

## **ADDENDUM 14.03.19**

### **Item No: 5.2**

**Application No:** 18/01759/FUL      Author: Aidan Dobinson Booth  
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Date valid: 19 December 2018      ☎: 0191 643 6333

Target decision date: 20 March 2019      Ward: Valley

Application type: full planning application

**Location: Land North West Of Brierdene Way Backworth NEWCASTLE UPON TYNE**

**Proposal: Change of use of land and construction of a 1,985 sqm Extra Care Home containing 28 apartments and communal living areas (C2 residential institution) and 4no specialist care bungalows (C3 residential) together with new access road, car parking, landscaping and other ancillary works (amended plans received 15.02.19)**

Applicant: The Northumberland Estates, Mr Barry Spall Estates Office Alnwick Castle Alnwick NE66 1NQ

Agent: The Northumberland Estates, Mr Barry Spall Estates Office Alnwick Castle Alnwick NE66 1NQ

**RECOMMENDATION:**      Mind to grant legal agreement req.

Paragraph 73 of National Planning Policy Framework (NPPF) requires local planning authorities to identify and maintain a rolling five-year supply of deliverable housing land. This includes an additional buffer of at least 5%, in order to ensure choice and competition in the market for housing land.

The most up to date assessment of housing land supply informed by the March 2019 five-year Housing Land Supply Summary identifies the total potential five-year housing land supply in the borough at 5,396 new homes (a total which includes delivery from sites yet to gain planning permission). This represents a surplus against the Local Plan requirement (or a 6.1 year supply of housing land). It is important to note that this assessment of five-year land supply includes just over 2,000 homes at proposed housing allocations within the Local Plan (2017).

Although the Council can demonstrate a five-year supply of deliverable housing sites, this figure is a minimum rather than a maximum. Further planning permissions that add to the supply of housing can be granted which add to the choice and range of housing.

Officer Comment

This updated position on the 5-year housing supply represents an improvement on the previous one. The Committee Report stated that there was 5.4 year supply. The updated Housing Land Supply now states that there is a 6.1 year supply. Given the Council can still demonstrate a 5-year supply of housing land supply, the recommendation remains the same.