

**LATE PAPERS - DC/18/04706 - LAND OPPOSITE MAGNOLIA HOUSE, WILBY ROAD, STRADBROKE IP21 5JP**

**Housing Land Supply Position Statement 2018/19**

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 26<sup>th</sup> 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 not considered a sustainable location for the housing unit proposed and the harm presented by the proposed development is not outweighed by the benefits. As identified in paragraph 59 of the NPPF, it is the Government's intention to significantly boost the supply of homes, however this is considered to be an inappropriate location to do so.

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