



**Five year supply of deliverable housing sites:
1st April 2024 to 31st March 2029**



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1. Introduction

Background

- 1.1 The NPPF¹ 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 2024. The base date was chosen to align with calendar years in which the Council tracks yearly delivery figures. The report also considers housing delivered since the start of the Local Plan housing period (which runs from 1st April 2016-31st March 2031) and considers whether any action is needed in line with Policy HSG1a of the Local Plan to ensure a sufficient supply of housing within the Borough.
- 1.2 The Housing Delivery Test (HDT) was introduced within the 2018 version of the NPPF and has been continued through subsequent revisions; this is an additional test that looks at housing delivery over the last three years. Where the HDT indicates that delivery has fallen below 95% of the authority's requirement over the last three years, the authority should prepare an action plan to assess the causes of under-delivery and identify actions to increase delivery in future years.
- 1.3 Where the HDT indicates that the delivery of housing is below 75% over the last three years, the authority should consider the policies that are most important for determining a planning application as out of date.
- 1.4 Furthermore, where the HDT indicates that the delivery of housing is below 85% over the last three years a buffer of 20% should be added to the five year housing land supply requirement of the authority.

¹ National Planning Policy Framework, Ministry of Housing, Communities and Local Government, December 2024

- 1.5 The latest data published in 2024² indicates that Hartlepool Borough delivered 218% of its requirement in the three-year period of 2020-2021 to 2022-2023.
- 1.6 The HDT is an additional test to the five year housing land supply test. The Council needs to be able to demonstrate that both of these tests are passed in order to prevent paragraph 11.d) of the NPPF needing to be engaged by decision makers.

Overview of the Assessment

- 1.7 The broad framework for undertaking the assessment has followed two main stages as follows:
- Stage One: Identify the housing provision to be delivered over the following five years.
 - Stage Two: 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. Urban Local Plan sites (urban sites allocated in the Local Plan),
 - c. Rural Local Plan sites (rural sites allocated in the Local Plan),
 - d. Sites where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement (s.106), and
 - e. Specific, unallocated sites that have the potential to make a significant contribution.
- 1.8 In order to ensure only sites with a realistic probability of being delivered are included, consultation with landowners and developers has been undertaken and officers have assessed the response against past performance. In some instances, sites with planning permission have been excluded where it is not considered likely that there will be any delivery over the five year period.

² Housing Delivery Test: 2023 measurement, Ministry of Housing, Communities and Local Government, December 2024

2. Stage One: Identify Required Housing Provision

The Baseline Housing Requirement

- 2.1 Hartlepool's Local Plan³ was adopted in May 2018. The Local Plan sets out the Borough's housing requirement over the 15 year Plan Period from 2016 to 2031.
- 2.2 The Local Plan's housing requirement considered the objectively assessed need (calculated using the pre-2024 methodology), previous under-delivery and the housing market renewal as a source of housing delivery, as set out in Table 1:

Housing requirement breakdown	Annual dwellings	Total dwellings over 15 years
A. SHMA Housing Requirement	240	3600
B. Historical backlog from 2006 Local Plan	47	705
C. OAN Total Requirement (A+B)	287	4305
D. Replacement of demolitions (assuming 50% on site windfall replacement)	65	975
E. 20% affordable housing delivery buffer	57	860
Proposed Annual Requirement Target (C+D+E)	410	6150

Table 1: Baseline Housing Requirement Breakdown

- 2.3 The Local Plan also sets out the Council's position with regards to a five year housing land supply. In doing so, the Council had to include provision of past under-delivery and a relevant buffer.
- 2.4 The proposed annual housing target in the Local Plan incorporates the previous under-delivery of 705 dwellings (see Table 1). This has been

³ Hartlepool Local Plan, Hartlepool Borough Council, May 2018

averaged out over the Plan Period, i.e. it is part of the baseline housing requirement.

- 2.5 Between the beginning of the Plan Period and adoption of the Local Plan (years 2016/2017 & 2017/2018) there had been a further under-delivery of housing of -230 dwellings. This has been averaged out over the remainder of the Plan Period, with 17 dwellings per annum added to the requirement for the period 2018 to 2031.
- 2.6 The Council have dealt with previous under-delivery using the *Liverpool* approach, where the shortfall is spread over the Plan Period. The *Sedgefield* approach is where the whole of the shortfall is only included within the next five year's housing requirement. Within the NPPG⁴, it is advised that the shortfall should be added to the plan requirements for the next five year period or a case be made why it should be dealt with over a longer period. The Council made their case for pursuing the *Liverpool* approach at the Local Plan's Examination in Public. The approach was found sound.
- 2.7 At the time of the Local Plan's submission, the Council had not achieved their advocated housing target consistently for the previous 10 years. In accordance with national policy at the time of adoption (NPPF 2012, paragraph 47), the Council accepted that there has been a record of persistent under delivery of housing and increased their required housing supply by an additional 20%.
- 2.8 In the interest of clarity, the aforementioned buffer is separate from the 20% affordable housing delivery buffer identified in point E of the housing requirement breakdown in Table 1. The affordable housing delivery buffer forms part of the baseline housing requirement.

