



Redcar and Cleveland Five Year Housing Land Supply Assessment

1 April 2024 – 31 March 2029

August 2024

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1 Introduction

1.1 This report provides an updated assessment of five-year deliverable housing supply in Redcar & Cleveland¹, covering the period from 1 April 2024 to 31 March 2029. This document updates and replaces the previous assessment dated September 2023, which covered the period from 2023 to 2028.

1.2 The National Planning Policy Framework (NPPF)² was most recently revised in December 2023. As the current Redcar & Cleveland Local Plan (2015-32) is more than five years old, having been adopted in May 2018, in accordance with NPPF paras. 76 and 77 it is incumbent on the council as the local planning authority to continue undertaking annual assessments of deliverable housing supply to demonstrate whether a five-year supply can be evidenced.

1.3 Para. 77 goes on to confirm that where strategic policies are more than five years old the supply should be assessed against the local housing needs assessment using the standard methodology set out in national planning guidance.

1.4 Where a deliverable five-year supply cannot be demonstrated, then local planning policies pertaining to housing supply are to be considered out of date and the presumption in favour of sustainable development is engaged in determining planning applications (NPPF para. 11 and footnote 8). This means proposals which might otherwise be contrary to the development plan, such as housing developments on greenfield sites outside development limits, may receive planning permission.

1.5 This assessment also addresses the requirement at para. 79 to monitor progress in building out sites which have residential planning permission.

¹ 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.

² [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115172/nppf-2023.pdf)

2 Methodology

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

Determining the Five-Year Housing Requirement

2.2 The standard method assessment method is set out in the PPG³, and for Redcar & Cleveland and other authorities not subject to a cities and urban centres uplift it comprises the following steps:

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

2.3 The annual housing need figure is aggregated up to reflect recent delivery performance to produce a five-year requirement figure. In previous assessments the requirement figure has been supplemented by a standard 5% buffer. However, that obligation has been removed in the revised NPPF, which now only requires the application of a buffer (of 20%) where completions over a three-year period have been below 85% of housing needs, as set out in the government's annual Housing Delivery Test results. The most recently published results (December 2023) are for the period to 2021/22 and show a figure of 519% for Redcar & Cleveland.

Assessing Site Deliverability

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

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

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

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

³ [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/114144/PPG3-2019.pdf)

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.'

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

2.6 Expanding on the NPPF definition of deliverability, it is confirmed in the housing supply PPG (para. 007) that major sites with outline planning permission, or permission in principle, or which are allocated in a development plan or are identified on a brownfield land register, could be assessed as deliverable subject to providing supporting evidence such as progress towards the submission of a reserved matters application.

2.7 Other parts of that PPG chapter 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 justified⁴.

2.8 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. There are however currently no relevant permissioned proposals which would justify an allowance under this source of supply.

Estimating Housing Supply

2.9 The assessment of housing supply draws on the council's planning application records and housing permission and completions data as recorded in its the PARS⁵ database as at 31 March 2024.

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

- Existing developments.
- Unimplemented planning permissions.
- Planning application sites (5 dwellings minimum), including outline applications.

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

⁵ Planning Application Records System.

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

⁶ Para 009.

3 Housing Delivery and Supply Pipeline Context

3.1 Over the first 9 years of the plan period, from 1 April 2015 to 31 March 2024, there were 3,702 net additional housing completions. This equates to over 93% of the minimum local plan requirement of 3,978 and it leaves a residual balance of 276 against that requirement, which is expected to be surpassed in the current year. Annual completions have averaged 411 net and have ranged from 213 (in 2015/16) to 556 (2016/17).

3.2 In 2023/24, there were 471 net additional completions (491 gross), which is higher than that in 22/23 (431/459). The gross proportion of affordable dwellings (53%) was an increase on 23/24 (38%) and substantially higher than the average in the seven preceding years (21%). This illustrates the recent importance of affordable tenure in maintaining a consistent completion rate.

