

Five year supply of deliverable housing sites: 1st April 2017 to 31st March 2022

South Tyneside Council



South Tyneside Council

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Executive Summary

The National Planning Policy Framework (NPPF) was published on 27 March 2012. The NPPF restates the requirement for local planning authorities to demonstrate a five year supply of deliverable housing sites. This report sets out the Borough's housing land supply position in respect of this requirement using a base date of 1st April 2017. This Report also takes into account provisions contained within both the draft revised NPPF and Draft Planning Practice Guidance which were published for consultation in March 2018. Although these documents may be subject to some further changes following the consultation, they clearly demonstrate the direction of travel with national planning policy.

In accordance with National Planning Practice Guidance the 'Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply'. The Council accept that the housing requirement within the Core Strategy is out-dated. The Government has consulted upon a new standard methodology for undertaking an Objectively Assessed Housing Need (OAN) and has published the average annual housing requirement for each local authority that results from the use of the new OAN methodology. The National Planning Practice Guidance identifies that where evidence in Local Plans has become out-dated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the OAN should be used when undertaking this assessment. The Council has therefore used the housing requirement for the Borough which is derived from the Government's proposed new OAN methodology for the purposes of this assessment and intends to use this to inform the emerging Local Plan.

This assessment shows that the Council is able to demonstrate a 5 year supply of deliverable housing sites against the OAN. This is inclusive of a 5% buffer to ensure choice and competition in the market for land, as required by the draft revised NPPF.

Introduction

- 1.0 The National Planning Policy Framework (NPPF) sets out the requirement for local planning authorities to demonstrate a five year supply of deliverable housing sites. This report sets out the Borough's housing land supply position in respect of this requirement using a base date of 1st April 2017.

Overview of the Assessment

- 2.0 The broad framework for undertaking the assessment has followed two main stages as follows:
- Stage 1: Identify the housing provision to be delivered over the following five years
 - Stage 2: Identify sites that have potential to deliver housing over the five year period, including:
 - a. Sites that have planning permission (outline or full planning permission that have not been implemented or are only partially completed),
 - b. Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement (s.106), and
 - c. Strategic Land Review sites / Council owned sites.

National Policy and Guidance

- 3.1 The definition of a deliverable housing site is stated at footnote 11 in the NPPF as follows: *'To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'*
- 3.2 The Government has published a draft revised NPPF for consultation. The Glossary to the draft NPPF provides the following definition of deliverable: *'To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with as realistic prospect that housing will be delivered on the site within five years. Small sites, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on sites within five year.'*
- 3.3 Planning Practice Guidance (PPG) under the heading paragraph 3-031-20140306, under the heading "What constitutes a 'deliverable site' in the context of housing policy?" states:

Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within 5 years.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the 5-year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome such as infrastructure sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a 5-year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust 5-year housing supply.

Stage 1: Identify the housing provision to be delivered over the following five years

The baseline housing requirement

- 4.0 The Council will be bringing forward a new local plan that will in due course replace the suite of adopted Local Development Framework documents (including the Core Strategy).
- 4.1 The Core Strategy contains a housing target. However, this pre-dates the publication of the NPPF and is not based on an OAN. The Council has therefore decided that it is appropriate to use a housing target based on an OAN.
- 4.2 During September / November 2017 the Government consulted on a standard method for calculating local authorities' housing need. The indicative assessment of housing need for the period 2016 to 2026 based on the proposed formula is 365 dwellings per annum (dpa). This compares with 314 dwellings per annum for the current assessment of local housing need¹. The intention of the Council is to use the new standard methodology as the basis for determining the housing requirement in the new Local Plan. The 2016-based household projections are due to be published in May 2018. If the new projections result in a change to the figure identified using the proposed new standard methodology, then this will be taken into account through the Local Plan process and be reflected in future assessments of the Council's deliverable housing land supply.
- 4.3 The housing provision of **1825 dwellings** (5 x 365 dpa) needs to be adjusted if there has been under-delivery or over-delivery of housing between the base date for the OAN (1st April 2014) and the base date of this assessment (1st April 2017). The housing provision identified within the OAN and the dwellings delivered during this period are summarised below:

¹ The South Tyneside Strategic Housing Market Assessment update (2015)

- Housing provision required (2014/15 - 2016/17) = 1095 dwellings
- Dwellings delivered (net) = 1343 dwellings (net). Table 1 below shows housing delivery during the period 2014/15 to 2016/17.

