Local Plan Examination Housing Trajectory

Cells highlighted in red identify modifications made at the hearing session into matter 10 'Housing Land Supply

PLANNING PERMISSIONS

												Plan Period																	
												0-5 years 2017/18 to 2021/22					5-10 years 2022/23 to 2026/27				10-15 years 2027/28 to 3031/32								
				Position (1/4/18)				Past Delivery				5 year supply period 2018/19 to 2022/23														Beyond Plan Period (2032 and beyond)			
Local Plan Policy Ref	Site Ref	App Number	Site Address	Totals Units	Completed	Remaining	Under Construction	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32		Value Area	Current Status	Delivery comments updated
Billingham																													
n/a	630	15/0604/OUT	77 Station Road	12		12																					Low	Outline Consent	Anticipated planning permission will lapse
n/a	629	16/2468/FUL	Rear of 56, 58 and 60 Cotswold Crescent	6		6								6													Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
Eaglescliffe																													
H1.2.E2	382	11/2842/EIS	Allens West, Durham Lane	845		845											70	70	70	70	70	70	70	70	70	215	High	Outline Consent	Reserved matters required by 2023. Anticipated that the site will come forward within years 5-15 of the plan period
H1.2.E1	553	13/2184/OUT	Urlay Nook Road	145	112	33	33			48	64	33															High	Under development	Site is under development. Anticipated the scheme will deliver in accordance with past delivery
H1.2.E3	632	14/2816/FUL	West Acres, Durham Lane	62	24	38					24	20	18														High	Under development	Development has commenced and is anticipated to deliver within 5 years
n/a	633	15/1790/FUL & 14/2562/FUL	Land At Manor House Farm, Old Hall And Land South Of Back Lane And East Of Butts Lane, Egglescliffe	12		12							6	6													High	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.E4	665	15/2752/FUL	South of Urlay Nook Road	23		23									10	13											High	Full Planning Permission	The site is within an attractive market area and it is anticipated the site will deliver within 5 years
n/a	727	17/1020/FUL	1-2 Aislaby Road, Eaglescliffe	6		6								6													High	Full Planning Permission (subject to s106)	The site is within an attractive market area and it is anticipated the site will deliver within 5 years
n/a	tbc	18/0301/REV	Hunters Rest Farm	130		130										30	30	30	30	10							High	Outline Consent	
Ingleby Barwick																													
H1.2.IB1	295	14/3035/REM	The Rings	480	113	367	68			21	92	60	60	60	60	60	60	7									High	Under development	Site is under development. Anticipated the scheme will deliver in accordance with past delivery
H1.2.IB2	383	09/3025/OUT	Sandhill	138	63	75	37		3	29	31	30	30	15													High	Under development	Site is under development. Anticipated the scheme will deliver in accordance with past delivery
H1.2.IB3	546	12/2517/OUT, 17/0919/REM, 17/1704/FUL, 13/3107/OUT & 15/0931/OUT	Little Maltby Farm, Low Lane	1155	70	1085				51	19	10	45	50	90	110	90	90	90	90	90	90	80	80	80		High	Outline Consent/Reserved Matters	70 homes have been delivered and reserved matters has been granted for a further 55 dwellings. Anticipated the wider site will deliever following subsequent applications. Anticipated the site will support multiple developers.
n/a	44	04/2404/REM	River View Zone A, Village 6	55	53	2	1	1	1			1	1														High	Under development	Anticipated remaining units willdeliver
n/a	510	12/1537/COU	Leven Camp, Low Lane, High Leven	25	10	15			2	4			4	4	4	3											High	Under development	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.IB6	192	06/1064/OUT	Betty's Close Farm	17	1	16	1			1			1	2	4	5	4										High	Under development	Custom and self build site. Modest rate of delivery anticipated.