3.3 As at 31 March 2024, council records showed there were unimplemented planning permissions for an estimated 2,374⁷ net additional dwellings, 95% of which (2,267) were on schemes of at least 5 dwellings net, of which the largest sites were at Land South of Marske (810 dwellings), Kirkleatham Green Phase II (204), Woodcross Gate/Spring Wood Gardens (185) and Portside Village (169). The balance of the supply (103 dwellings) was on 87 smaller sites with permission for fewer than 5 dwellings net.

3.4 While it is not anticipated that all permissioned schemes will be implemented or completed within the assessment period, it is also reasonable to assume that completions could be achieved on other sites, including any sites which are currently the subject of planning applications awaiting determination, outstanding housing allocations and other, 'windfall' sites.

3.5 The estimated permissions included 492 recorded dwelling starts, over two-thirds of which were on four development sites, at Portside Village (94 starts), Woodcross Gate / Springwood Gardens (83) and extra-care independent living schemes at Cleveland Gate (83) and Kirkleatham Green (75). Development of general housing at Kirkleatham Green phase II recently commenced and is expected to accelerate significantly in 24/25.

3.6 In addition to recorded commitments, there were and are undetermined major detailed applications on allocated sites at Low Grange Farm (356 dwellings), Land South of Mickledales (114) and Cragg Hall Farm (70) and applications on other, i.e. windfall sites.

3.7 In summary, housing completions have heavily overachieved against the average minimum annual requirement in the Local Plan (234) and, given current and prospective commitments, it would be reasonable to assume that there is sufficient capacity to continue to exceed it over the course of the assessment period, and potentially beyond it.

⁷ The figure does not account for the balance of the outline permission for up to 1,250 dwellings at Low Grange Farm which is the subject of an ongoing development for 300 dwellings and a reserved matters application for 396 on part of the site.

4 Deliverable Supply Assessment

Housing Requirement

4.1 Using the standard methodology to assessing housing needs advocated in the NPPF and PPG, the five-year minimum housing requirement is **295 dwellings**. The calculation is attached at **Appendix 1**.

Supply Estimate

4.2 Based on the NPPF definition of deliverability and the associated guidance in the PPG, the estimated deliverable supply from 1 April 2024 to 31 March 2029 is **1,460 dwellings**. The estimated completions would therefore comfortably evidence a five-year deliverable supply against the assessed requirement.

4.3 The figures do not include the allocated site at Land South of Mickledales (114 dwellings) so as to avoid speculating on the outcome of the associated forthcoming appeal inquiry.

4.4 In *Table 1*, the estimated yield is broken down by planning and development status. As in 2023, most of the supply (60%) would be on major sites and other sites of at least 5 dwellings net which are under development. A further 25% would be on eight sites with detailed permission, including Land South of Marske (total 810 dwellings), and 9% on reserved matters application sites mostly comprising the proposed phase II of the Portside Village development (total yield 396 dwellings).

4.5 The estimate assumes a further 871 completions would be carried over into year 6, with 600 on the Marske site and the balance (271) at Portside Village. However the estimates are speculative and it is conceivable that some of the potential on these (and other) sites might be realised sooner.

Table 1: Estimated Deliverable Supply Summary 2024/25-2028/29

Supply Component	Sites	Deliverable Supply	
		2024/25-2028/29	Balance to Year 6
Under Development*	14	873	0
Detailed Permission	9	364	600
Reserved Matters Application	2	131	271
Smaller Permissions (fewer than 5 dwellings net)	87	92	0
Total	112	1,460	871

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

Supply Justification

4.6 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 2023/24 have been taken into account in making assumptions about site deliverability and annual delivery rates.

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

4.8 Delivery assumptions for each site are tabulated in the delivery schedule at **Appendix 2**.

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

Sites Under Development (14 sites; 873 dwellings)

It is assumed that all 14 sites would be fully built-out within 5 years, including Kirkleatham Grange Phase II (204 dwellings; Vistry Partnerships) which recently commenced.