Table 1: Housing supply 2014/15 to 2016/17

Year	Completions	Demolitions / losses	Housing target	Net delivery	Performance
2014/15	471	41	365	430	+65
2015/16	495	48	365	447	+82
2016/17	546	80	365	466	+80
Totals	1512	169	1095	1343	+227

4.4 The draft NPPG states that *‘where authorities deliver more completions than the plan requirement or local housing need, the additional supply can be used to reduce or address shortfalls against requirements from previous years’*. This means that an adjustment can be made to the housing provision required for the assessment period in respect of housing delivery since the base date of the OAN. This adjustment reduces the requirement for the period to **1598 dwellings**.

Applying the appropriate NPPF buffer

4.5 Paragraph 47 of the NPPF states that a 5% or 20% buffer, moved forward from later in the plan period, in order to ensure choice and competition in the market for land. Which buffer is chosen depends on whether or not there has been a record of persistent under-delivery of housing.

4.6 However, paragraph 74 of the draft revised NPPF usefully clarifies those timescales by which under-delivery should be assessed. It states that the supply of deliverable housing sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land: or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving planned supply

4.7 Table 1 demonstrates that the housing target has been exceeded over each of the last three years. Therefore a 5% buffer has been included in the housing requirement for the period of the assessment.

Calculating the housing requirement for the assessment period

4.8 Table 2 brings together each of the steps stated above in order to calculate the housing requirement for the assessment period.

Table 2: Calculating the housing requirement for the period 2017/18 to 2021/22

Year	Baseline annual average housing requirement	Adjustment for previous over delivery	Applying the 5% NPPF buffer
2017/18	365	320	336
2018/19	365	320	336
2019/20	365	320	336
2020/21	365	320	336
2021/22	365	320	336
Total			1680 dwellings

Stage 1 Summary

4.9 The total housing requirement for the assessment period is **1680 dwellings**.

How capacity and delivery has been assessed

5.0 The NPPF states that *'To be considered deliverable, sites 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 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'* (Footnote 11 to NPPF paragraph 47).

5.1 The involvement of the development industry is an integral part of undertaking a credible and robust five year supply of deliverable housing sites assessment. All agents and/or developers for sites with planning permission for sites of 5 dwellings or more whom e-mail contact details were available were sent a pro-forma spreadsheet together with a covering e-mail requesting that that the spreadsheet be completed with the projected delivery of the housing site(s) provided on a yearly basis. The pro-forma spreadsheet also provided an option for respondents to provide supplementary information should the respondent wish to do so, asking:

- *If there are any factors limiting the rate of development on the site, or that have prevented development taking place so far, then it would assist the Council if you could state what these are. This will then enable the Council to consider if there are any ways in which we, or other public bodies, could assist in helping to bring forward the site.*
- *If you have any other comments about the development of this site then please provide them.*

5.2 The advice provided by the development industry has been taken into account in the assessment. Officers have reviewed all of the information provided and regard the delivery rates as realistic. It has not therefore been necessary to challenge any of the information provided by the development industry in order to validate it.

5.3 Where information was not obtained by e-mail correspondence, it was requested via telephone contact. Development Management officers have also contributed to

the process, for example in relation to sites that the Council has resolved to grant planning permission subject to the signing of a s.106 agreement, commenting the likely timeframe for the s.106 agreement being signed.

