
**Select Committee for Regeneration, Culture and Adult Education –
27th October 2008**

Report of the Director of the Urban Environment

**Update on Planning Application Statistics relating to Apartment
Developments.**

Purpose of Report

1. To inform the Select Committee on housing completions and planning application statistics relating to housing and apartment construction.

Background

2. The Economic Regeneration Working Group has previously requested that information be submitted on housing developments and planning applications approved for apartments and other housing. Statistics were incorporated into a report to this Select Committee in March 2008 and this is an update of the situation since that time.
3. The information presented is taken from the financial year April 2007- March 2008 and is the latest information we have available on planning applications. Last year's figures have also been included so that a comparison can be made.

4. Housing Completions 2007 – 2008

Total numbers of dwellings completed	542
Number of which are Houses	347
Number of which are Flats / apartments	195
Percentage of flats / apartments	36%

Previous Year 2006 - 2007

Total numbers of dwellings completed	780
Number of which are Houses	372
Number of which are Flats / apartments	365
Percentage of flats / apartments	49%

Number of dwellings on sites with planning permission but not yet completed

Total numbers of dwellings with planning permission	3,023
Number of which are Houses	1,339

Number of which are Flats / apartments	1,664
Percentage of flats	56%

5. The above statistics show that there was a sharp 13% drop in the proportion of flats / apartments completed during the last financial year (2007 – 2008) as opposed to the previous year. However, figures for schemes with planning permission but have yet to start or are under construction, still show a high proportion of flats and apartments compared to other housing. The delivery of such approved schemes however is always dependant upon the market and variations may be sought to approved plans or new plans submitted to address changes in demand.
6. The figures for housing completions are probably a reasonable reflection of the current trend in the housing market to build fewer flats. This trend is being experienced in many areas in the West Midlands. Each Authority including Dudley will continue to monitor and update their Housing Needs Studies to ensure that the needs and wishes of local people are met when future housing proposals are brought forward through planning applications.

Finance

7. There are no financial implications arising directly from this report. Annual budgeted income from planning application and building regulation fees to the Council is around £1.5 million.

Law

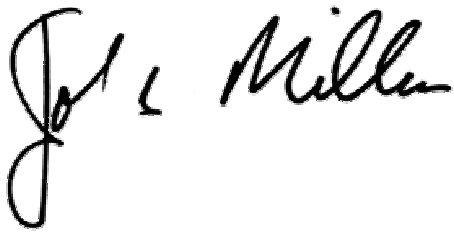
8. Under Section 38 of the 2004 Planning and Compulsory Purchase Act, Development Plan Documents, Supplementary Planning Documents and National Planning Policy Statements are a material consideration in determining planning applications and the Council has a duty to ensure compliance with such policy and guidance as appropriate unless material considerations indicate otherwise.

Equality Impact

9. Dudley Council has planning policies and Supplementary Planning Documents in place to ensure that future housing development makes efficient and effective use of land, whilst building the type of homes that local people want and need as set out in the Council's Housing Needs Assessment. This is crucial in the development of balanced, sustainable and equitable communities in line with Council and Government priorities and strategies. In creating and maintaining sustainable communities and developments, the Council is seeking to benefit future generations and provide for the long term needs of its residents. In particular this will ensure that young people and children will continue to have a choice within the housing market as they become householders of the future.

Recommendations

10. It is recommended that the contents of the report be noted.



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List of Background Papers

Planning Policy Statement 3 (Department for Communities and Local Government, Nov 2006) <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

Dudley MBC Housing Needs Assessment 2005 (David Coutie and Associates)

New Housing Development Supplementary Planning Document 2006 (Dudley MBC)
<http://www.dudley.gov.uk/environment--planning/planning/local-development-framework/housing-dens-spd>

Annual Monitoring Report for Planning 2007 (Dudley MBC)
<http://www.dudley.gov.uk/environment--planning/planning/local-development-framework/annual-monitoring-report>