Detailed Permission (9 sites; 364 dwellings)

Most of the completions (210) would be on the Land South of Marske site, where permission was granted in February 2023, pre-commencement conditions are in the process of being discharged, groundworks are in progress and two volume housebuilders (Taylor Wimpey and Miller Homes) are expected to be building out simultaneously. It has been speculatively assumed that first completions (30) would be achieved in 25/26 and thereafter at a rate of 60 per annum, with the bulk of the supply (600 dwellings) completed beyond the assessment period.

Reserved Matters Application Sites (2 sites; 131 dwellings)

Most of this supply (125 dwellings) would be at Portside Village II where first completions are assumed in year 3 (25) and thereafter an average build-out rate of 50 dwellings per annum, based on a similar mixed tenure scheme to that being undertaken in phase I. However, it is conceivable that as per the current development, a higher rate of delivery might be achievable in earlier years depending on the phasing of any affordable component.

Smaller Permissions <5 units net (87 sites; 92 dwellings)

As at 31 March 2024, there were permissions for 103 net additional dwellings including 21 outright stock losses on 14 sites. There were a recorded 31 starts. All sites are listed in **Appendix 3**. The estimated deliverable supply from these sites is 92 dwellings, which has been apportioned across the 5 years of the delivery schedule. The assumed level of contributions is lower than annual completion rates in recent years which have typically been over 30, and no allowance is made for contributions on small unidentified windfall sites.

Excluded Sites

4.10 Several permissioned and other application sites have been assessed and provisionally excluded from the deliverable supply. These sites, and the reasons for excluding them, are listed in **Appendix 4**, though it is apparent that some of them might be capable of development within five years subject to overcoming any constraints or securing detailed planning permission.

5 Conclusion

5.1 This assessment has been undertaken in accordance with the NPPF (December 2023) and planning practice guidance and confirms that a deliverable five-year housing supply can be evidenced for the period to 31 March 2029.

5.2 The overall supply estimate (1,459 dwellings and equivalent to 292 per annum) is considered achievable and conservative given that:

- It is equivalent to lower-than-average annual net completion rates in recent years and over the course of the plan period.
- Most of the supply would be on major schemes being undertaken or proposed by several housebuilders. Delivery is not, therefore, overly reliant on any particular developer.
- A substantial proportion of the supply (60%) would be on sites which are already under development, with a further 34% on sites which either have detailed permission or are the subject of reserved matters applications.
- Site delivery assumptions are reasonable as they take into account annual completion rates, recorded starts and include a lead-in period where development has yet to start, and allowance is made where most appropriate for existing permissions to lapse.
- The delivery assumptions allow for a significant balance of supply being carried over beyond the assessment period on the large sites at Marske and Low Grange. However, depending on any available construction schedules for those sites, it is conceivable that some of that supply might be delivered by 28/29.
- Several permissioned and application sites have been discounted from the supply, though some of this potential may be realised subject to overcoming any current constraints.
- No allowance has been made for any unidentified windfall contributions, or unimplemented allocation sites coming forward for development and achieving completions within the next five years.

Appendix 1: Housing Needs Assessment – Application of Standard Methodology
(see PPG Housing and economic needs assessment, 16 December 2020)

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

Estimated No. households 2024:	61506
Estimated No. households 2034:	<u>61933</u>
Estimated Growth:	427
Annualised average:	43

Step 2 - Affordability adjustment:

Published Affordability Ratio (September 2023):	4.7
Adjustment Factor - $(4.7-4)/4 \times 0.25 + 1$:	1.04
Adjusted Needs (43*1.04):	45

Step 3 - Cap:

Local Plan annual requirement	234
HHGP	43
Minimum Annual Need	45
Cap = $234 + (40\% \times 234) = 234 + 94 = 328$	

The capped figure (328) is greater than the minimum annual local housing need figure (45) and therefore does not come into effect.