- 5.4 The response to requests for information from the development industry has been very positive. The schedule set out at Appendix A includes a column stating whether the delivery of the site has been informed by information from the agent and/or developer. Where the agent and/or developer has not responded then STC officers have made an assessment of delivery based on officer experience and the advice from the SHLAA steering group regarding both local housing market, the development phasing of sites and rates of delivery on sites.
- 5.5 The development phasing of sites has taken into account the 'lead-in' time between the granting of planning permission and a site delivering completed dwelling units. For instance if a site was granted planning permission in outline, it may take 12 months to submit and approved Reserved matters, a further 12 months to assemble the site and start building units. Regarding delivery rates, the key factor is the projected rate of sales. This is influenced by how strong the particular segment of the housing market is, for example market demand in the Whitburn area is particularly strong but less so in some urban areas of the borough. It is also influenced by the number of sales outlets. Officers consider that their approach to assessing site delivery has been precautionary.
- 5.6 Where key issues have been identified relating to the deliverability of a housing site they have not been included in the 1st 5 years as they have specific delivery problems. The assessment is a snapshot in time. Should these constraints be overcome, then there is no reason why those sites would not move into the 5 year supply of deliverable housing sites in future assessments. The schedule of sites includes a '*Commentary*' column which provides comments explaining the assessment of a number of sites.
- 5.7 In regards to SLR sites, a potential indicative dwelling capacity and yield is calculated based on the regional and sub-regional SHLAA methodology (as reflected in current LDF Core Strategy policy). It will be noted that there is also a column entitled 'Revised Total' in the SLR Section of the schedule of housing sites at Appendix A. This refers to sites where the estimated dwelling capacity differs from that stated in the SLR. For example, some sites have now gained planning permission and so the total granted planning permission has been substituted for the SLR estimate. Also some sites are within the Council's ownership and the Council's Valuation team has advised of plans for their possible disposal and that the likely dwelling yield will differ from the estimate in the SLR. Where SLR sites have now been granted planning permission, the views of the development industry regarding delivery have been requested, consistent with the approach to other planning permissions.

Stage 2: Identify sites that have potential to deliver housing over the five year period

2a) Sites with planning permission

- 6.0 The schedule set out at Appendix A identifies the sites with planning permission which are anticipated to be developed over the five year period. **993 dwellings** are expected to be built during the 5 year period through planning permissions already consented.
- 6.1 An implementation rate of 90% has been applied to small sites (sites of 4 dwellings or less). This is in order to take into account the reality that not all planning consents will be delivered. This is consistent with the PPG (paragraph reference 3-033-20150327)

2b) Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement

- 6.2 It is acknowledged that where the Council has resolved to grant planning permission subject to the signing of a s.106 Agreement, no decision notice has been issued. However, it is considered that it is legitimate to include a contribution from such sites in the supply if there is a clear expectation that the S.106 Agreement will be signed and that the sites will actually deliver units during the 5-year period.
- 6.3 The schedule set out at Appendix A identifies sites which the Council has resolved to grant planning permission for subject to the signing of a s.106 which are anticipated to be developed over the five year period. **49 dwellings** are expected to be built during the 5 year period.

2c) Strategic Land Review / Council-owned sites

- 6.4 The Strategic Land Review (SLR) will help inform the selection of which site options might be the most suitable and sustainable to take forward as development site allocations in our forthcoming new Local Plan, and thus help provide the future needs for housing and employment land.
- 6.5 The SLR includes a number of sites which are designated as Green Belt. The SLR does not formally allocate sites for housing. That will be the role of the emerging Local Plan. Therefore none of the Green Belt sites have been included in the five year supply of deliverable housing at this stage.
- 6.6 SLR sites have only been included if they are broadly consistent with adopted local and national planning policy. The majority are brownfield sites within settlement policy boundaries. A number are also allocated in the Council's adopted Site Allocation Development Plan Document. For clarity, where an SLR site has gained planning permission subsequent to the base date for the exercise (1st April 2017), the site has been included in the schedule of housing sites at Appendix A as an SLR site. SLR sites that now have planning permission will be transferred to the planning permissions section of Appendix A at the next update of the 5 year supply of deliverable housing site assessment.

- 6.7 The schedule of sites at Appendix A also includes Council owned sites. The Council's Asset Management Team has scheduled a number of Council-owned sites for release within the time period as set out in Appendix A.
- 6.8 The delivery expected during a 5 year timeframe from SLR sites and Council owned sites that are not in the Green Belt is **1081 dwellings**.

