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Dear Tony

Thank you for your letter of 27 June, in which you raise the status of extant planning permissions when considering a five year supply of housing sites. This is an issue you highlighted as part of the consultation on the National Planning Policy Framework and, as you know, the final Framework reflects the point you raised.

The policy is clear that unimplemented planning permissions count towards the five year supply. The footnote does require consideration to be given to whether such permissions can be expected to be built. This is necessary because it would otherwise be possible for councils to meet their housing requirements by approving applications for land this is never likely, in practice, to be financially viable to build out. So viability does have a role to play.

The footnote makes clear that all sites with planning permission should be considered deliverable *"unless there is clear evidence that schemes will not be implemented within five years"*. So the onus of proof is, correctly, to show clearly that they will not be implemented if they are not to be included. That seems to me to be a sensible approach.

With best wishes

RT HON GREG CLARK MP