

Update on Housing Land Supply Position Statement 2018/19 for DC/18/05514

Members will note that the Council has recently published and consulted on a Housing Land Supply Position Statement. This identified a housing land supply position of 5.32 years. Since this report was published the consultation period has closed and comments received during this consultation period have been considered. The Council's final position statement on this was published on 26th March 2019, which confirmed the Council has a 5.06 year supply.

This is a material planning consideration. The amount of weight to be attributed to this consideration needs to be made on a case by case basis. In being able to demonstrate a sufficient land supply, the council's development plan policies would be considered to be up-to-date. However, as detailed in the committee report the relevant policies to the principle of development in the local plan and core strategy at this site have also been considered against the requirements of the National Planning Policy Framework (NPPF) as to whether they are up-to-date or not. As detailed in the committee report, the key policies of H7 of the local plan, CS1 and CS2 of the core strategy and policy FC1 of the Core Strategy Focussed Review are not considered to align with the NPPF and are given less weight. Even in the presence of the 5.06 year land supply these key policies cannot be given full weight.

Further to this it should be identified that the site is in a sustainable location for the level of housing proposed and the harms presented by the proposed development are considered to be limited and outweighed by the benefits of the housing, affordable housing, the serviced village hall site and play area. As identified in paragraph 59 of the NPPF, it is the Government's intention to significantly boost the supply of homes and this is considered to be an appropriate location to do so, and further support the supply of homes required to maintain the five year supply.

The recommendation for this application therefore is amended to take note of the Housing Land Supply Position Statement, but the weight placed on the above local plan and core strategy policies noted above is not considered to significantly change to alter the recommendation as presented to Members and the proposed development is considered a sustainable and suitable site to boost the supply of housing.