

**From:** Simon Davis  
**Sent:** 08 January 2019 17:30  
**To:** 'Paul White' <[REDACTED]>  
**Cc:** Kerry Simmon [REDACTED]  
**Subject:** Clays Farm

Dear Paul,

Further to our conversation earlier regarding the HELAA and our Housing Land Supply, I have sought clarification from our Policy team. It is accepted that the HLS within the LP includes 530 houses from deliverable HELAA sites and it is accepted that your site was considered to be deliverable within the HELAA. However, please note that paragraph 12.1.16 of the LP makes it clear that deliverable HELAA sites are only those that are within the built up area boundary:

*“12.1.6 The Plan period runs from 2011 to 2031. The housing trajectory (Picture 12.1) covering the Plan period is included as an appendix to the Plan, and is set out in further detail within the Housing Implementation Strategy. The housing supply for the Plan period comprises of:*

*Net completions – dwellings already completed which provide a net addition to the housing stock;  
Net commitments – dwellings that will provide a net addition to the housing stock on sites that already have planning permission;  
Neighbourhood Plan Allocations – sites included as allocations in made  
Neighbourhood Plans which are yet to be developed;  
‘Deliverable’ HELAA sites – sites located within the Built Up Area Boundaries which are identified as being available and deliverable through the Housing and  
Economic Land Availability Assessment;  
Windfall allowance – reflecting the contribution to be made by ‘windfall’ sites to the housing supply, based on monitoring data;”*

Kind Regards

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