2d) Windfalls

- 6.9 Paragraph 48 of the NPPF states that '*Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.*'
- 6.10 With regards to the definition of windfalls the glossary to the NPPF states: '*Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.*'
- 6.11 Sites which meet the windfall definition have been delivered in previous years. Sources of windfalls include conversions to residential use, the subdivision of existing dwellings and sites not identified within the Strategic Housing Land Availability Assessment (SHLAA).
- 6.12 Windfalls can be categorised into small and large windfalls (i.e. those of less than 5 dwellings and those of 5 dwellings or more). Officers have decided not to include a large windfall allowance at the present time. This will be reviewed through the process of updating the SHLAA (currently work in progress).
- 6.13 The most recent data for small windfalls for the last 5 years indicates that on average 20 dwellings are delivered from this source each year. It is reasonable to assume that this rate will continue over the next 5 years for the purposes of this Report. The Council have identified an implementation rate of 90% for small sites with planning permission (see paragraph 6.1). However, it is reasonable to expect that more planning permissions will be granted in the coming years that will result in additional windfall completions within the 5 year period covered by this assessment.
- 6.14 An estimate for small windfalls is built into the final three years of the 5 year period at a rate of 20 dwellings per annum. This figure is reduced in the 3rd year to reflect delivery from small sites with planning permission. Therefore the delivery expected from small windfalls is **54 dwellings**.

Stage 2e: Taking demolitions / losses into account

- 6.15 The housing requirement is a 'net' requirement. This means that it is net of demolitions and other losses during the assessment period. **395 dwellings** are expected to be demolished or lost during the assessment period

Other possible sources of housing delivery

Bringing empty homes back into use

- 6.16 The draft NPPG states that *'to be included as a contribution to completions it would be necessary for the authority to ensure that empty homes had not already been counted as part of the existing dwelling stock'*. Due to resource constraints the authority no longer has an Empty Homes Team. Some empty homes were brought back into use when more resources to do so were available to the authority. However, the numbers were very modest and it is not possible to ensure that they had not already been counted as part of the existing dwelling stock.

Student housing completions

- 6.17 The draft NPPG allows for a contribution from student housing completions. The draft NPPG states *'Studio flats in mixed developments designed for students, graduates or young professionals should be counted as individual completions.'* Any development of this type is included within the monitoring for planning permissions. The draft NPPG also states that *'all student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether it is in campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Authorities should use the published ratios based on census data and apply this both to communal establishments and to multi bedroom self-contained student flats'*. There have been no student housing completions during the period 1st April 2014 to 31st March 2017 and there is no projected supply from this source.

Older peoples housing completions

- 6.18 The draft NPPG states that *'local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The published ratios based on census data should be applied to residential institutions to derive an appropriate number of completions.'* The Council is pursuing a housing policy for older persons of encouraging independent living with minimal reliance on institutionalised accommodation. There have not been any completions for this category during the period 1st April 2014 to 31st March 2017 (other than extra care housing which has a high degree of self-reliance within a communal setting and has already been factored into both housing completion data) and no supply is projected from this source.

Sites with permission in principle identified on Part 2 of brownfield registers

- 6.19 The Council has a Part 1 brownfield register. However the Council does not at present have a Part 2 brownfield register.

Stage 2 Summary

- 6.20 The total (net) number of dwellings that have been assessed as deliverable over the assessment period is **1782 dwellings**.

Calculating the number of years supply of deliverable housing sites

7.0 Table 3 identifies the number of years supply of deliverable land:

Table 3: The supply of deliverable housing sites 1st April 2017 to 31st March 2022

Five year deliverable housing supply calculation 1st April 2017 to 31st March 2022	
Requirement for 1 st April 2017 to 31 st March 2022 taking previous over-delivery into account and NPPF 5% buffer	1680 dwellings
Average annual requirement for 1 st April 2017 to 31 st March 2022	336 dwellings (1680 / 5)
Projected delivery 1 st April 2017 to 31 st March 2022	1782 dwellings (net)
Supply (1782 / 336)	5.30 years
Total (1782 - 1680)	+ 102 dwellings

Conclusion

- 8.0 Table 3 shows that the Council is able to demonstrate a five year supply of deliverable housing sites to meet the housing requirement (including the NPPF 5% buffer) over the next 5 years when considering the projected housing delivery in the borough. The table shows that the Borough Council is able to demonstrate 5 years' worth of deliverable housing sites.
- 8.1 The Council is currently in the process of preparing a Local Plan. It is anticipated that the quantum of deliverable housing that is included within the five year supply will be significantly increased through this process. The 5 year supply of deliverable housing sites assessment will be updated to align with the Publication Draft Local Plan when it is published for consultation.