⁴ National Planning Practice Guidance, Ministry of Housing, Communities and Local Government, February 2024

- 2.9 Appendix A, taken from the Local Plan, illustrates the housing delivery scenario over the Plan Period including the application of the buffer to the whole of the housing requirement for the Plan Period.
- 2.10 Appendix A shows that the average annual housing requirement of 410 dwellings has been staggered over the Plan Period to take account of the lead-in period of several of the Local Plan's larger housing allocations.
- 2.11 Appendix A shows that at the time of the Local Plan adoption, the Council was able to demonstrate a five year supply of deliverable housing sites for the first and second five years of the Plan Period. It also shows a calculated shortfall of circa 150 dwellings at the end of the Plan Period. However, the Council is confident that this is a nominal shortfall and that over the course of the Plan Period it will be addressed. Local Plan policy HSG1a *Ensuring a Sufficient Supply of Housing Land* provides further confidence that supply can be managed over the Plan Period.

Calculating the Housing Requirement for the next five years

- 2.12 It is now necessary to calculate the housing requirement for the forthcoming five years (2024/25 to 2028/29). To do so, it will be necessary to understand the level of housing that has been delivered since the adoption of the Local Plan.
- 2.13 Since the adoption of the local plan, the following net delivery of dwellings (including demolitions) against the projected delivery rates per year was observed:

Year	Local Plan Projection	Net Additional Dwellings (including demolitions)	+/-
2018/19	350	371	21
2019/20	350	254	-96
2020/21	350	161	-189

2021/22	400	351	-49
2022/23	400	507	107
Total	1,850	1645	-205

Table 2: Previous years housing completions, including cumulative total

- 2.14 Based on the above schedule of total housing delivery over the previous years, the net cumulative shortfall over the relevant years is 205 dwellings. As per the previous approach, it is proposed to divide this shortfall over the remainder of the Plan Period, which results in a rounded-down figure of an additional 25 dwellings per annum.
- 2.15 Paragraph 78 of the NPPF (2024) requires that the calculation of housing supply should in addition include a buffer. As noted above, the adopted Local Plan used a 20% buffer in response to the previous 10 years under delivery. Paragraph 10.24 of the Local Plan advised that the Council would continue to operate this approach for the annual updates of the five year supply of deliverable housing sites.
- 2.16 However, since adoption of the Local Plan, the Government has revised the NPPF and the approach to calculating housing requirement. The Housing Delivery Test (HDT), which looks at housing delivery over the last three years, was introduced within the 2018 version of the NPPF. The results of the HDT are expressed as a percentage. Paragraph 78 of the NPPF (2024) sets out that where the HDT indicates that the delivery of housing is below 85% over the last three years, a buffer of 20% should be added to the Local Authority's five year housing land supply requirement. The data published indicates that Hartlepool Borough delivered 218% of its requirement in the three-year period of 2020/21 to 2022/23. In this case therefore, the HDT supersedes the previous position of the Local Plan and due to performance against the HDT the Council is not required to include any additional buffer.
- 2.17 As such, the below trajectory instead uses a 5% buffer to ensure choice and competition in the market for land, reflecting the objectives of Paragraph 78 of the NPPF.

Year	Phased housing requirement	Add backlog from 2016/17 (17 dwellings per annum)	Cumulative backlog 2017/18 - 2022/23 (36 dwellings per annum)	Applying 5% buffer
2024/25	400	417	442	464
2025/26	400	417	442	464
2026/27	480	497	522	548
2027/28	480	497	522	548
2028/29	480	497	522	548
Total				2,572

Table 3: Calculating the housing requirement for the period 2024/25 to 2028/29 with a 5% buffer

New Standard Method (December 2024 NPPF)

2.18 In December 2024, the Ministry of Housing, Communities and Local Government published an amended version of the NPPF which reintroduced a standard method to calculate housing need for local planning authorities. Whether or not a local planning authority is able to demonstrably meet this housing need will inform any next steps required.

2.19 The new standard method uses the baseline housing stock figure for a local area with a 0.8% multiplier as a baseline. The existing housing stock for Hartlepool in 2023 as reported by the ONS⁵ is 45,179 dwellings. 0.8% of this figure results in a new baseline housing need of 361 dwellings per annum.

2.20 In addition to the above, a consideration must be given to whether an affordability uplift would be required to account for the median workplace-based affordability ratios. As Hartlepool's current median workplace-based affordability ratio is below 5 (4.17 at the time of publication⁶), there is no need to implement an affordability uplift in this instance.

⁵ ONS, Table 100: number of dwellings by tenure and district, England

⁶ ONS, Table 5c, Ratio of median house price to median gross annual

2.21 As the figure provided by the standard method is below the current yearly housing requirement set out in the Local Plan, no adjustments to the housing land supply requirement (per Paragraph 78 of the NPPF) are required.

Stage 1 Summary

2.22 The total housing requirement for the assessment period, accounting for previous delivery and the phased housing trajectory of the adopted local plan, is therefore **2,572** dwellings (applying the 5% buffer).

3. Stage Two: Identifying sites

Sites with Planning Permission

- 3.1 The schedule set out at Appendix B identifies the sites with planning permission that are anticipated to be developed over the five year period. 2,151 dwellings are expected to be built during the relevant five year period through planning permissions already consented.

Local Plan Sites

- 3.2 The schedule set out at Appendix B identifies the Local Plan sites that do not yet have a planning permission which are anticipated to be developed over the five year period. 162 dwellings are expected to be built during the five year period.

Sites Subject to the Signing of a Section 106 Agreement

- 3.3 It is acknowledged that no formal decision notices have been issued in instances where the Council has resolved to grant planning permission subject to the signing of a Section 106 Agreement. Despite this, it is considered legitimate to include a contribution from such sites in the supply when there is a clear expectation that a Section 106 Agreement will be promptly finalised and signed, allowing sites to deliver units during the five year period.
- 3.4 The schedule set out at Appendix B identifies sites that the Council has resolved to grant planning permission for subject to the signing of a Section 106 Agreement that are expected to begin development over the relevant five year period. On this basis, 462 dwellings are expected to be built during the five-year period.