H1.2.IB4	479	15/2431/FUL	Blair Avenue	40		40									20	20											High	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.IB5	655	15/2531/OUT	Roundhill Avenue	65		65									20	20	25										High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years and beyond
H1.2.IB7	663	16/0323/OUT, 16/3079/OUT & 17/1820/OUT	Lowfield Farm	69		69									8	8	12	12	12	12	5						High	Outline Consent	Majority custom and self build properties. Modest rate of delivery anticipated.
n/a	728	17/1613/OUT	Land At The Vale, Low Lane	9		9									4	5											High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years and beyond
Stockton																													
H1.2.S3	408	09/2385/FUL	British Visqueen Limited, Yarm Road	479	268	211	71	26		129	67	60	60	60	31												Low	Under development	Site is under development and there are 2 sales outlets
H1.2.S2	137	08/3577/VARY	Corus Pipe Mill, Portrack Lane	311	226	85	15	40	33	33	38	30	30	25													Low	Under development	Site under development and anticipated to deliver in accordance with past delivery
H1.2.S5	438	14/1874/FUL	Norton Park Regeneration Scheme	174	98	76	33		27	38	33	30	30	16													Low	Under development	Site under development and anticipated to deliver in accordance with past delivery
H1.2.S8	168	13/0299/FUL	Parkfield and Mill Lane Regeneration	117	65	52				18	47	27	25														Low	Under development	Site under development and anticipated to deliver in accordance with past delivery
H1.2.R1	202	16/2306/FUL	North Shore (Home Zone Phase 3)	82	5	77	55				5	30	30	17													Low	Under development	Site under development and anticipated to deliver within 5 years
H1.2.S1	576	17/2735/REM	Summerville Farm, Durham Road	350		350							20	30	30	30	30	30	30	30	30	30	30	30			High	Under development	Anticipated that development will deliver residential units within 5 years and beyond
H1.2.S4	628	17/0695/FUL	Land at Raleigh Road	11		11	11					11															Low	Under development	Site under development
H1.2.S9	203	16/1026/OUT	Car Lot, Parkin Street	43		43									20	23											Low	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	107	14/0994/FUL	Land west of Bowesfield Primary	7		7	7					7															Low	Under development	Site under development
n/a	482	11/1955/FUL	Land adjacent to Priory Gardens	5	2	3							3														Low	Under development	Anticipated remaining units will deliver following approval of application to vary consent (17/2128/VARY)
n/a	508	16/0301/FUL	Land at Marmaduke Place	5	2	3	3				2	3															Low	Under development	Site under development
n/a	659	17/2913/FUL	155 Darlington Lane	7		7								7													Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.S10	675	16/2445/FUL	Former Blakeston School	84		84									24	30	30										Low	Outline Consent	Consent for the residential element of this scheme is outline. Anticipated the site will deliver following reserved matters
H1.2.S11	268	16/2835/FUL	Former Roseworth Public House	12		12								12													Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	704	17/0873/FUL	Riverside Inn	6		6								6													Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	713	17/1874/FUL	First Floor, The Town House, Skinner Street	15		15								15													Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.3.4	715	17/0204/FUL	Queens Park, Norton Road	280		280	24					30	30	30	30	30	30	30	30	30	10						Low	Under development	Site is under development. Anticipated delivery will be within 5 years and beyond
n/a	635	16/2750/FUL	46 Westbourne Street	8		8							8														Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	522	12/2890/COU	70 Yarm Road	7	2	5	1				2	5															Low	Under development	Site under development
n/a	399	14/1736/FUL	42 Yarm Road	9		9	1						9														Low	Under development	Anticipated that there is a reasonable prospect of this site delivering within 5 years

														Plan Period																
														0-5 years 2017/18 to 2021/22					5-10 years 2022/23 to 2026/27					10-15 years 2027/28 to 3031/32					Beyond Plan Period (2032 and beyond)			
				Position (1/4/18)				Past Delivery				5 year supply period 2018/19 to 2022/23																			
Local Plan Policy Ref	Site Ref	App Number	Site Address	Totals Units	Completed	Remaining	Under Construction	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32		Value Area	Current Status	Delivery comments updated
Thornaby																														
H1.2.T1	646	15/1466/OUT	Land South Of Cayton Drive	45		45								10	20	15											Low	Under development	Reserved matters have been approved (16/3022/REV). Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.R2	674	16/1603/OUT	Navigation Way	150		150									20	20	20	20	16								Low	Outline Consent	Planning permission has been granted for upto 150 dwellings. The illustrative masterplan is an approved plan indicating 96 dwellings and it therefore considered appropriate at this time for housing projection purposes. Anticipated the site will begin delivering within 5 years.
