



## **Housing Position Paper**

Westminster is committed to the target of 'a million new homes by 2020'. Suffolk is not spared its share of this target & district councils are obliged to demonstrate that they have identified a 5 year supply of housing land, based upon an objectively assessed housing need that commits them to deliver their allocation of new homes & adopt site allocation policy documents within which they will permit housing development.

Successfully challenging new housing development applications that are compliant with adopted council policy and in a "sustainable" location is extremely difficult against this permissive backdrop. However, the National Planning Policy Framework makes clear that while development must be sustainable this relates to not just economic but also social and environmental factors. In short, protected areas such as Area of Outstanding Natural Beauty, Heritage Coast and designated heritage assets (listed buildings, conservation areas, scheduled monuments, Registered Parks and Gardens) require development constraint.

The task is made particularly difficult in Mid Suffolk where today (March 2017) the District Council has yet been unable to demonstrate a 5 year housing land Supply and therefore their local plan is deemed to be out of date and the housing constraint policies fall silent. In this case the commonly used defences against housing developers' applications that are on greenfield sites or outside allocated land rapidly fall away.

Today we therefore fight to deliver our Mission of seeing that new development is sustainable, proportionate and appropriate against a momentum that is very challenging. Nevertheless, it makes the Society's charitable objects of protecting and promoting the special qualities of Suffolk ever more relevant.

March 2017