Demolitions

- 3.5 The Council have no current plans for demolition within the next few years and are not aware of any external demolitions planned. Although in the Local Plan, within Table 6 on page 83, there is a Housing Target Breakdown which details replacement of demolitions with the assumption of 50% on site windfall replacement, the Council's previous demolition data combined with future plans demonstrate that there will be less demolitions that considered at first. It is also likely that demolitions would come in large phases whereby substantial numbers of dwellings are demolished, potentially to allow for regeneration projects, with there being periods where there are none.
- 3.6 This is the reasoning to justify why this position statement does not currently consider demolitions for these five years and is a differing approach to that put forward within the Local Plan.

Five year deliverable demolitions calculation 1 st April 2024 to 31 st March 2029	
2024/25	0
2025/26	0
2026/27	0
2027/28	0
2028/29	0

Table 4: Predicted and planned demolitions 1st April 2024 to 31st March 2029

Small Sites

- 3.7 We note an implementation rate of 90% has been applied to small sites (sites of four dwellings or less). This is in order to take into account the reality that not all planning consents will be delivered to ensure consistency with the approach followed during the preparation of the Local Plan.

Stage 2 Summary

- 3.8 The total number of dwellings that have been assessed as deliverable over the assessment period is 2,775 **dwellings**.

4. How delivery has been assessed

- 4.1 The NPPF states that

“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 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.” (Glossary).

- 4.2 The involvement of relevant stakeholders 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 five dwellings or more with available contact details were sent a pro-forma table together with a covering email requesting that the table be populated with the latest expected rate of delivery of the housing site 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 known factors limiting the rate of development on the site, or that have prevented development taking place so far.
- If there are any other comments about the development of this site.
- If the respondent was no longer directly involved with the site, whether information about the latest relevant contact could be shared.

4.3 The Hartlepool Borough Council Estates Team were contacted regarding each potential housing site owned by the Council. Information was then requested regarding whether there is an intention to market the site, the timeframe for doing so and the likely developer interest. 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.

4.4 The response to requests for information from the development industry has been very positive. The schedule set out at Appendix B 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 Hartlepool Borough Council officers have made an assessment of delivery based on officer experience and the rate of any prior delivery.

4.5 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 example, if a site was granted planning permission in outline, it may take 12 months to submit and have a reserved matters application approved, a further 12 months to assemble the site and start building units. Regarding delivery rates, a 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 Wynyard area is particularly strong but less so in some urban areas of the Borough.

- 4.6 Where key issues have been identified relating to the deliverability of a housing site they have not been included in the first five years. Where sites have not been included in the first five years they have been identified for development in the second and third five year periods, when it is more likely that development could occur, or they have been discounted (i.e. beyond the 15 year plan period). The schedule of sites includes a “Commentary” column that provides comments explaining the assessment of a number of sites.

5. The Calculation

- 1.1 The tables below show that the Council is able to demonstrate a five year supply of deliverable housing sites to meet the housing requirement over the next five years when considering the projected housing delivery in the Borough. Table 5 applies a 5% buffer per the requirements of the NPPF. The table demonstrates that the Council is able to demonstrate 5.40 years' worth of deliverable housing sites applying a 5% buffer.

Five year deliverable housing supply calculation 1 st April 2024 to 31 st March 2029	
Five year requirement for 1st April 2024 to 31st March 2029 taking previous under-delivery into account and 5% buffer	2572 dwellings
Average annual requirement for 1st April 2024 to 31st March 2029 (five year requirement divided by five)	514 dwellings
Projected five year delivery 1st April 2024 to 31st March 2029	2775 dwellings
Supply (Projected five year delivery divided by annual requirement)	5.40 years
Total (Projected five year delivery minus five year requirement)	203 dwellings

Table 5: The supply of deliverable housing sites 1st April 2024 to 31st March 2029 applying a 5% buffer

Appendix A: Demonstrating Supply of Deliverable Housing Sites over the Local Plan Period

Housing Delivery Source		2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Planning permissions		185	299	348	241	188	182	148	109	109	72	22	15	25	25	35	2003
Sites subject to s.106				10	66	60	34	12	20	20							222
Windfalls			6	6	40	50	42	25	10								179
Urban Local Plan Sites			35	48	13	7		20			10	20	20	15			188
Rural Local Plan Sites	South West Extension			30	80	100	100	125	125	125	125	125	125	125	75		1260
	Wynyard Park North			20	40	40	40	40	40	40	40	40	40	20			400
	Wynyard Park South			15	30	30	30	30	30	30	30	7					232
	High Tunstall			12	30	90	135	135	135	135	121	105	105	105	92		1200
	Quarry Farm				30	36	36	36	36	36	10						220
	Village Sites				33	34	18										85
Total Housing Delivery Trajectory		185	340	489	603	635	617	571	505	495	408	319	305	290	192	35	5989
(A) Baseline Housing Target (includes 20% affordable housing delivery buffer)		350	350	350	350	350	400	400	400	400	400	480	480	480	480	480	6150
(B) Add under-delivery 2016-2017 (Liverpool method)		350	367	367	367	367	417	417	417	417	417	497	497	497	497	497	6150
(C) 20% NPPF 2012 Para 47 Buffer Target		420	440	440	440	440	500	417	417	417	417	408	408	408	408	408	6150
Housing Target Accordance		-235	-100	49	163	195	117	154	88	78	-9	-89	-103	-118	-216	-373	-161
5 Year Supply Accordance (dwellings)		72					428					-899					
5 Year Supply Accordance (years)		5.16					5.98					2.79					
			5.93 (2017 to 2022)														

Appendix B: Schedule of housing sites

- Notes:
- Cells shown in grey denote sites which are affected by the small sites modifier (0.9x)
 - For the “Completed” column, the data was collected January 2025 and therefore, for some sites, the E2025 column value may contain surplus dwellings which were completed before this moment in time (April 2024 – January 2025) and appear to result in a higher sum than the “Remaining” value.