n/a	680	17/0188/PDJ	Waterloo House	43		43							43														Low	Prior Approval	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	681	17/0283/PDJ	Pheonix House	56		56							56														Low	Prior Approval	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	695	17/1071/PDJ	Keld House, Allensway	16		16							16														Low	Prior Approval	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	698	16/2898/OUT	Day Nursery, Martinet Road	14		14									14												Low	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	726	17/2800/COU	21 Allensway,Thornaby	9		9								9													Low	Full Planning Permission	Anticipated that there is a reasonable prospect of this site delivering within 5 years
Yarm																														
H1.2.Y1	516	12/0980/OUT	Morley Carr, Allerton Balk	350	151	199	44		49	58	44	40	40	40	40	39											High	Under development	Anticipated the site will deliver in accordance with previous delivery
H1.2.Y3	538	15/0194/REM	Land South of Green Lane (East)	209	82	127	28			8	74	40	40	40	7												High	Under development	Anticipated the site will deliver in accordance with previous delivery
H1.2.Y3	538	15/2977/REM	Land South of Green Lane (West)	148	65	83	26			10	55	40	40	3													High	Under development	Anticipated the site will deliver in accordance with previous delivery
H1.2.Y4	537	13/0776/EIS	Mount Leven Farm, Leven Bank Road	332		332							40	50	50	50	50	50	42								High	Under development	Site access works have been undertaken and residential development will proceed over and beyond the 5 year period
H1.2.Y2	158	13/2568/EIS	Tall Trees Hotel, Worsall Road	288	58	230	42			17	41	40	40	40	40	40	30										High	Under development	Anticipated the site will deliver in accordance with previous delivery
H1.2.Y5	609	14/0807/OUT	Land off Busby Way, Mount Leven	14		14							7	7													High	Reserved Matters (subject to s106)	Reserved matters under consideration (17/2694/REM). Anticipated the site will deliver within 5 years
H1.2.Y6	666	16/1959/OUT	Land South Of Yarm School Playing Fields	100		100										25	25	25	25								High	Outline Consent	Anticipated that the site will deliver following reserved matters
n/a	638	15/1063/FUL	Layfield Arms, Davenport Road	9	5	4	4			5		4															High	Under development	Site under development
n/a	699	16/3179/OUT	Field View, Green Lane	6		6									6												High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
West Stockton Sustainable Urban Extension																														
H1.4	656	14/2291/EIS	Tithebarn Land	340		340																						Outline Consent	Phasing under Harrowgate Lane Allocation
Wynyard																														
H1.2.W1	589	13/0342/EIS	Land at Wynyard Village	500		500	7					25	40	50	50	50	50	50	50	50	50	35					High	Outline/Reserved Matters/Under development	Reserved matters has been approved for 154 dwellings and is under consideration for a further 341 units (17/2777/REM- 280 units & 17/1429/REM- 61 dwellings). Anticipated developement will deliver within 5 years and beyond
H1.6	588	14/2993/EIS	Land To The North Of Lion Court And North Of The A689,Wynyard	240	99	141	55			47	52	40	40	40	21												High	Under development	Anticipated the site will deliver in accordance with previous delivery
H1.6	588	14/3308/FUL	Land To The North Of Coal Lane	112	23	89	24				23	26	26	25	12												High	Under development	Anticipated the site will deliver in accordance with previous delivery
H1.2.W2	530	10/2430/OUT	The Wellington Club, Wellington Drive	44		44										9	10	10	10	5							High	Outline Consent	Anticipated that the site will deliver following reserved matters
