

ADDENDUM 1 – 9.3.17

Item No: 5.1

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|------------------------|---------------------|--------|---------------|
| Application No: | 16/01603/FUL | Author | Maxine Ingram |
| Date valid: | 2 December 2016 | : | |
| Target decision date: | 3 March 2017 | ☎: | 0191 643 6322 |
| | | Ward: | Weetslade |

Application type: full planning application

**Location: Land At And Land At The Site Of 18-21 Western Terrace
Dudley NORTHUMBERLAND**

Proposal: Erection of 20 residential dwellings, 5no 3 bedroom properties and 15no 2 bedroom properties with associated parking and landscaping (Revised site layout 23.12.16, amended red line 1.3.17) (Additional flooding information received 7.2.17)

Applicant: SHN Homes Ltd, FAO Mr Shaun Dunn 62 Cauldwell Avenue
Whitley Bay Tyne And Wear NE25 9RW

Agent: AJ Walton Architecture & Surveying, FAO Mr Alan Walton 38 Linskill
Terrace North Shields NE30 2EN

RECOMMENDATION: Minded to grant on expiry consultation

The applicant has had to amend the redline boundary to include the access road, Western Terrace. This has required the applicant to sign Certificate C and advertise the application in a local newspaper.

Recommendation: Minded to grant on expiry consultation.

Representations

One further letter of objection has been received. The objection received relates to right to light.

Officer note: Right to light is not a material planning consideration and should be resolved as a civil matter.

Five Year Housing Land Supply

This Addendum updates Planning Committee on the latest position regarding the Five Year Housing Land Supply Assessment for North Tyneside. Committee will be aware that following submission of the emerging Local Plan in June 2016 an independent Planning Inspector held hearings as part of an Examination in Public during November and December of 2016. This has

been following by consultation on Main Modifications to the Local Plan, for which the consultation period closed on Wednesday March 8th.

One of the proposed Main Modifications to the Local Plan recently consulted upon alters the housing requirement for North Tyneside and the calculation of the Borough's Five Year Land Supply. These changes have been undertaken in accordance with advice provided by the independent Planning Inspector for the emerging Local Plan. The Council has received objection from elements of the house building industry including the Home Builders Federation to the Main Modifications in relation to the assessment of housing land supply. These objections will require review by the Council and will be forwarded to the Planning Inspector for his final consideration.

However, following conclusion of this consultation the most up to date assessment of housing land supply, informed by the December 2016 SHLAA Addendum identifies the total potential 5-year housing land supply in the borough at 5,174 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 5.56 year supply of housing land).

It is important to note that this assessment of five year land supply includes over 2,000 homes at proposed housing allocations within the emerging Local Plan. The potential housing land supply from this proposal is included in the assessment that North Tyneside has a 5.56 year supply of housing land.