Site Ref	DC Ref	Description	SITE NAME	Gross Addition	Completed	Remaining	E2025	E2026	E2027	E2028	E2029	Forecast	Notes
H001	H/2015/0158, H/2017/0102	Outline planning application for the erection of 12no. semi detached houses with associated access. Landscaping matters reserved (demolition of former public house) H/2017/0102; Erection of 8no. semi detached bungalows and 1no. detached bungalow with associated access, car parking, landscaping and means of enclosure.	FORMER KING OSWY PUBLIC HOUSE	8	4	4	0	0	0	0	0	HBC	
H091	H/2007/0588	Conversion of Union House to 3 apartments and erection of 4 no town houses with associated external works.	UNION HOUSE	7	4	3	0	0	0	0	0	HBC	
H145	H/2011/0255	Change of use and alterations to first floor to form four self-contained apartments, internal alterations to ground floor licensed premises and alterations to elevations of building including the conversion of a window to a door and the formation of two bin stores.	2-4 WHITBY STREET	4	0	4	0	0	0	3.6	0	HBC	
H158	H/2011/0372,H/2015/0275, H/2018/0290, H/2021/0360	Erection of a detached residential dwelling and associated works. Outline planning application with some matters reserved for residential development comprising the conversion of farm buildings to three dwellinghouses and the erection of a dwellinghouse. H/2015/02/75; Conversion and alterations / extension to former barn and milking parlour to create a single dwelling (AMENDED SITE LOCATION PLAN SHOWING ACCESS TO HIGHWAY) H/2018/0290; Retrospective application for conversion and alterations to former barn to create a single two storey dwelling	MANOR HOUSE FARM, NEWTON BEWLEY	4	3	1	0	0	0	0.9	0	HBC	

H179	H/2012/0454	Conversion of existing outbuildings into three dwellings with associated landscaping, car parking and stable block for residents' use.	CLOSE FARM COTTAGE, WYNYARD	3	0	3	0	0	0	0	0	HBC	
H203	H/2020/0276, H/2020/0092, H/2018/0148(res)	<p>H/2020/0276; Erection of 570 dwellings and provision of a new roundabout and associated infrastructure</p> <p>H/2020/0092; Screening opinion in respect of residential development comprising 570 dwellings including associated access, link road connection, infrastructure and open space.</p> <p>H2018/0148 Reserved matters application (appearance, landscaping, layout and scale) for the erection of 500 dwellings with associated infrastructure.</p> <p>Outline planning application for the erection of up to 500 new dwellings (all matters reserved apart from access).</p> <p>H/2020/0276 -</p>	UPPER WARREN, LAND OFF A179	570	314	256	110	110	89	0	0	HBC	
H211	H/2022/0171	Residential development comprising 14 detached properties including demolition of existing buildings and farmhouse (Amended Plans and Information)	SOUTHBROOKE	14	0	14	0	0	0	0	0	HBC	
H215	H/2013/0033, H/2016/0185, H/2019/0261	<p>Outline planning application, with all matters reserved, for up to 200 dwellings, a local centre (Use Classes A1/A2/A3/A4 or A5) of up to 400 sqm, commercial development of up to 101,858 sq m of Class B1 office floorspace, and a Multi Use Games Area with associated landscaping and infrastructure works.</p> <p>H/2016/0185: Residential development for the erection of up to 109 dwellings with associated access, landscaping and engineering works (Amended Plans showing larger play area and alterations to proposed elevations)</p> <p>H/2019/0261: Section 73 application for the variation of condition 2 (approved plans) of planning permission H/2016/0185 (residential development for the erection of up to 109 dwellings with associated access, landscaping and engineering works) to allow for house type substitution and amendments to plot layouts with associated amendments to boundary treatments and landscaping</p>	WYNYARD NORTH PENTAGON	110	64	0	10	0	0	0	0	Developer/Agent	