n/a	6	03/2516/FUL	Wynyard Woods Self Build	9	8	1	1	2		1		1															High	Under development	Site under development
Rural Area																														
H1.2.V1	584	17/2912/FUL	Jasper Grove, Stillington	55		55								20	20	15											High	Full Planning Permission (subject to s106)	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.V3	599	14/1687/FUL	South Avenue, Stillington	39		39	31					30	9														High	Under development	Site under development
H1.2.V4	585	14/0637/FUL	Kirk Hill, Carlton (Phase 1)	36	35	1	1				35	1															High	Under development	Site under development
H1.2.V5	585	14/3008/OUT	Kirk Hill, Carlton (Phase 2)	25		25	21					21	4														High	Under development	Site under development
H1.2.V2	627	14/2024/OUT	Stillington Social Club, Stillington	20		20																					High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.V6	661	15/1643/OUT	Land South Of Kirklevington	145		145								30	30	30	30	25									High	Reserved Matters (under consideration)	Reserved matters under consideration (17/1718/REM). Anticipated the site will begin to deliver within 5 years
n/a	657	15/0803/OUT & 16/1004/OUT	The Mains, Redmarshall	10		10									5	5											High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.V8	684	16/3211/OUT	Thorpe Beck Farm, Thorpe Thewles	24		24									12	12											High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.2.V7	701	17/0224/FUL	Jasmine Fields, Kirklevington	19		19								10	9												High	Full Planning Permission (subject to s106)	Anticipated that there is a reasonable prospect of this site delivering within 5 years
n/a	97	17/0502/OUT	Townend Farm, Whitton	9		9									4	5											High	Outline Consent	Anticipated that development will deliver residential units within 5 years and beyond
n/a	720	17/0943/OUT	Land North of Thorpe Thewles	40		40									20	20											High	Outline Consent	Anticipated that there is a reasonable prospect of this site delivering within 5 years
Small Sites (<10 dwellings)																														
			Small Sites Trajectory			98	15					37	37	4													Undefined		Implimentation rate of 80% phased in accordance with past delivery on small sites
Windfalls																														
			Windfalls											21	25	25	25	25	25	25	25	25	25	25	25		Undefined		See report for justification
Demolitions/Losses																														
			All sites			77						64	13																	

													Plan Period																
													0-5 years 2017/18 to 2021/22					5-10 years 2022/23 to 2026/27				10-15 years 2027/28 to 3031/32					Beyond Plan Period (2032 and beyond)			
				Position (1/4/18)				Past Delivery				5 year supply period 2018/19 to 2022/23																	
Local Plan Policy Ref	Site Ref	App Number	Site Address	Totals Units	Completed	Remaining	Under Construction	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32		Value Area	Current Status	Delivery comments updated
Emerging Local Plan Allocations																													
H1.3.1		S1	Boathouse Lane	350		350																					Low		The Council are unable to identify the site as developable at this time and are proposing a suggested modification which would see the site removed as a housing allocation. However, the council will continue to investigate options for the successful regeneration of this site in the future.
H1.3.2		T1	Tees Marshalling Yard	1100		1100																				1100	Low		The site has a number of constraints which mean delivery. The site remains an aspiration of the Local Authority and should delivery come forward it would boost housing supply.
