

Wiltshire Council

Cabinet

17 May 2016

Question from Councillor Jon Hubbard

Question

Can the Cabinet Member confirm that it is the Administration's policy not to offer evidence or defend its 5-year land supply strategy for speculative planning applications or at appeal hearings for large housing developments outside the Wiltshire Core Strategy?

Response

There is no policy around the provision of evidence at appeal in relation to the 5 year land supply. The Council assesses each application on its merits, in accordance with the development plan and other material considerations including the National Planning Policy Framework (NPPF). Where appropriate to do so, the Council will provide evidence and defend its position. The Council benefits from an Officer who acts as a five year land supply expert witness within appeals.

In the light of the NPPF and subsequent case law, housing land supply in itself cannot be a reason for refusal. Where a five year land supply cannot be demonstrated, balanced considerations need to be made in decision making and judgements made as to where the planning balance lies. In these circumstances, the benefits should significantly and demonstrably outweigh the adverse impacts.