H218	H/2014/0003, H/2014/0564	<p>Listed building consent for residential development comprising conversion of Grade II Listed manor house to form 4 No dwellings, erection of 5 houses, 11 bungalows and 18 apartments and associated works and landscaping.</p> <p>H/2014/0564 Variation of condition No. 2 of planning application H/2014/0003 for residential development comprising conversion of Grade II Listed manor house to form 4 no. dwellings, erection of 5 houses, 11 bungalows and 18 apartments and associated works (to raise ground levels)</p>	FRIARAGE, HEADLAND	38	0	38	0	0	0	0	0	HBC	
H225	H/2014/0470, H/2013/0573,H/2011/0005,H/2005/5254	<p>H/2014/0470: Reserved matters (appearance, landscaping, layout and scale) for the erection of 373 No. dwellings within Phase 1 pursuant to H/2013/0573 dated 9 October 2014</p> <p>H/2013/0573:Variation of conditions and legal agreement on planning application</p> <p>H/2011/0005 to allow for the removal of the requirements for a buried long stop, the delivery of properties to level 3 of the code for sustainable homes, the requirements to deliver 10% renewable energy on site and 10% of affordable housing within each phase of the development</p> <p>H/2011/0005: Variation of conditions on approved application H/2005/5254</p> <p>H/2005/5254: Outline application for residential development open space and associated means of access (AMENDED SCHEME)</p>	MARINE POINT/BRITMAG SITE A&B	372	344	28	64	0	0	0	0	HBC	
H241	H/2015/0162	Full application - Residential development comprising 39 dwellings and provision of a car park (and drop-off point) to serve West Park Primary School.	CONISCLIFFE ROAD/CONISCLIFFE RISE	39	39	0	1	0	0	0	0	HBC	
H251	H/2014/0405	Full planning application for demolition of buildings, construction of 144 dwellings (C3), construction of accesses to Stockton Road and Brierton Lane, roads, bridge with associated structures and associated earthworks, drainage features, public open space, landscaping, ecological works, electrical sub stations, vehicular circulation, pumping stations and infrastructure. Outline planning application for construction of up to 1,116 dwellings (C3), public house/restaurant (A3/A4) 500sqm, retail units (A1) 1,999 sqm, primary school (D1), medical centre (300sqm), public open space, playing fields, play spaces, drainage features,	SOUTH WEST EXTENSION	1260	0	1260	40	50	100	100	100	HBC	Build out up to approximately 288 able to proceed prior to works being completed. Assumed finished by 2027.

		landscaping and ecological works, earthworks, electrical sub stations, pumping stations, car parking and vehicle and pedestrian circulation											
H260	H/2015/0373, H/2017/0027, H/2017/0154, H/2017/0238	<p>Outline application for the development of up to 30 residential dwellings (Use Class C3) with associated landscaping, highways and infrastructure works with all matters reserved.</p> <p>H/2021/0246 plot 18, H/2019/0160 (RES) plot 21, H/2019/0122 (RES) plot 20, H/2018/0091 (RES) plot 7, H/2018/0133 (RES) plot 11, H/2017/0244 (RES) plot 25, H/2017/0238 (RES) plot 29, H/2017/0154 (RES) plot 14, H/2017/0027 (RES) plot 19, H/2017/0495 (RES) plot 17, H/2017/0434 (RES) plot 22, H/2017/0457 (RES) plot16, 2018 RES p5, 8,9,11,14,27,28. H/2018/0242 plot 21, H/2018/0367 plot 15, H/2018/0378 plot 22 H/2019/0252 plot 4, H/2019/0255 plot 3, H/2019/0356 plot 13, H/2019/0393 plot 8, H/2019/0421, H/2019/0429 plot 26, H/2019/0453 plot 23</p>	WYNYARD SITE B WELLINGTON GARDENS	30	28	2	2	0	0	0	0	Developer/ Agent	
H261	H/2015/0283	Outline application with some matters reserved for residential development comprising 50, two storey houses including highway access, layout and provision of land for use as open space.	NELSON FARM	50	0	50	0	0	0	25	25	HBC	
H262	H/2015/0374, H/2017/0355, H/2017/0640, H/2017/0558,	<p>H/2015/0374: Outline application for the development of up to 12 No. residential dwellings (Use Class C3) with associated landscaping, highways and infrastructure works with all matters reserved.</p> <p>H/2018/0093 (RES) plot 6, H/2018/0079 (RES) plot2, H/2018/H/2017/0332 (RES) plot 1, H/2018/0093 (RES) P6, H/2018/0079 (RES) P2, H/2017/0330 (RES) P12, H/2017/0314 (RES) P3, H/2017/0309 (RES) P2, H/2017/0308 (RES) P5, H/2017/0265 (RES) P7, H/2017/0251 (RES) P4, H/2018/0331 P5, H/2019/0390 P5, H/2019/0428 P11, H/2017/0640; Subdivision of Plot 12, The Beaumont and the erection of one detached dwelling with integral double garage, means of access, boundary enclosures and landscaping (AMENDED DESCRIPTION)</p>	SITE C WYNYARD/BEAUMONT	13	12	1	2	0	0	0	0	Developer/ Agent	
H263	no planning permission yet	Local Plan Site	BRIARFIELDS Paddock	16	0	16	0	0	0	8	8	HBC Estates	

H264	no planning permission yet	Local Plan Site	SOUTH OF JOHN HOWE GARDENS	20	0	20	0	0	0	0	0	HBC	Estates email.
H265	H/2016/0027/0304/0310/0371/0540, H/2017/0000/0027/	Local Plan Regeneration Site H/2017/0476, H/2017/0481	CARR & HOPPS	94	83	11	0	0	0	0	0	HBC	
H266	H/2022/0357	(Local Plan Site) Erection of 81no. dwellings with associated re-profiling of mounds, landscaping and infrastructure.	CORONATION DRIVE	81	0	81	0	30	30	21	0	Developer/ Agent	Allocation site, planning application pending.
H267	H/2014/0428	Local Plan Site H/2014/0428 Outline application with all matters reserved for residential development comprising up to 1,200 dwellings of up to two and a half storeys in height and including a new distributor road, local centre, primary school, amenity open space and structure planting.	HIGH TUNSTALL	1040	0	1040	0	0	15	60	60	HBC	Occupancy delayed until the implementation of the bypass.
H268	H/2015/0528, H/2019/0352	H/2015/0528; Outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved H/2019/0352; Approval of reserved matters of planning application H/2015/0528 for outline planning permission for up to 220 residential dwellings with associated access, all other matters reserved, relating to the development, appearance, landscaping, layout (including internal roads) and scale.	QUARRY FARM 2	220	204	16	32	0	0	0	0	Developer/ Agent	
H269	no planning permission yet	Local Plan Site	POTTERS FARM / NORTH FARM	35	0	35	0	0	0	10	25	HBC	Contribution required for bypass, implementation required.
H270	no planning permission yet	Local Plan Site	9 ACRES - HART VILLAGE	30	0	30	0	0	0	10	20	HBC Estates	Tender 2025.
H271	H/2017/0028, H/2022/0376	Outline application (all matters reserved) for residential development consisting of up to 13 no. dwellinghouses (demolition of existing buildings including bungalow) H/2022/0376 - Approval of all reserved matters for residential development consisting of up to 13no. dwellinghouses pursuant to outline planning permission H/2017/0028	GLEBE FARM - HART VILLAGE	13	0	13	0	0	6	7	0	HBC	

