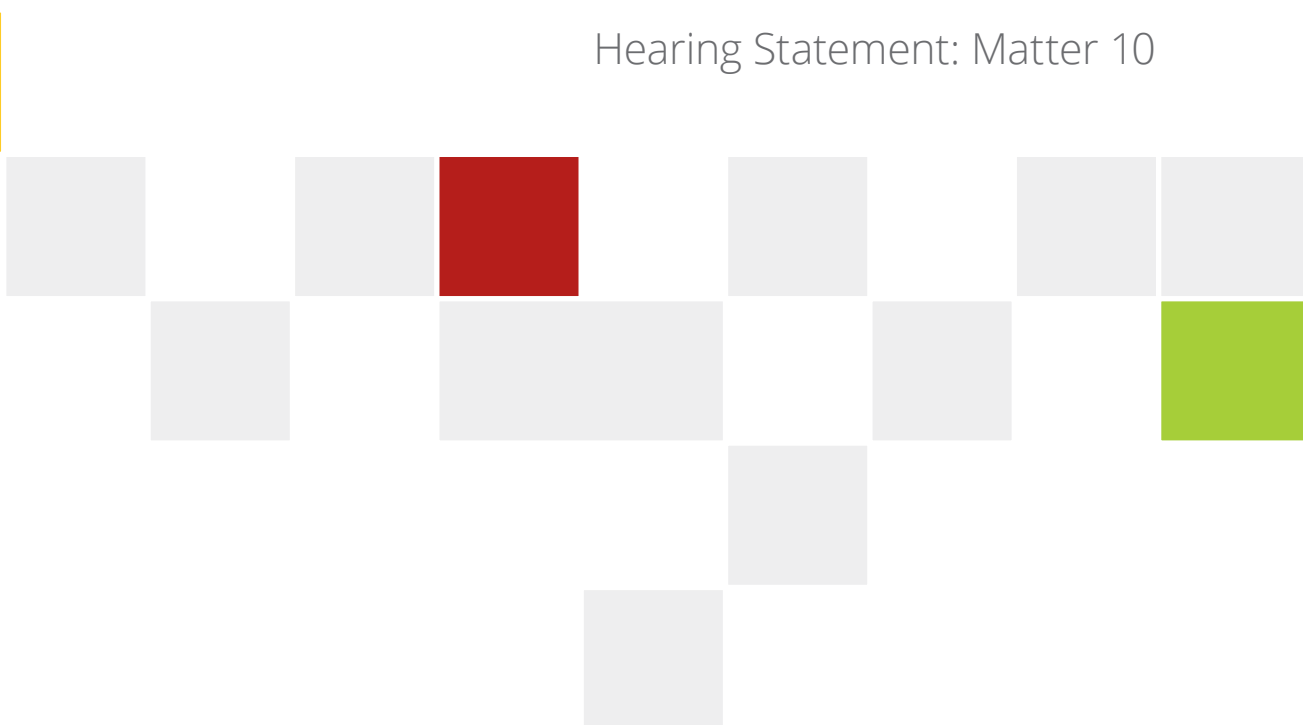


Babergh and Mid Suffolk Joint Local Plan Examination

Hearing Statement: Matter 10



Boyer

Report Control

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TABLE OF CONTENTS

1. Introduction	2
2. Matter 10 – Overall Supply of Housing Land	3

1. INTRODUCTION

- 1.1 This hearing statement has been prepared by Boyer on behalf of Taylor Wimpey UK Ltd., in response to the Inspector's questions relating to the Babergh Mid Suffolk Joint Local Plan Examination.
- 1.2 Taylor Wimpey UK Ltd. are pleased to see the identification of "Land north of the A1071, Sproughton" under Policy LA013 within the Joint Local Plan.
- 1.3 Land north of the A1071, Sproughton is identified in the Joint Local Plan for development of approximately 800 dwellings and associated infrastructure. The allocation demonstrates that the Council consider it to be a sustainable location for development and over the plan period will contribute to the delivery of housing across Babergh and Mid Suffolk. Taylor Wimpey UK Ltd. share this conclusion and are keen to work with the Council, statutory organisations and infrastructure providers to deliver the site.
- 1.4 The principle of the application is supported, Taylor Wimpey UK Ltd. do have objections to some aspects of the policy and specific requirements identified within the Joint Local Plan.
- 1.5 This hearing statement relates to Matter 10 – Overall Supply of Housing Land.
- 1.6 It is to be read in conjunction with the representations made in response to Regulation 19 consultation, and hearing statements submitted for different matters.

2. MATTER 10 – OVERALL SUPPLY OF HOUSING LAND

- 2.1 On behalf of Taylor Wimpey UK Ltd., a number of questions from the Inspector's Matters and Questions have been addressed below. For ease of reference, the question number and questions have been provided along with a response.

