

DBC Five Year Housing Land Supply Position Statement

December 2025

Housing requirement

Policy H1 of the Local Plan sets a minimum housing requirement of 492 net additional dwellings per annum over the plan period from 2016 to 2036. This results in a total net minimum requirement of 9,840 dwellings. The evidence to support this housing target is set out in the Strategic Housing Market Assessment (SHMA) update (2017). The assessment took into account national and local data on population growth and considered other related information on factors such as increases in employment levels. This enabled a more reliable and appropriate demographic projection to be derived.

Housing completions

For the financial year 2024/25 the Council recorded 419 gross dwelling completions. 5 housing losses were recorded resulting in a net figure of 414 dwellings. This is below the housing requirement figure of 492 but an increase in the gross and net figure in comparison to the previous year. Since the beginning of the plan period, 4,106 net additional dwellings have been built which is an average rate of 456 dwellings per annum.

Table 3: Housing completions from 2016-2025

Year	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25
Gross Completions	176	495	598	538	546	516	518	359	419
Demolitions/ losses	6	9	7	2	9	11	5	5	5
Net completions	170	486	591	536	537	505	513	354	414

The figures in table 3 above show that delivery has been close to or exceeded the annual average housing requirement of 492 in 6 of the last 9 years. Completion figures have fallen below the target in the last two financial years. This was anticipated following the identification of the Teesmouth and Cleveland Coast (SPA) as in unfavourable condition due to nutrient pollution and the introduction of the requirement for all proposals for additional residential accommodation in the entire Borough to demonstrate nutrient neutrality before planning permission can be granted.

This resulted in delays in issuing permissions for new housing and a period between March 2022 and August 2023 where a very limited number of permissions for new housing were able to be issued whilst mitigation solutions were established including the Natural England Tees Catchment Nutrient Mitigation Scheme.

Following the establishment of these mitigation options the Council has been able to grant a significant number of permissions that were delayed with numerous developments now on site. It is anticipated that this reduced level of delivery will only occur for a short period as illustrated by completions in 2024/25 increasing by 60 dwellings from the previous year (2023/24).

Five-year housing land supply

National policy states that local planning authorities should monitor their deliverable land supply against their housing requirement, set out in strategic policies. The monitoring framework of the Local Plan sets out a target of maintaining a five-year rolling land supply. This is assessed by comparing the five-year housing requirement and the estimated five-year supply in order to calculate the estimated supply expressed in years.

Delivery from the start of the plan period is also factored into the calculation. Over the first 9 years of the plan period, from 1st April 2016 to 31st March 2025, there has been 4,106 net additional housing completions. The minimum Local Plan requirement for this period is 4,428 dwellings (9 x 492). This leaves a shortfall of 322 dwellings which will be added onto the current five-year requirement in the calculations below. The requirement for the following five-year period is 2,460 dwellings (492 x 5). The calculation of the five-year requirement is set out in the table below and results in a figure of 584 dwellings per annum which includes a 5% buffer required by national policy.

Five-year housing land supply calculations

Local Plan Housing Requirement	9,840 (492 dwellings per annum over 20 years)
Requirement 2025/26 – 2029/30	2,460 (492 x 5)
Net completions 2016/17 – 2024/25	4,106
Shortfall 2016/17 – 2024/25	322 (4,428 – 4,106)
Requirement 2025/26 – 2029/30 plus shortfall	2,782 (2,460 +322)
Requirement 2025/26 – 2029/30 plus shortfall plus 5% buffer	2,921 (2,782 x 1.05)
Annual requirement plus shortfall plus 5% buffer	584

The estimated deliverable five-year housing land supply for 1st April 2025 to 31st March 2030 is 3,158 dwellings which equates to a 5.4 year housing land supply (3,158 /584 = 5.4). The sites included consist of a mix of extant planning permissions, sites currently under construction, Local Plan housing allocations and windfall sites. It is considered that these sites meet the definition of deliverable as set out in the NPPF and PPG. Full details of sites included within the supply and evidence to support their deliverability can be found in Appendix 1. The housing trajectory for the remainder of the full plan period can also be found in Appendix 2.