H275	H/2015/0209, H/2019/0047	H/2015/0209; Outline application with some matters reserved for residential development comprising 15 dwellings H/2019/0047; Reserved matters application (appearance, layout, scale and landscaping) in respect of outline planning application H/2015/0209 for the erection of 15 dwellings with associated infrastructure	MANOR PARK GARDENS	15	4	11	4	2	5	0	0	Developer/ Agent	
H279	H/2017/0118	Erection of two detached dwelling houses with detached garages, formation of access and erection of fences and gates (Resubmitted Application).	LAND ADJACENT TO HART ON HILL	2	1	1	0.9	0	0	0	0	HBC	
H287	H/2015/0353, H/2019/0094, H/2019/0113, H/2021/0096, H/2022/0046	H/2015/0353 Residential development comprising 31 two, three and four bedroomed bungalows H/2019/0094 Section 73 application for the variation of condition 2 (approved plans) of planning approval H/2015/0353 for residential development comprising 31 two, three and four bedroomed bungalows to allow for amendments to the approved site layout (including alterations to the internal road layout, driveways, garage positions, landscaping, easements and dwelling positions), and amendments to the approved garages and house types (including amendments to finishing materials, layouts, fenestration and eaves/ridge heights) (AMENDED PLANS RECEIVED AND CHANGES TO DESCRIPTION) H/2019/0113: Residential development comprising the erection of three bungalows (including 1 No. dormer bungalow) to the north west of approved development site H/2015/0353 for 31 No. dwellings. H/2022/0046:	HIGHGATE MEADOWS/COLLEGE FARM/DALTON HEIGHTS	32	28	5	5	0	0	0	0	HBC	
H291	H/2017/0457, H/2021/0134	Demolition of existing farm buildings and erection of 3 new dwellings with associated internal access road, parking and landscaping H/2021/0134 Section 73A application to vary planning permission H/2017/0457 (Demolition of existing farm buildings and erection of 3 new dwellings with associated internal access road, parking and landscaping) to allow for amendments to approved bunaglow including single storey orangery extension to north elevation, alterations to internal floor plans and associated changes to fenestration, and increase in finished floor level and roof pitch.	THREE GATES FARM	3	0	3	0	0	0.9	0.9	0.9	HBC	

H296	H/2017/0418, H/2021/0106	Approval of reserved matters relating to appearance and landscaping pursuant to outline planning permission H/2017/0418 (for the erection of two semi-detached dwellinghouses and associated access). Outline application for the erection of two semi-detached dwellinghouses and associated access	156 GRANGE ROAD	2	0	2	0	0	1.8	0	0	HBC	
H300	H/2018/0009	Change of use from C2 residential care home to 14 No. C3 residential flats with the addition of two second storey extensions to the side and rear, a single storey glazed walkway to the side and demolition of the two external fire escapes	PARKVIEW NURSING HOME	14	0	14	0	7	7	0	0	HBC	July 2023 Streetview confirms construction commenced.
H303	H/2018/0067, H/2018/0516	H/2018/0067; PLOT 5 MUSGRAVE GARDEN LANE Change of use of triple garage to sales suite (plot 5 to be used a show house) (retrospective application) H/2018/0516 Erection of 1no. Detached dwelling house (including roof terrace to rear) with detached double garage, associated access and landscaping. (Plot 3)	SITE A, MUSGRAVE GARDEN LANE, WYNYARD	9	8	1	1	0	0	0	0	Developer/Agent	
H309	H/2018/0005	Change of use to gin bar, student gallery/coffee shop and five residential apartments	25 26 CHURCH STREET (PULSE BAR)	5	0	5	0	0	5	0	0	HBC	
H314	H/2020/0130	Change of use from 1no. dwellinghouse to 2no. flats with associated external alterations including installation of porch and access door to front and alterations to chimney	31 GREEN WOOD ROAD	2	0	2	1.8	0	0	0	0	HBC	
H346	H/2019/0473	Residential development comprising erection of 186 dwellings and associated works including access and landscaping.	COUNTRYSIDE, WYNYARD PARK	186	108	78	35	35	30	0	0	Developer/Agent	
H350	H/2019/0226	Residential development comprising 243 houses including associated access, link road connection, infrastructure and open space	WYNYARD, BARRATT HOMES NE	243	83	160	45	45	45	30	16	HBC	
H359	H/2016/0399	Reserved matters application (appearance, landscaping, layout and scale) for the erection of 110 No. dwellings within Sites C and D, pursuant to outline planning permission H/2013/0573.	LONGBRANCH HOMES	110	69	41	30	19	0	0	0	HBC	

