

**BABERGH DISTRICT COUNCIL
PLANNING COMMITTEE**

29 March 2017

**SUMMARY OF ADDITIONAL CORRESPONDENCE RECEIVED SINCE THE
PUBLICATION OF THE AGENDA BUT BEFORE 12 NOON ON THE WORKING DAY
BEFORE THE MEETING AND ERRATA**

PAPER S123

Item No	Pages	Summary	Case Officer
1	5 - 37	<p>UPDATE TO REPORT FOLLOWING EMAIL FROM BILL NEWMAN TO ALL MEMBERS 24 March 2017.</p> <p>Paragraph 47 of the NPPF requires LPAs to identify a 5 year supply of specific deliverable housing sites. NPPF Paragraph 49 states that 'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.</p> <p>Babergh District Council does not have this housing land supply at this time and as such the relevant policies set out in your report are not considered to be up to date. Indeed paragraph 14 of the NPPF states in this respect:</p> <p>"For decision-taking this means:</p> <p><i>approving development proposals that accord with the development plan without delay; and</i></p> <p><i>where the development plan is absent, silent or relevant policies are out of date, granting permission unless:</i></p> <p><i>any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted"</i></p> <p>The NPPF requires that development be sustainable and that adverse impacts do not outweigh the benefits to be acceptable in principle.</p> <p>Paragraph 7 of the NPPF sets out three dimensions for sustainable development, economic, social and environmental:</p>	GP

"an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure:

a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The proposal is to develop 25 new dwellings which would not only add to the supply of housing in the district but includes an element of affordable housing which would provide additional housing in that respect as well, such that the proposal can be considered to fall within the social dimension of sustainable development.

The application site is well connected in highway terms and the nearest bus stops are located less than 100m to the centre point of the site and the site is considered to have a good level of public transport accessibility.

Furthermore with regards to the economic strand the proposal would provide a development of reasonable size to support the local economy both in terms of construction and in respect of residents using local services.

In the light of all of the above the proposal is considered to be sustainable development within all three identified strands such that there is a presumption in favour of this proposal, in accordance with the NPPF.