



**BABERGH AND MID SUFFOLK
JOINT LOCAL PLAN EXAMINATION**

EXAMINATION HEARING STATEMENT – MATTER 10

Prepared by Strutt & Parker on behalf of Ruth, Bruce and Fay
Gammer

August 2021

Babergh and Mid Suffolk Joint Local Plan Examination

Matter 10 – Overall Supply of Housing Land

Introduction

This Matter Statement has been prepared on behalf of our clients, Ruth, Bruce and Fay Gammer in relation to land within their ownership at Woodside Farm to the north-west of Stowmarket and should be read in conjunction with their Regulation 19 submission dated 23rd December 2020. The site was assessed under the October 2020 SHELAA reference SS1270, as Land North of Shepherds Lane, Haughley and subsequently identified as a deferred site. We have sought to respond to the questions which we consider directly relate to our previously submitted representations.

10.1 Is there convincing evidence that

- (a) the plan will ensure that the housing requirement across Babergh and Mid Suffolk to 2037 will be met, and**

For the reasons set out in our Matter 3 & 4 statements and original Regulation 19 submission, the plan needs to be ambitious and to positively increase housing delivery, especially in the most sustainable locations, it is considered that the allocations should have been robustly assessed and justified, and that more should be made in the Mid Suffolk Market Towns, in particular, around Stowmarket, to support the stated development strategy and focus growth on the District's largest towns located within the least environmentally sensitive areas along the A14/mainline railway corridor.

- (b) an ongoing five year supply of deliverable housing land in both districts will exist throughout the plan period?**

It is noted that until 2020 neither authority area was meeting the NPPF housing delivery test requirements. Even now delivery is significantly less than require to deliver the targets needed. The Housing Trajectory shown in Appendix 01 dips very low around the years 2024/25 and falls off around the year 2029/30 onwards. It is therefore likely that there will be times during plan period where housing land supply will fall below five years and housing delivery will also fall short. Furthermore, the current trajectory does not allow sufficient flexibility, with a continuous buffer across the plan period, to respond market and economic changes.