

With reference to paragraph 3.5 on page 33, the following text should supersede:

The NPPF requires Councils to identify and update, on an annual basis, a supply of specific deliverable sites to provide for 5 years' housing provision against identified requirements (see paragraph 73). For sites to be considered deliverable they have to be available, suitable, achievable and viable. The Council recently published a Housing Land Supply Position Statement which identifies the Council can demonstrate a sufficient land supply (5.67 years). The District is able to demonstrate a 5 year housing land supply. As such, the 'tilted balance' as set out under Paragraph 11(d) is not engaged.

With reference to paragraph 3.9 on page 11, and paragraph 3.10 on page 34, the wording "*In the absence of a five-year housing land supply this weighting is reduced further to some degree*" should be deleted.

With reference to the Section 15 (Planning Balance) of each respective report, the following text should supersede:

DC/19/01973 - LAND SOUTH OF SLOUGH ROAD, BRANTHAM

Planning Balance

The Council benefits from a five-year housing land supply. The starting point for decision-taking purposes remains firmly with the Development Plan, with the NPPF a material consideration in this decision. Development Plan policies generally conform with the aims of the NPPF to promote sustainable transport through walking, cycling and public transport by actively managing patterns of growth in support of this, whereby significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. In that respect the development complies with the broader thrust of Policy CS2 (notwithstanding its exceptional circumstances "test"), Policy CS1, CS11 and CS15. Whilst the policy conflict with CS2 is noted, and also the conflicts noted above with CS11, these are not considered to be matters on which this application turns.

The NPPF objectives for sustainable development include delivering a sufficient supply of homes. The Council can currently demonstrate a five-year land supply position as required by paragraph 73 of the NPPF, with 5.67 years. Whilst the 'tilted balance' as set out under Paragraph 11(d) is not engaged, for the reasons set out in this report this does not alter the recommendation made.

The NPPF requires decisions to be approved that accords with an up to date development plan without delay. The proposal accords with the 'most important' policies, is in a sustainable location, within walking distance of a good range of local services, adjoining the settlement boundary.

The NPPF and Policy CS1 require development to be approved that accords with an up to date development plan, and without delay. The proposal accords with the 'most important' policies applicable to the proposal, is in a sustainable location, within walking distance of a good range of local services. The proposed development is visually well related to the area, adjoining the settlement boundary.

Whilst the majority of the detailed matters are reserved, there is little before Officers to suggest the scheme conflicts to an unacceptable level in terms of; design and layout, heritage, residential amenity, landscape, ecology, highways, flood and water, land contamination or sustainability. These key outcomes are appropriately safeguarded, and conditioned / legally bound where justified.

The proposal represents an appropriate proposal for residential development and would deliver sustainable housing, furthering the overarching thrust of Policies CS1, CS2, CS11 and CS15 of the Core Strategy, and it is not considered that the harms outweigh the benefits. The application is therefore recommended for approval.