4-6 Manor Road - APP/L5810/W/19/3242694 and APP/L5810/W/19/3242696

•            The position of parties as to whether the Council currently has a five-year housing land supply;

*The Council’s Housing Interim Position Statement, September 2020 and accompanying Excel tables (published at* [*https://www.richmond.gov.uk/services/planning/planning\_policy/local\_plan/authority\_monitoring\_report*](https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/authority_monitoring_report)*) bring considerations on housing supply for the Borough up-to-date. The report is also attached to this email.*

•            Clarification of what 5 year period is being considered;

*The Statement referred to above sets out the housing land supply as at 1 April 2020.  The five year period referred to is 2020/21 to 2024/25.*

•            What figures each party considers to be the housing land requirement and supply for this period;

*The Council has identified a potential of 2,208 units over the 5-year period (2020/21 to 2024/25), which exceeds the target in the London Plan 2015 and the target in the emerging new London Plan.*

•            Details of how this has been calculated, including how the method of calculation relates to relevant policy/guidance.

*Each site has been assessed for its deliverability, in discussions with officers in development management and using monitoring resources, for clear evidence that completions will begin within five years, to accord with NPPF and PPG guidance (footnote 2 in the Statement referred to above notes the other decisions taken into consideration).   Tables 3 and 4 in the accompanying spreadsheet show the method of calculation.*