

AGENDA NO

**REPORT TO PLANNING
COMMITTEE**

DATE: 28 May 2014

**CORPORATE DIRECTOR OF
DEVELOPMENT AND
NEIGHBOURHOOD
SERVICES**

FIVE YEAR HOUSING SUPPLY 1st APRIL 2014 to 31st MARCH 2019

SUMMARY

This report informs Members of the completion of the Five Year Deliverable Housing Supply Final Assessment 2014 – 2019

RECOMMENDATION

Members are recommended to: -

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

BACKGROUND

- 1 The report shows that the authority has a deliverable housing supply of 4.08 years with a 20% buffer added, which is a shortfall of 669 dwellings. This means that the authority is not able to demonstrate a five year supply of deliverable housing sites.
- 2 The report uses a base date of 31-3-2014. This means that it does not show that the Special Planning Committee of 1.4.2014 resolved to grant planning permission, subject to the signing of Section 106 Agreements, to the following two planning applications:
 - Land at Wynyard Village – 500 dwellings
 - Land at Wynyard Park – 400 dwellings
- 3 These applications are currently being considered by the National Planning Casework Unit (NPCU) following a request that they be 'called in' for the Secretary of State to determine himself. If the NPCU decides not to call in the applications then an assessment of their contribution to the five year supply will be factored in to the 1st quarterly update (assuming that the decision is before the base date for the update).

- 4 It is understood that the Planning Advisory Service is preparing a guidance note on undertaking five year housing land assessments. This will inform assessments following its publication.

NEXT STEPS

- 5 The report attached at Appendix 1 will be published on the Council's website as the Five Year Deliverable Housing Supply Final Assessment 2014 – 2019 and 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.

Contact Officer: Matthew Clifford

Email Address: Matthew.clifford@stockton.gov.uk

Telephone No. 01642 526049

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 1st April 2014 to 31st March 2019