Housing requirement 2024-2029: **295 dwellings** (i.e. 45x5)

Appendix 2: Estimated Five Year Deliverable Supply Schedule

Site	Location	Site Area (ha.)	Status	Estimated Potential	Total Completions 31.3.24.	23/24 Completions	Supply Balance	Delivery Assumptions								Balance to year 6+	Comments
								Starts 03/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total 24/25-28/29			
Woodcross Gate / Spring Wood Gardens	Normanby	22.75	Development Site	436	251	60	185	83	75	75	35			185	0	As there are two volume housebuilders on site (Miller and Taylor Wimpey) it would be reasonable to assume a high annual rate of completions can be maintained.	
Low Grange Phase 1 ('Portside Village')	South Bank	10.76	Development Site	300	131	114	169	94	60	60	49			169	0	Delivery assumptions reflect the high number of recorded starts.	
Kirkleatham Green Phase I	Redcar	12.50	Development Site	375	334	78	41	27	41					41	0		
Kirkleatham Green II	Redcar	9.02	Development Site	204	0	0	204	8	72	101	31			204	0	Annual delivery assumptions derived from construction schedule submitted as part of planning application R/2023/0671/CD.	
Castlegate	Skelton	5.37	Development Site	140	88	52	52	34	34	18				52	0		
The Ridings (Marske Road)	Saltburn	1.36	Development Site	28	0	0	28	28	14	14				28	0		
The Ridings (Gypsy Lane)	Nunthorpe	0.79	Development Site	6	6	6	6	0	2	2	2			6	0	Although there were no recorded starts at 31.3.24, site visit in July 2024 showed two remaining plots close to if not fully completed and a another at an advanced stage of construction. The delivery assumptions reflect this.	
Kirkleatham Lane ECH	Redcar	1.45	Development Site	75	0	0	75	75	75					75	0	Construction of complex is progressing.	
Cleveland Gate ECH	Guisborough	1.10	Development Site	83	0	0	83	83	83					83	0	Construction of complex is progressing.	
Church Lane North Estate Renewal	Grangetown	8.79	Development Site	33	29	29	4	0	4					4	0		
Park Lane	Guisborough	0.26	Development Site	19	1	1	18	18	18					18	0		
Woodhouse Road	Guisborough	0.21	Development Site	7	1	0	6	3	6					6	0	Construction of the first units started in March 2023. Permission is for 4 bungalows and 3 converted apartments.	
13 Milbank Terrace	Redcar	0.02	Development Site	6	0	0	6	6	6					6	0	Flatted conversion scheme of former office premises.	
Ings Lane	Redcar	0.17	Development Site	5	3	3	2	2	2					2	0		
Land south of Marske	Marske	48	Reserved Matters Permission (R/2020/0025/RMM)	810	0	0	810	0		30	60	60	60	210	600	Reserved matters permission was granted in March 2023 and site preparation work is underway. The delivery estimate makes allows for a lead-in time to complete enabling infrastructure, bearing in mind the substantial scale of development, and to satisfy pre-commencement conditions including those attached to the 2017 outline permission. The assumed delivery rate takes into account that the development will be undertaken on a shared 50:50 basis between Taylor Wimpey and Miller Homes. The associated phasing plan shows that phases 1a and 1b in the west of the site would provide for 332 dwellings including 41 affordable tenure properties and notwithstanding any more detailed construction timetables it may be possible that a higher level of delivery rate within phase 1 might be achievable by 28/29.	
Spencerbeck Farm	Ormesby	1.90	Reserved Matters Permission (R/2021/0820/RMM)	49	0	0	49	0			20	29		49	0	This proposal is from a major national developer (Lovell Partnerships) and is therefore considered deliverable. The RM application was approved on 7.5.24; the process of discharging pre-commencemnt conditions is underway.	