H363	H/2021/0315	Demolition of existing buildings (incl. former Market Hotel, Lynn Street Council depot and former Drug Rehabilitation Centre) and erection of 48no. dwellings with associated access, infrastructure, and hard and soft landscaping.	LYNN, WHITBY, SURTEES STREETS	48	0	48	0	0	0	20	19	HBC	Drug/alcohol centre land for 9 units within site will not come forward. Remainder will deliver per consent.
H364	H/2021/0157	Erection of 9 residential dwellings (Use Class C3) with associated landscaping, highways and infrastructure works.	SOUTH OF WELLINGTON GARDENS, WYNYARD	9	0	9	0	0	0	4	5	HBC	
H368	H/2021/0498 H/2023/0296	Demolition of all existing buildings and erection of 234no. new dwellings and associated infrastructure and landscaping. HS note - AH was not secured via S106 - we record AH below so we keep track on AH units in the borough. NM task -need a tab for AH s106 yes or no. AH plots - 45-53, 77-84, 88-101, 103-122, 143-152, 153-164, 165,166,167,168,169,170,171,172,173,174,175 H/2023/0296 - Section 73 to vary condition 2 (approved plans) of residential dwellings of planning application H/2021/0498 (Demolition of all existing buildings and erection of 234no. New dwellings and associated infrastructure and landscaping) for the addition of solar panels to the roofs of 112no. Dwellings and the change of house type names (Pending as of May 24)	FORMER EWART PARSONS, ANTLER PARK	234	111	123	52	40	40	43	0	HBC	
H369	H/2021/0282,	Outline planning application with all matters reserved except for access for the erection of 25no. residential plots (use class C3) with associated access (Amended site location plan and reduction in the number of proposed dwellings from 29no. to 25no). Proposed Development Subdivision of Plot 10, Cavendish and the erection of one detached dwelling, means of access, boundary enclosures and landscaping (total now 26)	CAVENDISH LAND NORTH OF DUCHY HOMES, WYNYARD	26	1	25	10	10	5	0	0	Developer/ Agent	Self-build RM applications required prior to completions. "Planning permission was granted for 25 dwellings so the trajectory needs to be amended. I would also suggest condensing the trajectory to 10, 10, 5 as work can commence simultaneously on all plots given their self build nature."
H371	H/2021/0431	Change of use from builders storage unit into a three bedroom dwelling, including single storey extension to side and rear, 2no dormer windows and alterations to doors and windows to front	45 MIERS AVENUE	1	0	1	0	0	0	0	0	HBC	

H372	H/2022/0040	Section 73 application to vary conditions 2 (approved plans) 9 (landscaping management), 10 (hard landscaping and surface finishes) and 11 (boundary enclosures) of planning application H/2020/0384 (Erection of a dormer bungalow, garage and associated exter	KIRKEFIELDS STABLE SITE	1	1	0	0.9	0	0	0	0	HBC	
H374	H/2020/0300	Residential development comprising 17no. bungalows (consisting of 15 x 2 bed, 2 x 2 bed accessible) including car parking, new access road and associated works	FORMER GARDEN CENTRE (TANFIELD RD)	17	17	0	17	0	0	0	0	Developer/ Agent	
H376	H/2019/0014	Change of use from public house and restaurant to residential (C3) comprising 7 one bedroom flats with associated external alterations	28 WHITBY STREET THE VAULT FORMER PUB	7	0	7	7	0	0	0	0	HBC	
H377	H/2021/0572, H/2023/0397	Erection of 76 dwellings, associated infrastructure and landscaping. 78 units drawn on plan one and two are actually in the previous Port Homes site (i.e. plot 79&80) H/2023/0397 Section 73 application to vary conditions 2, 11, 12, 14, 16, 18 and 19 of p	WOODSIDE MEADOWS, SEATON	76	27	51	16	25	23	1	0	HBC	
H378	H/2014/0428, ,H/2020/0048, H/2021/0372, H/2023/0096	H/2023/0096 - Section 73 application to vary condition 1 (approved plans) of planning permission H/2021/0372 (Section 73 application to vary condition 1 (approved plans) of planning permission H/2020/0048 for approval of reserved matters relating to the e	DUCHY, LAND SOUTH OF HIGH TUNSTALL	160	31	129	25	25	25	25	25	HBC	
H381	H/2022/0095	Change of use from hotel to 2no. separate residential dwellings, creating 2no. 8 bedroom HMOs for student accommodation	185 187 THE YORK HOTEL	2	0	2	1.8	0	0	0	0	HBC	Property is currently being sold.
H382	H/2020/0303	Development of 12no bungalows with associated hard and soft landscaping works. H/2023/0394 - Section 73 to amend levels to site C and positioning of bins and gates	RODNEY STREET BUNGALOWS	12	12	0	0	6	6	0	0	HBC	
H384	H/2022/0299	Full planning permission for the erection of 143no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Certificate B received 19.01.23)	WYNYARD RISE, DERE STREET	143	4	139	30	30	30	30	23	Developer/ Agent	"The planning permission is subject to a condition restricting no more than 73 dwellings to be occupied until the A19 highway improvements have been completed. This may delay the delivery of more than 73 dwellings, but the trajectory seems realistic."

