

From: mg@goddardplanning.co.uk <mg@goddardplanning.co.uk>

Date: Thu, 17 Oct 2019 at 13:20

Subject: Inspector's consultation : 5 Year Housing Land Supply

To: Annette Feeney <annette.feeney@thanet.gov.uk>

Cc:

Dear Annette,

5 Year Housing Land Supply

We have considered the note for the inspector on the updated 5 year housing land supply. We write very briefly to question the council's assertion that it can demonstrate a housing land supply in excess of 5 years.

There has been a significant shortfall of 651 units over the last 3 years against the total requirement of 1,800 units. We simply question whether it is realistic for the council to assume more than threefold increase in delivery from under 400 units per annum in the last 3 years to an average of more than 1,200 per annum over the next 5 years.

Furthermore, we raise questions about whether there is sufficient clear evidence to demonstrate that the sites proposed to be allocated meet the NPPF's definition of deliverable. As you will appreciate, those sites which are not deliverable cannot be taken into account as part of the supply in relation to the 5 year requirement.

Kind regards.

Mike