Appendix A: Schedule of housing sites

Planning Ref	Site Address	Total	Completed	Remaining	2017/18	2018/19	2019/20	2020/21	2022/23	Forecast	Comments
Planning Permissions											
ST/1739/12/FUL	Orwell Close / Chaucer Avenue (Westfield site, Newton Garth), Biddick Hall, South Shields	148	118	30	30					Developer / agent	Projection from Persimmon Homes
ST/0764/12/FUL	Cleadon Vale, Cleadon Park Estate, South Shields	707	696	11	11					STC	The site is deliverable
T/1228/03/DM	Riverside Village	381	284	97	25	25	25	22		Developer / agent	Projection from Persimmon Homes
ST/0108/15/FUL	Site of Church Lane House, Church Lane, Whitburn	5		5		5				STC	The site is deliverable
ST/0998/15/FUL	Former Hebburn New Town Social Club, Tennant Street, Hebburn	7		7			7			Developer / agent	Applicant states that the development will be delivered within 5 years.
ST/0624/12/FUL	Simonside Park, Aldborough Street / Ebchester Street, Simonside, South Shields	122	114	8	8					STC	Site is under construction and almost complete
ST/0588/09/OUT ST/0081/13/FUL	Trinity South (Circatex / Frederick Street), South Shields	222	137	85	55	30				Developer / agent	Projection from Keepmoat Homes
ST/1204/13/FUL	Belsfield Gardens, Jarrow	5	1	4	4					STC	Site is under construction
ST/0947/12/FUL (Phase 1)	Monkton Fell (North), Monkton Lane / Campbell Park Road, Hebburn	157	148	9	9					Developer / agent	Projection from Barratt Homes and Taylor Wimpey

Planning Ref	Site Address	Total	Completed	Remaining	2017/18	2018/19	2019/20	2020/21	2022/23	Forecast	Comments
ST/0461/15/RES (Phase 2)	Monkton Fell (Central), Monkton Lane / Lukes Lane, Hebburn	291	68	223	45	45	47			Developer / agent	Projection for Barratt Homes share of the site
ST/0046/13/FUL	Sunniside Leigh (Former Oakleigh Gardens SEN School), Sunniside Lane, Cleodon	16	13	3	3					STC	Site is under construction and almost complete
ST/0938/14/FUL	Whitburn Vista, The Leas, former Whitburn Rifle Ranges Army Camp, Mill Lane, Whitburn	42	41	1	1					STC	Site is under construction and almost complete
ST/0503/14/FUL	College Mews (former South Tyneside College), Mill Lane, Hebburn	118	68	50	30	20				Developer / agent	Projection from Bellway Homes
ST/0923/14/FUL	Former St. Mary's CE Primary School, Whitehead Road, South Shields	37		37	37					Developer / agent	Projection from agent
ST/0037/14/FUL	139 Bede Burn Road, Jarrow	8		8		8				STC	The site is deliverable
ST/1092/14/FUL	Land at River Drive / Heron Drive / Lady's Walk / Palatine Street, South Shields	50		50	50					Developer / agent	Projection from Galliford Try
ST/0232/15/FUL	Former Brydan Court Nursing Home, Galsworthy Road, South Shields	22		22		22				STC	The site is deliverable
ST/0046/17/FUL	High Lane Social Club and car park, Witton Road/High Lane Row, Hebburn	14		14	14					Developer / agent	Projection from agent