Loftus Cooperative Building	Loftus	0.10	Detailed Permission (R/2022/0945/CAM)	15	0	0	15	0		15			15	0	Flatted conversion scheme. Permission was granted 24.08.23.	
Upsall House	Nunthorpe		Detailed Permission (R/2023/0861/FFM)	9	0	0	9	0			4	5	9	0	Detailed permission has recently been granted (2.7.24) for the redevelopment of the site curtilage for 10 detached dwellings (9 net). The application was submitted by the landowner. The delivery assumptions allow for the discharge of pre-commencement conditions, completion of site clearance and groundworks and any other issues such as site disposal.	
Tudor Lodge, Turner Street	Redcar	0.02	Detailed Permission (R/2022/0389/FF)	8	0	0	8	0		8			8	0	Conversion scheme.	
23-25 Station Road	Redcar	0.03	Detailed Permission (R/2022/0046/FF)	8	0	0	8	0		8			8	0	Flatted conversion scheme in former bank building. Permission was granted 11.11.22.	
Site of Former Bulls Head Pub	North Skelton	0.13	Detailed Permission (R/2022/0747/FF)	8	0	0	8	0			4	2	2	8	0	Permission was granted 12.7.23 for the development of 4 terraced and 4 detached dwellings. The previous permission for 5 dwellings lapsed, however as this would be a larger scheme it is assumed that development would be more economically viable.
Galley Hill II	Guisborough	4.19	Reserved Matters Permission (R/2023/0561/RMM)	51	0	0	51	0			16	35	51	0	Reserved matter permission was granted on 8.2. 24. Development is being undertaken by a regional housebuilder, Stonebridge, and groundworks have commenced.	
Low Grange Phase 2 (Portside Village)	South Bank	12.72	Reserved Matters Application (R/2024/0196/RMM)	396	0	0	396	0			25	50	50	125	271	The reserved matters application was submitted in March 2024 by Miller Homes as phase 2 of their Portside Village development. There do not appear to be any major constraints which might prevent the application being approved in accordance with the conditions attached to the outline permission. The delivery estimate assumes, as in phase 1 and as an extension of that development, that this will be another mixed tenure development comprising shared ownership and pure market housing.
Lord Street	Redcar	0.01	Reserved Matters Application (R/2024/0210/RM)	6	0	0	6	0			6			6	0	Outline permission for a 4-storey building comprising ground floor retail units and 6 flats on the upper floors was granted on 22.11.22. This has recently progressed to the submission of a reserved matters application in March 2024.
Small Permitted Sites (<5 units nett)						35	92	31	30	20	20	12	10	92	0	Permitted sites are tabulated at Appendix 3. As at 31.3.24. there were recorded total net permissions of 103 on 87 sites, including 14 sites with a combined outright loss of 21 dwellings, and 31 starts. Of that supply, it is considered that 92 net additional dwellings are capable of being completed within the assessment period. The estimated contribution is considered achievable given that the equivalent annual average would be less than current starts and recent averages and no allowance has been made for contributions from other proposals coming forward from 2023/24 onwards.

