

Gladman Note on 5 Year Land Supply

Gladman have noted the following 3 errors in the calculation submitted as Appendix 2 of our Matter A statement. For clarity, and to ensure consistency with the written text in our Matter A statement we have provided the following tables. The 3 errors are

- 1) Existing Allocations should read 298 units of supply, not 268. This 298 figure is in accordance with the Council.
- 2) Site 2 – Land at Sturry/Broad Oak should only contain 60 units in the 5 year land supply period, as the text in paragraph 22 confirms it is our view that the start on site should be delayed 2 years from the Councils current estimation.
- 3) An error was made in regard to Site 7 – North of Thanet Way. When the text in paragraph 27 of our Matter A statement is followed there should be 115 units in the 5 year land supply for that site, and that sentence should be 190 units removed not 180.

Table 1 – GDL comparison of strategic sites contribution to 5 year land supply

Site Name	Council Assumption	Gladman Supply	Difference
Site 1 - Land at South Canterbury	700	340	360
Site 2 - Land at Sturry/Broad Oak	350	60	290
Site 3a - Land at Hillborough	230	105	125
Site 3b - Hillborough Estates	170	105	65
Site 4 - Land at Herne Bay Golf Course	270	270	0
Site 5 - Land at Strode Farm	240	160	80
Site 6 - Land at Greenhill	150	100	50
Site 7 - North of Thanet Way	305	115	190
Site 8 - Land north of Hersden	165	90	75
Site 9 - Land at Howe Barracks	250	250	0
Site 10 - Land at Ridlands Farm	100	100	0
St Martins Hospital	200	60	140
Land at Bullockstone Road	0	0	0
Spires, Land at Bredlands Lane	80	80	0
Barkham Court Farm	25	25	0
Land at Bakers Lane Chartham	20	20	0
Kingsmead Field	15	15	0
Total	3270	1895	1375

Table 2 – GDL Trajectory

	15/16	16/17	17/18	18/19	19/20
Site 1 - Land at South Canterbury	0	0	100	120	120
Site 2 - Land at Sturry/Broad Oak	0	0	0	0	60
Site 3a - Land at Hillborough	0	0	0	45	60
Site 3b - Hillborough Estates	0	0	0	45	60
Site 4 - Land at Herne Bay Golf Course	0	30	80	80	80
Site 5 - Land at Strode Farm	0	0	0	80	80
Site 6 - Land at Greenhill	0	0	0	50	50
Site 7 - North of Thanet Way	0	0	0	20	95
Site 8 - Land north of Hersden	0	0	0	20	70
Site 9 - Land at Howe Barracks	0	0	60	90	100
Site 10 - Land at Ridlands Farm	0	0	0	50	50
St Martans Hospital	0	0	0	30	30
Land at Bullockstone Road	0	0	0	0	0
Spires, Land at Bredlands Lane	0	30	30	20	0
Barkham Court Farm	0	25	0	0	0
Land at Bakers Lane Chartham	0	20	0	0	0
Kingsmead Field	0	0	0	15	0

Total	1895
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Table 3 – Revised 5YLS Calculation

Strategic allocations	1895
Existing allocations	298
PP to 31/05/15	1126
New Allocations (Mods)	336 ¹
Windfalls	276
Total	3931

5 Year Land Supply	Council	Gladman	Gladman Revised
Liverpool 5%	5.74	4.36	4.25
Liverpool 20%	5.02	3.81	3.72
Sedgefield 5%	4.78	3.63	3.54
Sedgefield 20%	4	3.05	2.97

¹ Note this includes new strategic sites 11 and 12.