Planning Ref	Site Address	Total	Completed	Remaining	2017/18	2018/19	2019/20	2020/21	2022/23	Forecast	Comments
ST/0126/15/FUL	Site of former Tharsus Engineering and Council Works Depot, Glen Street, Hebburn	31	11	20	10	10				Developer / agent	Projection from Gleeson Homes
ST/0382/15/FUL	Former Infant School Kitchens (adj. Lawson Court), North Road, Boldon Colliery	9		9		4	5			STC	The site is deliverable
ST/0539/15/FUL	Bedewell Industrial Estate and derelict playing field, Cambridge Avenue / Red House Road / Adair Way, Hebburn	335		335	40	60	60	60	60	Developer / agent	Projection from Barratt Homes
ST/1258/16/LAA	Land adjacent to Salcombe Avenue Jarrow NE32 3SN	20		20		20				Developer / agent	Projection from South Tyneside Housing Ventures Trust.
ST/0580/16/FUL	Site of Former 85 - 103 Boldon Lane South Shields	10		10						Developer / agent	There are unresolved ownership issues. Delivery cannot currently be relied upon within a 5 year timeframe.
ST/1648/12/LBC	Laverick Hall Farm, Laverick Lane, West Boldon	8	6	2	2					STC	The site is under construction and almost complete
ST/1194/14/FUL	Former St. Michael's View nursing/care home, St. Michael's Avenue, South Shields	8		8		8				STC	The site is deliverable
ST/0277/16/FUL	Phoenix House Westoe Drive South Shields	22		22		22				STC	The site is deliverable
ST/0232/16/FUL	Vacant Formerly Balfour Beatty Utility Solutions Ltd, Prince Consort Road, Hebburn	8		8		8				Developer / agent	Projection from agent

Planning Ref	Site Address	Total	Completed	Remaining	2017/18	2018/19	2019/20	2020/21	2022/23	Forecast	Comments
	Small sites	51		51	20	20	6				There are 51 dwellings with planning permission on small sites. The number projected to be delivered has been reduced by 10% to allow for non-implementation.
Resolved to approve subject to the signing of a Section 106 agreement											
ST/1198/16/FUL	Harton Centre 52 Harton Lane South Shields	49		49		49				Developer / agent	Development now has planning permission and is scheduled is for completion by August 2018
Small sites windfall allowance											
							14	20	20		

SLR ref	LDF ref	Site Address	SLR total	Revised total (see para. 5.7 of the main report)	2017/18	2018/19	2019/20	2020/21	2021/22	Comments
Strategic Land Review / Council owned sites										
Outer South Shields										
OSS16	Policy SA9	South Tyneside College, Westoe Campus Playing Fields, South Shields	77				15	25	25	The college is likely to remain in situ but the playing fields are available for development and the site is next to a high value area.
OSS19b	Policy SA9	Former Brinkburn Comprehensive School, MacAnany Avenue, South Shields	45	272					30	Proposed demolition of school (BSF scheme) - school relocated summer 2011. Mixed use allocation with possible residential development in south-west part of site, but likely to need to retain community and sports/playing fields facilities, with new Studio School also proposed (by 2012). Proposed redevelopment of site for relocated Westoe RFC and cricket club with no housing. Community asset transfers have been agreed. The site that is left is available for development and is in a strong housing market area.
OSS24	Policy SA9	Former Associated Creameries, Egerton Road, South Shields	32	30			30			There is currently a planning application for 30 units. The site is in a residential are and suitable for housing. Although there are issues still being discussed with the applicant, the site is considered to be deliverable.
OSS40	Policy SA9	Land at Chuter Ede Education Centre (excl. former Brydan Court), Galsworthy Road, South Shields	69	53					15	STC own the site. The intention is to market the site for residential development.
OSS45		Connolly House, Reynolds Avenue, South Shields	12	15			15			Consideration is being by STC given to directly disposing of the site for affordable housing development,
OSS54		Farding Square, Marsden	81	61			20	20	21	Council owned site on the market for residential development.
OSS69		Gordon House and car park, Gordon Street, South Shields	17	18		18				The development is in progress