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

ID	Site Address	Area (ha.)	Total (Net)	Started	Outstanding	Assumed Deliverable	Notes
706	Land at Newton Hall, N-u-R	0.28	2	0	2	2	Self-build plots with reserved matters permission.
737	Land adj.7 Davison Street, Lingdale	0.01	1	0	1	1	
738	Former Lingdale Clinic, 98 High Street, Lingdale	0.04	1	0	1	1	
740	Land North of Heather View, Freebrough Road, Moorsholm	0.13	1	0	1	1	
741	22 High Street, Moorsholm	0.04	-1	0	0	-1	Conversion of dwelling to community business use.
742	Freebrough Farm, Moorsholm	0.00	1	1	0	1	
744	15 High Street, Lingdale	0.01	3	3	0	3	
745	Land adj. 33 High Street, Moorsholm	0.04	1	0	1	1	
746	Land at Pinewood, Stanghow	0.21	1	0	1	1	
747	Annexe, Greencroft, Lingdale Road, Boosbeck	0.03	0	0	1	1	
77	r/o Town Farm, Micklow Lane, Loftus	0.12	1	1	0	1	
759	Land adj. 16 Micklow Lane, Loftus	0.05	1	1	0	1	
764	1 North Road/22 High Street, Loftus	0.02	1	2	0	1	Two dwellings gross 1 net.
767	Tickhill Farmhouse, Moorsholm Lane, Liverton	0.08	1	1	0	1	
768	Liverton Lodge, Nr. Liverton Mines	0.11	1	1	0	1	
769	Land adj. The Hollins, Liverton Road, Liverton	0.17	1	0	1	1	
770	Ivy Brook Cottage, Liverton Road, Liverton	0.05	1	0	1	1	
710	Nags Head Inn, Lazenby	0.03	2	2	0	0	Extant permission superseded by non-residential proposals albeit refused.
718	1 & 2 Wilton Village, Wilton	0.00	-1	1	0	-1	Conversion of two dwellings into one.
719	Fmr. Brown Jug P.H., William Street, Eston	0.02	2	2	0	2	
720	Former Rosedene Cattery, Crow Lane, Lackenby	0.05	1	0	1	1	
513	29 St Annes Road, New Marske	0.02	-1	0	0	-1	Conversion of two dwellings into one.
514	1 St Andrews Road, New Marske	0.02	-1	0	0	-1	Change of use from C3 to C2.
747	Land at Albion Terrace, Guisborough	0.11	3	2	1	3	
758	Land at Hollymead Drive, Guisborough	0.02	1	1	0	1	
762	29 - 33 Church Street, Guisborough	0.02	3	0	3	3	
774	Chilvers Cottage, Flatts Lane, Normanby	1.17	0	0	1	1	
787	24a Bow Street, Guisborough	0.02	-1	0	0	-1	
788	22 Market Place, Guisborough	0.02	2	0	2	2	
791	Land adj. Suncroft, Chapel Street Guisborough	0.04	2	0	2	2	
792	Upsall Lodge, Middlesbrough Road, Nunthorpe	0.39	-2	0	-2	-2	Conversion of three dwellings into one.
793	231 Westgate, Guisborough	0.02	2	0	2	2	
731	41 Milton Street, Saltburn	0.03	2	0	1	1	
741	79 Marine Parade, Saltburn	0.04	2	2	0	2	
760	The Lodge, Guisborough Road, Saltburn	0.11	2	0	1	1	
770	Walkers Studio,r/o 11 Diamond Street, Saltburn	0.01	1	1	0	1	
774	36 Emerald Street Saltburn	0.02	1	1	0	1	
776	46 Marske Mill Lane, Saltburn	0.13	1	0	1	1	
777	Pembroke Residential Home, 81 Marine Parade, Saltburn	0.01	1	0	1	1	
778	Laurieston, Leven Street, Saltburn	0.07	1	0	1	1	
752	118 Flatts Lane, Normanby	0.08	1	0	1	1	
754	Former Park Bungalow, Smiths Dock Park Road, Normanby	0.09	2	0	2	2	
739	5 Lumley Road, Redcar	0.01	1	0	2	2	
740	5 Ryehills Close, Redcar	0.03	1	0	1	1	
707	Cherry Tree Croft, High Street, Brotton	0.09	2	0	2	0	Remaining 2 of 5 self-build plots linked to 2006 extant permission. Individual detailed permissions have previously expired.
728	Land adj. 61 Skelton Road, Brotton	0.28	2	0	1	0	Extant historic permission, with 1 dwelling previously completed.
749	Former Library Site, High St. Brotton	0.08	3	0	3	3	
752	Primrose Cottage and 4 plots to N, W & S. of Mill Lane, Skinningrove	0.69	3	2	2	4	
756	Garth Holme, Brotton Road, Carlin How	0.98	1	0	1	1	
758	Gripps Farm, Brotton Road, Brotton	0.28	1	0	1	1	
670	10 Dovecote Close, Marske	0.09	1	0	1	1	
672	r/o 125 High Street and St Marks Close, Marske	0.02	4	0	4	4	
673	2 Prospect Terrace, Marske	0.01	1	1	0	1	
747	33 Gypsy Lane, Nunthorpe	0.12	1	0	1	1	
749	5 & 6 Railway Cottages, Guisborough Road, Nunthorpe	0.03	-1	0	1	-1	Change of use.
753	15 Gypsy Lane, Nunthorpe	0.23	0	0	1	1	
754	109 & r/o 107 Ormesby Bank, Ormesby	0.17	3	0	4	4	
755	14 Farndale Road, Nunthorpe	0.05	1	0	1	1	
756	10 Dew Lane, Ormesby	0.09	1	0	1	1	

