17% flexibility against the housing requirement over the plan period and that a five year supply position can be demonstrated.

The following matters are important to note when viewing the figures contained within the assessment:

- Where there are planning applications on allocated sites which are under construction they have been listed under planning permissions and the balance of the allocation is projected under the allocation (example Queens Park North- allocation is for 400 but 280 units have planning permission and are under construction; therefore 280 units projected under planning permission and the balance of 120 is projected under the allocation)
- Where a site has planning permission but is to be delivered in phases this has been split into the component applications to ensure that only the applications that are under construction are identified as such and the wider site is not classified as under construction (example Wynyard Village- commitment for 500 units- application for 138 units under construction but wider site of 362 units is committed but not started). This ensures the under-construction figures are not inflated by classifying a whole site as under construction when only part is.
- With the exception of figure 1 and 7 figures quoted do not include small sites, windfalls and demolitions.

Housing Trajectory Overview

Figure 1- Housing trajectory overview

	0 to 5	6 to 10	11 to 15	Plan Period Total	Post Plan 2032+
	17/18 to 21/22	22/23 to 26/27	27/28 to 31/32		
Housing Requirement	3600	3275	3275	10150	
Delivery (net)					
Planning perms (net)	3793	2469	990	7252	215
Windfalls	46	125	125	296	
Local Plan Allocations	429	2095	1800	4324	2073
Total delivery (net)	4268	4689	2915	11872	2288
Period Over/under Supply	668	1414	-360	1722	
% Period Over/under Supply	18.6	43.2	-11.0	17.0	
Cumulative Over/under Supply	668	2082	1722		
Cumulative % Over/under Supply	18.6	30.3	17.0		

Delivery is anticipated to exceed the requirement within years 0-5 and 6-10 of the plan period; delivery is anticipated to be below the housing requirement within years 11 to 15. However, it is demonstrated that over the plan period there is flexibility of 17% against the housing requirement. Delivery beyond the plan period is from Allens West and West Stockton SUE (Yarm Back Lane and Harrowgate Lane) continuing to deliver beyond the plan period and Tees Marshalling Yard delivering beyond the plan period.

Figure 2- Gross delivery by location

Location	Plan period				Plan period and beyond			
	Planning Permission	Allocation	Total	%	Planning Permission	Allocation	Total	%
Regenerated River Tees Corridor	973	999	1972	17.1	973	2099	3072	22.2
Billingham	6	150	156	1.4	6	150	156	1.1
Eaglescliffe	960	150	1110	9.6	1175	150	1325	9.6
Ingleby Barwick	1885	0	1885	16.3	1885	0	1885	13.6
Stockton	704	2245	2949	25.5	704	3218	3922	28.3
Thornaby	140	20	160	1.4	140	20	160	1.2
Yarm	1309	0	1309	11.3	1309	0	1309	9.5
Wynyard	850	760	1610	13.9	850	760	1610	11.6
Rural	402	0	402	3.5	402	0	402	2.9
Total	7229	4324	11553	100	7444	6397	13841	100

The main sources of delivery are at the Regenerated River Tees Corridor, Ingleby Barwick, Stockton (incorporating the West Stockton SUE), Yarm and Wynyard. The conurbation accounts for 82.6% of delivery within the plan period.

Figure 3- Gross delivery by 'value area' and status of site

		Plan period		Plan period and beyond	
		High	Low	High	Low
Planning Permission	Sites under construction	2840	1058	2840	1058
	Sites not started	2916	415	3131	415
Allocation	Sites under construction	0	0	0	0
	Sites not started	2848	1476	3821	2576
Combined	Sites under construction	2840	1058	2840	1058
	Sites not started	5764	1891	6952	2991

The data above has been used to inform figures 4, 5 and 6 below.

Figure 4- Gross delivery by 'value area'

	Plan period		Plan period and beyond	
	Dwellings	%	Dwellings	%
Low Value	2949	25.5	4049	29.3
High Value	8604	74.5	9792	70.7
Total	11553	100	13841	100

Within the plan period circa 75% of delivery is within the high value area

Figure 5- Gross delivery by status of site

	Plan period		Plan period and beyond	
	Dwellings	%	Dwellings	%
Sites under construction	3898	33.7	3898	28.2
Sites not started	7655	66.3	9943	71.8
Total	11553	100	13841	100

Within the plan period circa 34% of delivery is from sites which are already under construction

Figure 6- Gross delivery by 'value area' and status of site

	Plan period		Plan period and beyond		Total
	Sites under construction %	Sites not started %	Sites under construction %	Sites not started %	
Low Value	35.9	64.1	26.1	73.9	100
High Value	33.0	67.0	29.0	71.0	100

Of the circa 25% delivery within the plan period located within the low value area (see figure 4) circa 36% is from sites which are already under construction.

Five Year Supply Overview

The five-year supply position below covers the period 2018/19 to 2022/23 which is years 2 to 6 of the plan period.

Figure 7- Five year supply position

	5% Buffer	20% Buffer
Five year requirement	3,659	4,182
Delivery (net)	4515	4515
Number of years supply	6.2	5.4

Gross delivery over the 5 year period is 4592 dwellings (Planning permission 3744, small sites 78, windfalls 71 and allocations 699) and there are 77 demolitions anticipated. This provides a net delivery of 4515 dwellings which when considered against the housing requirement produces a five year supply of 6.2 years and 5.4 years when considered against a 5% and 20% buffer respectively.

Figure 8- Gross delivery by 'value area' and site status

		High	Low
Planning Permission	Sites under construction	1809	734
	Sites not started	872	329
Allocation	Sites under construction	0	0
	Sites not started	520	179
Combined	Sites under construction	1809	734
	Sites not started	1392	508

The data above has been used to inform figures 9, 10 and 11 below.

Figure 9- Gross delivery by 'value area'

	Dwellings	%
Low Value	1242	28.0
High Value	3201	72.0
Total	4443	100

Within the five year period 72% of delivery is within the high value area

Figure 10- Gross delivery by status of site

	Dwellings	%
Sites under construction	2543	57.2
Sites not started	1900	42.8
Total	4443	100

Within the 5 year period circa 57% of delivery is from sites which are already under construction.

Figure 11- Gross delivery by 'value area' and status of site

	Sites under construction %	Sites not started %	Total
Low Value	59.1	40.9	100
High Value	56.5	43.5	100

Of the 28% delivery within the five year period located within the low value area (see figure 9) circa 59% is from sites which are already under construction.