H1.3.3		S4	Victoria Estate	210		210							25	40	40	40	40	30									Low		Anticipated development will proceed in April 2019
H1.3.4		S6/S31	Queens Park North	120		120												30	30	30	30						Low		Allocation is for 400 dwellings. However, projection is for the balance taking into consideration an approved application at this location which is under development. Anticipated deliver will come forward later in the plan period
H1.3.5		S23	Alma House	34		34							20	14													Low	Full Planning Permission	Planning permission has been granted at this site (17/2772/FUL)
H1.3.6		S7	Land off Grangefield Road (Millfield)	600		600											40	70	70	70	70	70	70	70	70		Low		Anticipated deliver will come forward later in the plan period
H1.3.7		S8	Yarm Road	30		30											30										Low		Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.3.8		S12	South of Junction Road	100		100							0	0	0	0	25	25	25	25							Low	Application pending	Planning permission under consideration at this location
H1.3.9		S17	Darlington Back Lane	25		25											25										High		Anticipated that there is a reasonable prospect of this site delivering within 5 years
H1.3.10		B9	Former Billingham Campus School Site	150		150												30	30	30	30	30					Low		The site is a longer term aspiration of the Council. Anticpated that the site will come forward later in the plan period
H1.3.11		EPY15	South of Kingfisher Way, Bowesfield	20		20														20							Low		Anticipated that the site will come forward later in the plan period
H1.3.12		T13	Magister Road	20		20												20									Low		Identified that the site will come forward in the short to medium term. The Council have take a cautious approach to delivery.
H1.3.13		EPY22	Eaglescliffe Golf Course	150		150											30	30	30	30	30						High		Anticipated development will proceed post 5 years
H1.2.S6		506	Kingfisher Way, Bowesfield Park	37		37													15	15	7						Low		Anticipated that the site will come forward later in the plan period
H1.2.S7		452	Bowesfield Riverside Phase 1	150		150														30	30	30	30	30			Low		Anticipated that the site will come forward later in the plan period
H1.4(a)		S20	Yarm Back Lane	1026		1016							30	85	85	85	85	85	85	85	85	85	85	50	43	43	High	Application pending	The site has a pending application for 1016 dwellings. Anticipated site will deliver over the plan period. Site has 2 developers associated
H1.4(b)		S19	Harrowgate Lane	1870		1870								30	30	70	70	70	70	100	100	100	100	100	100	930	High	Outline (part)	Site has outline consent on part of the site. Anticipated that there will be increasing numbers of sales outlets across the site as subsequent phases come forward.
H1.6		WY2	Wynyard Park	760		760									30	75	75	75	75	75	75	75	75	75	55		High		Development to proceed the delivery of commitments at this location
Remaining Deliverable and Developable SHLAA Sites																													
		B8	North West, Billingham	120		120											30	30	30	30							Low		
		WY1/WY3	East Wynyard	280		280											30	30	30	30	30	30	30	30	30	10	High		
		VC1	South of High Farm Close, Carlton	15		15												15									High		
		VC4	Land at Chapel Gardens, Carlton	60		60													20	20	20						High		
		VH1	Land to the East of Hilton	30		30														15	15						High		
		VK3	18A Braeside, Kirklevington	11		11											5	6									High		
		VK8	Land at St Martins Way, Kirklevington	90		90											15	15	15	15	15	15					High		
		VK9	Knowles Farm, Kirklevington	10		10													5	5							High		
		VK10	Knowles Close, Kirklevington	20		20												5	5	5	5						High		
		VM1	North of Maltby	30		30													10	10	10						High		
		VWO2	West of Wolviston	60		60												15	15	15	15						High		
		VWO5	Land south of Wolviston	12		12												6	6								High		

		2017 to 2022					2022 to 2027					2027 to 2032					Beyond Plan Period (2032 and beyond)
		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	
Net delivery from planning permissions		770	668	875	745	735	722	596	449	405	297	255	225	180	180	150	215
Windfall		0	0	0	21	25	25	25	25	25	25	25	25	25	25	25	0
Deliverable and Developable SHLAA sites	**Proposed allocations**	0	0	75	169	185	270	420	465	430	510	457	390	360	325	268	2073
	Not allocated	0	0	0	0	0	0	80	122	136	145	110	45	30	30	30	10