678	Land between Winchester Way and 61 High Street, Eston	0.07	4	4	0	4	
679	East Lodge, St Helens Close, Eston	0.03	1	0	1	1	
610	Yearbus, Fishponds Road, Yearby	0.23	0	0	1	0	Replacement dwelling.
611	Yearby Farm, Yearby Road, Yearby	0.21	2	0	2	2	
779	Red Barns, 31 Kirkleatham Street, Redcar	0.37	4	1	0	1	
789	5 Coatham Road, Redcar	0.01	-2	0	0	-2	Change of use from two flats to HMO (class sui generis)
819	Former HSBC Bank, 2 West Dyke Road, Redcar	0.03	4	0	4	4	
823	22a Queen Street, Redcar	0.01	0	0	1	1	
824	68 Queen Street, Redcar	0.01	2	0	4	4	
829	47 High Street, Redcar	0.02	1	0	1	1	
831	69 Lord Street, Redcar	0.01	1	0	2	2	
833	13b/c Queen Street & 37 - 41 Station Rd, Redcar	0.01	2	0	2	2	
836	6 Newcomen Terrace, Redcar	0.02	-1	0	0	-1	Change of use from C3 to C1.
837	19 Queen Street, Redcar	0.01	4	0	4	4	
838	Flat 16, Regency Mansions, Newcomen Terrace, Redcar	0.01	0	0	0	0	
839	26 Westbourne Grove, Redcar	0.01	-2	0	0	-2	Conversion scheme.
840	149a/149b High Street West, Redcar	0.09	-5	0	3	-5	Conversion scheme.
842	16 Station Road, Redcar	0.01	1	0	1	1	
843	184 Coatham Road, Redcar	0.03	-1	0	0	-1	Change of use from C3 to C2.
844	156 Coatham Road, Redcar	0.01	1	0	2	2	
845	Land r/o 44 Westfield Avenue, Redcar	0.05	2	0	2	2	
652	The Paddock, Enfield Chase Guisborough	0.22	3	0	3	3	
753	Land adj. 122 Rievaulx Road, Skelton	0.07	3	1	0	1	
756	Rigwood Cottage, Saltburn Lane, Saltburn	0.43	-1	0	0	-1	Change of use from C3 to F1.
757	Site of Old Station House, off Station Lane, Skelton	0.09	2	0	2	2	
748	Land adj. Ardmore, Manless Terrace, Skelton Green	0.06	1	0	1	1	
762	The Green Inn, 8 Boosbeck Road, Skelton Green	0.03	-1	0	0	-1	Change of use from C3 to holiday lets.
764	Land adj. Priestcrofts Farm, Lingdale Road, Boosbeck	16.82	1	0	1	1	
Totals			103	31	92	92	