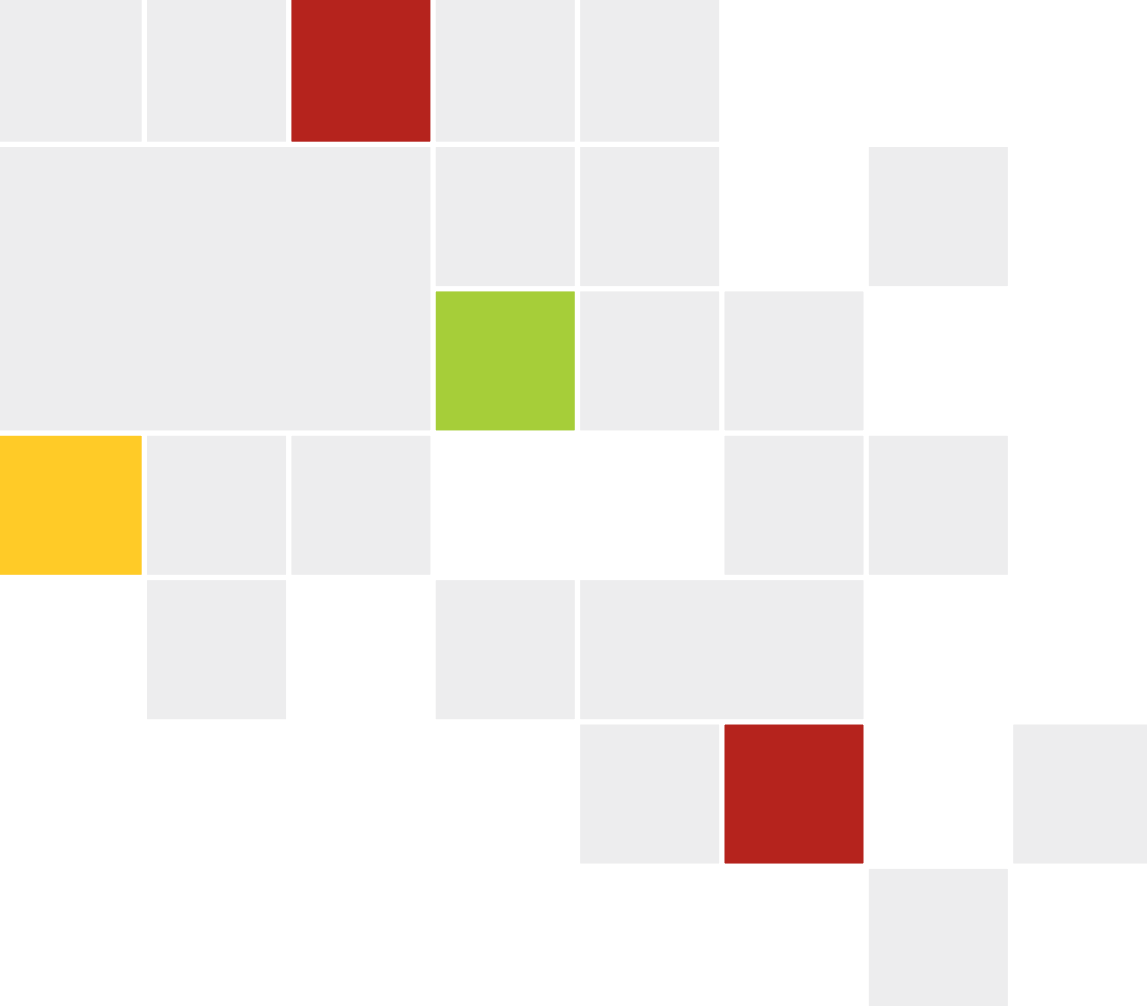
Question 10.1 - Is there convincing evidence that:

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

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

- 2.2 As detailed in Taylor Wimpey's response to Matter 9 (Allocation Sites for Housing and Other Development and Settlement Boundaries), Allocation LA013: Land North of the A1071 is fully viable and deliverable within the timescales set out within the Councils' supporting Housing Trajectory. As required under the definition of "deliverable" and "developable" in the NPPF (2021), the site is available now, offers a suitable location for development now, and is achievable with housing delivery to commence on the site within the next five years.
- 2.3 Taylor Wimpey have submitted an Outline planning application (ref: DC/21/02671; application validated May 2021), with all matters reserved except for access, for the residential development of up to 750 dwellings, up to 3ha of primary education land, public open space, Sustainable Drainage Systems (SuDS), landscaping and highway improvements on the site identified as allocation LA013.
- 2.4 The planning application, which has been prepared in light of the emerging Joint Local Plan, is supported by a full suite of supplementary technical assessments which support its allocation and evidence its delivery. The submission of this application follows a significant amount of consultation and engagement undertaken over a number of years with Officers at BMSDC and relevant statutory consultees (through a formal PPA Agreement); as well as engagement with local residents and Parish Councils, which included a Members' and Parish Councils' Workshop and separate Public Consultation Event. A significant amount of engagement has also been undertaken with Sprooughton Parish Council, which has included pre and post-submission meetings and Taylor Wimpey are committed to continuing this engagement through the delivery of Allocation LA013.
- 2.5 Whilst Taylor Wimpey request that a number of policy amendments are undertaken to the various criteria set out within LA013 (as outlined in the Regulation 19 representations and hearing statements submitted in response to other Matters), Taylor Wimpey are clearly fully committed to delivering allocation LA013 which will make a positive contribution to the delivery of housing across Babergh and Mid Suffolk over the plan period.

- 2.6 Allocation LA013 will also make a contribution to the Council's ongoing five year supply of deliverable housing land in Babergh District. Taylor Wimpey anticipate delivery on allocation LA013 to commence in 2026, with a build out rate of 75 units per annum and development completing in 2036 when the site will be fully operational.
- 2.7 Whilst allocation LA013 will be delivered within the Local Plan period, noting the Council's previous delivery rates and issues they have had in respect of housing land supply, it is recommended that additional sites are allocated within the Joint Local Plan to support the consistent delivery of homes throughout the plan period, and to ensure a sufficient supply and mix of sites are identified, as required by Paragraph 68 of the NPPF (2021).
- 2.8 Increased allocations which meet BMSDC's overall spatial strategy will significantly boost the supply of housing and enable greater opportunities for development across the plan area, in turn this will enable the Council to maintain a housing land supply of identified, deliverable and developable sites.



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