SLR ref	LDF ref	Site Address	SLR total	Revised total (see para. 5.7 of the main report)	2017/18	2018/19	2019/20	2020/21	2021/22	Comments
n/a		Tyne Dock, South Shields	n/a	65					30	The scheme is subject to Cabinet approval (April 2018). A report is scheduled to go to Cabinet recommending the demolition of the existing dwellings (126) and supporting their replacement with lower density family housing.
Heburn										
H4	Policy SA9	Former Local Authority housing area, Argyle Street / Caledonian Street, Hebburn	75					25	25	STC own the site. There are ecological issues to resolve but the site is deliverable. It is in a strong housing market area. STC are considering marketing the site.
H12a		Hebburn New Town, Glen Street/Tennant Street, Hebburn	100	60				30	30	The site has been cleared and is available now. There are several different residential development options including an extra care scheme. It is unlikely that the whole site will be developed.
H14	Policy SA9	Ashworth Frazer Industrial Estate and Hebburn Community Centre, Station Road / Argyle Street, Hebburn	106					16	30	The estate is surrounded by housing and would be suitable for residential development.
H15	Policy SA9	Land to North of day care centre, Black Road, Hebburn	25				10	15		STC Asset Management team have scheduled the release of the land for development
Next to H15		Day care centre, Black Road, Hebburn	n/a	25				10	15	STC Asset Management team have scheduled the release of the land for development
H22	Policy SA9	Campbell Park Road Civic Site / Hebburn Police Station, Campbell Park Road / Victoria Road East, Hebburn	101				15	30	30	The site is currently being marketed by STC and is in a strong housing market area.
H37	Policy SA3	Former Short circuit testing station / Trench UK, Victoria Road West/South Drive, Hebburn	305	334		41	71	71	71	Planning permission for the development of 334 units has been granted. The projected build out schedule has been informed by Miller Homes and the Home Group who each have 167 units.

Boldon & Cleadon										
SLR ref	LDF ref	Site Address	SLR total	Revised total (see para 5.7 of the main report)	2017/18	2018/19	2019/20	2020/21	2021/22	Comments
BC13a		Former Boldon CE Primary School, Don Gardens, West Boldon	11				11			The site is available and deliverable.
BC24		Residential garages, Hindmarch Drive, West Boldon	7			7				Surplus Council land with scope for residential development.
Jarrow										
J32		Perth Green Youth Centre and grassed area, Perth Avenue, Jarrow	29	48				24	24	Consideration is being by STC given to marketing the site for residential development.
JA32a		Perth Green House, Perth Avenue, South Shields	15				15			Consideration is being by STC given to marketing the site for residential development.
JA37		Land at Grasmere Avenue / Eskdale Drive, Jarrow	25	61			31	30		STC Asset Management team have scheduled the release of the land for development. Centaurea Homes intend to deliver a scheme.
n/a		Land to rear of Grasmere Avenue	n/a	31		31				Affordable housing scheme to be delivered by South Tyneside Housing Ventures Trust on Council disposal site
JA41		Land at Martin Hall, Monkton Terrace, Jarrow	20				10	10		Consideration is being given to marketing the site. It is Council owned and available.
JA42		Land at Nolan Hall, Concorde Way, Jarrow	23				12	11		The site is available and deliverable.
Whitburn & Marsden										
WH30		Land at Croftside Court, Croftside Avenue, Whitburn	16	36			36			A planning application has now been submitted to develop the site for 36 apartments. The application has still to be validated and assessed but it is a deliverable site and clearly has developer interest.
n/a		Lizard Lane, Marsden	n/a	30					30	STC Asset Management team have scheduled the release of the land for development.

Planning Ref	Site Address	Total	Completed	Remaining	2017/18	2018/19	2019/20	2020/21	2022/23
Demolitions									
	Houses to the rear of Eskdale Drive, Jarrow.	50	18	32	14	18			
	212 Westoe Road, South Shields	1		1	1				
	Westmoreland Court, Hebburn	133		133		133			
ST/0933/16/DEM	Croftside House, Whitburn	31		31	31				
	Martin Hall, Jarrow	30		30	30				
	Nolan Hall, Jarrow	30		30	30				
	Lizard Lane Flats,	12		12			12		
	Tyne Dock	126		126				126	

Summary						
	2017/18	2018/19	2019/20	2020/21	2022/23	Total
Planning Permissions	394	307	150	82	60	993
Resolved to grant planning permission subject to the signing of a s.106		49				49
Strategic Land Review / Council owned sites		97	291	317	376	1081
Small sites windfall allowance			14	20	20	54
Gross delivery	394	453	455	419	456	2177
Demolitions / losses	106	151	12	126		
Net delivery	288	302	443	293	456	1782