Appendix 4: Excluded Sites

Site	Location	Status	Application	Net Yield	Justification
Cliffe Garage	Redcar	Detailed Permission	R/2021/0333/FFM	22	There are significant doubts that the permission (which is due to expire on 2.9.24.) will be implemented as the prospective developer has gone into administration.
Royal Hotel	Loftus	Detailed Permission	R/2021/0821/FFM	16	There are significant doubts that the permission (which is due to expire on 5.1.25.) will be implemented as the prospective developer has gone into administration.
Land adj. Wentworth Court	Eston	Detailed Permission	R/2021/0412/FFM	11	There are some doubts about whether the permission, which was granted in November 2021 and subject to 24 conditions, is likely to be implemented given that: (1) the proposal is for an unusual and low value scheme comprising 11 x 1-bed bungalows ostensibly for sale to an RP as per the application; (2) there are abnormal development costs associated with a requisite sewer diversion and (3) contrary to the intended sale to an RP, upon permission being granted the site was placed for sale on the open market and over the intervening period limited progress has been made in discharging pre-commencement conditions including in relation to sewerage infrastructure.
Land South of Church Drive	Boosbeck	Detailed Permission	R/2022/0565/FF	8	The current permission (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.
Whitwell Place	Lingdale	Detailed Permission	R/2021/0743/FF	7	The site is the subject of several lapsed permissions going back to 2005 and there is no evidence to suggest that the latest permission (which is due to expire on 24.11.24.) is any more likely to be implemented.
21a Church Lane	Ormesby	Detailed Permission	R/2020/0226/RC	4	The site is the subject of an extant permission for 7 dwellings dating back to 2010. After a long duration regarding compliance with building regulations, three bungalows were recorded as completed in 2019/20 following changes to the regulations. There is no evidence of progress towards further development.
Royal Esplanade Apartments	Redcar	Detailed Permission	R/2014/0448/FFM	2	The site is the subject of an extant permission for the conversion of a former pub into 14 flats. It has been previously understood that work on the 2 remaining dwellings, has commenced but as progress appears to have stalled the site has been provisionally excluded from the deliverable supply.
Former South Bank Police Station	South Bank	Outline Permission	R/2021/0143/OOM	25	The site is the subject of successive lapsed permissions, is in a low value housing area and the permission is in outline. Until such time as detailed proposals come forward from a housing developer it is considered that there is no justification for treating the proposals as deliverable.
Former Empire Cinema	Loftus	Outline Permission	R/2022/0644/OOM	20	Detailed permission was granted on 28 April 2023 for the demolition of the existing building and its replacement with an apartment block over 3 storeys. Upon the permission being granted, the site was placed on the open market and that remains the case. The site has been provisionally excluded from the supply as the permission is in outline, it is not a straightforward development proposal due in part to the sloping topography of the land and the applicant/developer is looking to sell the site on.
Normanby Hotel	Normanby	Outline Permission / Detailed Application	R/2022/0061/RSM / R/2024/0354/FFM	10/12	Outline permission was granted August 2023, for a mixed-use conversion scheme comprising flats, pub and retail units subject to various conditions. Upon the permission being granted, the site was placed on the open market and that remains the case. The site was discounted from the supply in the previous assessment on the basis that the proposals were not a straightforward conversion opportunity, permission was only in outline and the prospective developer which submitted the application was evidently seeking disposal. That scheme has been superseded by a detailed application from the same applicant in May 2024 for an amended scheme with a different layout including 2 additional dwellings. The site has been provisionally excluded from the supply until such time as that application, which has elicited a number of objections, has been determined.
202 Eston High Street	Eston	Outline Permission	R/2020/0037/OO	9	The permission, which expires on 2.9.24., is in outline and the existing business occupying the site is still trading.
101 Ormesby Bank	Ormesby	Outline Permission	R/2020/0652/OO	8	The permission, which expires on 20.10.24., is in outline and follows on from previous lapsed permissions.
Low Cragg Hall	Carlin How	Detailed Application Allocation Site	R/2023/0276/FFM	70	The original application for 92 dwellings has been amended following objections and a revised scheme for 70 dwellings has been put forward incorporating a different layout and housing mix. The site has been provisionally excluded from the supply as there are still some objections and unresolved issues and the application remains undetermined.
Normanby Hall	Normanby	Detailed Application Allocation	R/2023/0836/FFM	51	The application, for 40 new buildings dwellings and the conversion of the Hall into 11 apartments, was submitted in December 2023 and has elicited a significant number of objections. Therefore, until such time as the application is determined, the site has been provisionally omitted from the supply.
Land off Trefoil Close	Guisborough	Detailed Application	R/2023/0746/RSM	56	The application from Newett Homes was submitted in November 2023 and follows on from that for 65 dwellings (R/2021/0986/FFM) which was refused in November 2022. The current application has generated significant objections, including one from the LLFA. Therefore, until such time as the application is determined, the site has been omitted from the supply.
Smith's Dock Inn	Normanby	Outline Application	R/2022/0895/OOM	28	The application, which was originally submitted from November 2022, is in outline and there is no persuasive evidence which might justify treating the current proposals as deliverable having regard to the NPPF definition. Following significant local objections, the application has been amended with a revised layout submitted and the number of dwellings reducing from 30.