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SENT BY EMAIL
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Dear Sir / Madam,

NORTH TYNESIDE DRAFT SCHEDULE OF DELIVERABLE HOUSING SITES

Thank you for consulting with the Home Builders Federation on the North Tyneside draft schedule of deliverable housing sites and review of Brownfield Land Register.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

The HBF would like to recommend that the Council review their Schedule of Deliverable Housing Sites to ensure that they are in line with the NPPF 2019 requirements. Paragraph 73 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The NPPF states that for sites to be considered deliverable *'sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'.*

PPG provides further guidance on how to demonstrate a 5-year housing land supply. It states that in order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available. It goes on to suggest that, that evidence could include current planning status (eg how much progress has been made towards a reserved or full planning application, or discharge of conditions); a written agreement between the local planning authority and the site developer setting out the developers delivery intentions; firm progress with site assessment work; or clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

The HBF would strongly recommend that the Council review their supply to ensure it is deliverable and to ensure that they have the appropriate evidence to support that deliverability.

Future Engagement

I trust that the Council will find these comments. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry. Please use the contact details provided below for future correspondence.

Yours sincerely,



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Local Plans Manager – North

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