

AGENDA NO.

**REPORT TO PLANNING
COMMITTEE**

DATE: 11 July 2012

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD
SERVICES**

ASSESSING THE SUPPLY OF DELIVERABLE HOUSING SITES

SUMMARY

- 1 The Stockton-on-Tees Core Strategy was adopted in March 2010. Core Strategy Policy 7 (CS7) - Housing Phasing and Distribution, states that the distribution and phasing of housing delivery to meet the Borough's housing needs will be managed through the release of land consistent with the maintenance of a 'rolling' 5-year supply of deliverable housing land. This report sets out the Borough's housing land supply position in respect of this requirement as at the 1st April 2012 (this is a standard base date for housing monitoring exercises). It also takes into account the guidance relating to demonstrating five years worth of housing in the National Planning Policy Framework (NPPF) that was published on 27 March 2012.

RECOMMENDATION

That Members:

- 2 Note the content of the report.

DETAIL

- 3 The NPPF states that local planning authorities should "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land."
- 4 Appendix 1 to this report is '5 Year Deliverable Housing Supply Final Assessment: 2012 – 2017'. A buffer of 5% has been used as the benchmark for maintaining a 5-year supply of deliverable housing land. This is because the Borough has a strong housing delivery performance, taking into consideration that from 2008 onwards conditions in the housing market have been very challenging.

- 5 The Assessment at Appendix 1 shows that the Borough is not currently able to demonstrate a 5 year supply of deliverable housing land. The Regeneration and Environment Local Development Document (LDD) is scheduled for adoption in January 2014. The Regeneration and Environment LDD will incorporate the results of the Core Strategy Review of housing options. The LDD will allocate sufficient deliverable and developable housing sites to ensure that the housing requirement to 2029 is met and that a rolling 5-year supply of deliverable housing sites plus a 5% buffer is achieved.

THE NEXT STEPS

- 6 The assessment will be published on the Council's website as the 5 Year Deliverable Housing Supply Final Assessment: 2012 - 2017.

RECOMMENDATION

Members are recommended to: -

1. Note the content of the report.

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Background Papers - 5 Year Deliverable Housing Supply Final Assessment: 2012 - 2017

Financial Implications – NA

Environmental Implications- N/A

Community Safety Implications - N/A

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 has been taken into account in the preparation of this report.

Ward and Ward Councillors - All Wards and Ward Councillors