W009	H/2022/0306	Demolition of Former Engineers Club & Registry Office (The Willows) and erection of 3, 4 & 5 storey residential blocks with commercial units to ground floor providing 98no. residential units	ENGINEERS SOCIAL CLUB, RABY ROAD	98	0	98	0	0	15	35	48	HBC	
H385	H/2021/0096	Erection of 7no. bungalows (including 3no. dormer units), garages and associated infrastructure.	COLLEGE FARM/ HIGHGATE MEADOWS	7	0	7	4	3	0	0	0	HBC	
H386	H/2022/0217	Application for the erection of a habitable chalet for permanent use within existing showman's yard to include alterations to the fence to the side.	LAND TO THE REAR OF 47 - 50 THE FRONT	1	0	1	0.9	0	0	0	0	HBC	
W001	H/2022/0181	Outline planning application for the erection of up to 1200no. dwellings with associated parking, landscaping and infrastructure with all matters reserved except access. (Amended Description 02.02.23)	(COU) WYNYARD LAND NORTH OF A689	1200	0	1200	0	15	60	75	75	Developer/ Agent	Initial application only minded to approve in outline. Reserved matters required before eventual delivery. <i>I would suggest that delivery begins in 25/26 with 15 dwellings, increasing to 60 in 26/27. Beyond that, I would say 75 is more realistic than 90.</i>
W002	H/2022/0382	Erection of 51no. dwellinghouses (Use Class C3) with associated infrastructure, access and landscaping (Amended Acoustic Bund and Noise Assessment received 27.07.23)	WYNYARD, SOUTH A689	51	0	51	0	11	15	15	10	Developer/ Agent	<i>The s106 Agreement is yet to be completed. The planning permission is also subject to a condition which requires highway improvement works to be carried out prior to the occupation of any dwellings. This could result in the occupation of dwellings to be delayed. We would advise that delivery begins in 2025/26 with c. 10/15 dwellings.</i>
W003	H/2023/0273	Outline planning application with all matters reserved except for access for the demolition of existing buildings and outline planning permission for up to 55no. residential dwellings (use class C3), associated infrastructure and landscaping	BRENDA ROAD	55	0	55	0	0	15	20	20	HBC	Minded to grant, subject to legal agreement.
H391	H/2023/0315	Application for the erection of 3.no single storey dwellings with associated communal garden, parking and landscaping (Demolition of existing garages).	DUMFRIES ROAD	3	0	3	0	2.7	0	0	0	HBC	

H390	H/2022/0055	Erection of dormer bungalow with parking area	LAND ADJACENT TO WHITE COTTAGE FRONT STREET	1	0	1	0	0	0.9	0	0	HBC	
W004	H/2022/0405	Outline application with some matters reserved for the erection of 3no. detached dormer bungalows with access taken from Yarm Close (Demolition of existing commercial garage).	GLENESK	3	0	3	0	0	2.7	0	0	HBC	
W005	H/2023/0403	Change of use from day centre (ground floor) and office space (first floor) to 12no. residential apartments on ground and first floor including alterations to external elevations and internal layout	HARTFIELDS	12	0	12	0	12	0	0	0	Developer/ Agent	Minded to grant, subject to legal agreement.
W006	HMDC/2023/0004	Change of use/conversion of 2no retail units to create 3no retail units on ground floor and conversion of residential unit on first and second floors to create 6no studio flats	HMDC YORK ROAD	6	0	6	0	0	6	0	0	HBC	
W007	H/2022/0350	Erection of 1no. dwelling and annex/car port (outline, all matters reserved except access)	MANOR HOUSE FARM	1	0	1	0	0.9	0	0	0	HBC	
W008	H/2022/0258	Application for Permission In Principle for the erection of up to 5no. dwellings (demolition of existing public house).	FORMER HOUR GLASS PUBLIC HOUSE	5	0	5	0	5	0	0	0	Developer/ Agent	
W010	HMDC/2023/0005	Section 73A to vary condition 5 of planning application H/2020/0165 (Change of use from Hotel to Student Accommodation on upper floors (1st, 2nd, 3rd and 4th) with retention of licensed premises to basement and ground floor) to allow for 6.15% renewable energy of the developments energy supply	HILLCARTER HOTEL CHURCH STREET	19	0	29	0	10	5	4	0	HBC	Overall quantum based on household figures (1 per studio flat and 1 per shared kitchen/dining area)
W011	H/2023/0355	Change of use from a Care Home (C2 Use Class) to 14no. self-contained residential flats (C3 Use Class)	HIGHNAM HALL PARK AVENUE	14	0	14	0	7	7	0	0	HBC	Minded to grant, subject to legal agreement.
W012	HMDC/2024/0031	Change of use to 12-bed HMO (Sui Generis) (description amended 23.10.2024)	47 CHURCH STREET	2	0	2	0	1.8	0	0	0	HBC	HMO estimate assumed 6 bedrooms would be one unit.

W013	HMDC/2024/0037	Section 73 application to vary conditions 2,3 7, 10, 11, 16, 17, 18 and 19 of planning permission h/ful/0638/01 for the construction of apartments, houses, offices, food takeaway unit, retail outlet, business	LAND AT MARITIME AVENUE, FLEET AVENUE AND MAINSFORTH TERRACE	385	0	0	0	0	15	45	45	HBC	Minded to grant 25th January 2025, subject to legal agreement.
W014	HMDC/2023/0018	Change of use of basement (part), ground (part), first and second floors from Class E to 6-bed HMO (Use Class C4) including internal and external alterations (amended description)	24 CHURCH STREET	1	0	1	0.9	0	0	0	0	HBC	