

Thanet District Local Plan Examination

Hearing Statement

Matter 2 – Objectively Assessed Need and the Housing Requirement

3rd April 2019

Gillings Planning on behalf of Millwood Designer Homes

March 2019

Matter 2 – OAN and the Housing Requirement

This statement has been prepared on behalf of Millwood Designer Homes and responds to Issue 5 and 6 only.

Issue 5 – Housing Trajectory

Q1 – What is the justification for the housing trajectory in Policy SP11? What is it based on and why does it propose a significantly higher housing target during the middle to end of the plan period?

We understand the summary housing trajectory in SP11 over the four time periods may be amended as a result of an amended detailed trajectory. This is in part a result of amended delivery for individual sites, including SP15, where a revised trajectory has been agreed in the Statement of Common Ground.

Both the trajectory within SP11, and the anticipated amendment show a stepped delivery later in the plan period, which is entirely right and correct approach. The Strategic Sites deliver a significant proportion of the housing requirement, and as such have a lead in period until completions from those sites reach the anticipated levels. This results in higher delivery later in the period.

It is noted that other respondents (particularly in respect of site SP14) have suggested that the trajectory should be amended further to provide a greater emphasis on the later years of the Plan period, effectively by adopting the Liverpool approach for the first 5 years of the Plan, defaulting to Sedgefield thereafter. This approach would ensure a 5 year land supply on adoption. This approach is supported.

However, we also await the Councils revised trajectory and therefore the revised five year land supply calculation for further comment at the Hearing sessions.

Q2 – Does the stepped trajectory reflect the type and size of sites proposed for new residential development in the Plan?

Yes. As noted above, the stepped trajectory is the correct response to the role of the Strategic Sites.

Issue 6 – Housing Requirement

Q1 Is the housing requirement justified and is it based on robust, up to date and available evidence, if not, what should the housing requirement be?

The housing requirement is justified and appropriate based on the full OAN identified (which itself is based on the 2014 Population and Housing Projections), and is supported on this basis. The reliance of the 2014 Projections is entirely appropriate and reflects the latest Government position expressed within the PPG.