

**AGENDA NO**

**REPORT TO PLANNING  
COMMITTEE**

**DATE: 13 November  
2013**

**CORPORATE DIRECTOR OF  
DEVELOPMENT AND  
NEIGHBOURHOOD  
SERVICES**

**FIVE YEAR HOUSING SUPPLY 1<sup>st</sup> October 2013 to 30<sup>th</sup> September 2018  
(2<sup>nd</sup> quarterly update report)**

**SUMMARY**

This report informs members of the completion of the 2<sup>nd</sup> quarterly update of the Deliverable Housing Supply Final Assessment.

**RECOMMENDATION**

Members are recommended to: -

1. Note the content of the report (see Appendix 1).

**BACKGROUND**

- 1 Members will recall that it has been subsequently agreed that the five year housing supply will be updated quarterly on a trial basis. The period covered by the quarterly update is 1st October 2013 to 30th September 2018. The base date is 30<sup>th</sup> September 2013.
- 2 The guidance in the NPPF) states that a 5% or 20% buffer must be added to the supply of deliverable sites, depending on whether or not there has been a record of persistent under-delivery of housing. The issue of whether to add a 5% or a 20% buffer was debated at the Low Lane, Ingleby Barwick Public Inquiry The inspector commented on this in his report as follows: 'Over the CS plan period, the Council agreed that there has persistent under-delivery' (paragraph 11.3). In the context of the Inspector's Report it is now considered necessary to add a 20% buffer to the requirement for a five year supply of housing sites.
- 3 The report shows that the authority has a deliverable housing supply of 4.23 years with a 20% buffer added, which is a shortfall of 559

dwellings. This means that the authority is not able to demonstrate a five year supply of deliverable housing sites.

## **NEXT STEPS**

- 4 The report attached at Appendix 1 will be used to inform officer recommendations regarding relevant planning applications.

## **RECOMMENDATION**

Members are recommended to: -

1. Note the content of the report.

**Corporate Director of Development and Neighbourhood Services.**

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## **WARD AND WARD COUNCILLORS**

**Ward All wards**

**Ward Councillor All Councillors**

## **IMPLICATIONS**

**Financial Implications:** None

**Environmental Implications:** As report

### **Human Rights Implications:**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

### **Community Safety Implications:**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

### **Background Papers:**

**Appendix 1** - Five Year Deliverable Housing Supply Final Assessment 1<sup>st</sup> October 2013 to 30<sup>th</sup> September 2018 (2<sup>nd</sup> quarterly update report)