

JHM/TG/DP7457
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Nigel Granger
Wandsworth Borough Council
The Town Hall,
Wandsworth High Street,
London,
SW18 2PU

Dear Nigel,

The Glassmill, 1 Battersea Bridge Road, London, SW11 3BZ ref. 2024/1322
Appeal Reference - 6002127

Dear Nigel,

I write in response to the various correspondence we have had on the Council's 5 year housing land supply.

By way of background, the Council's latest 5 year housing land supply is set out in the AMR dated 2024/25 and was provided to DP9 on 14th January 2026 (which is also understood to be the publication date of the AMR). The Council asked the Appellant to agree, in the then draft Statement of Common Ground, to the Council having a 5 year housing land supply and that the "tilted balanced" in paragraph 11d of the NPPF did not apply. The Appellant was quite rightly not in a position to agree that the Council had a 5 year housing land supply at that point, given it had not been provided with the AMR until 14th January, and the AMR did not contain the level of robust evidence that is required by the PPG.

Over the last few weeks the Council and the Appellant have been liaising to determine the exact position on the 5 year housing land supply. The result of those discussions, based on the Council's latest correspondence by email dated 17th January 2026, is that the Council has indicated it has a 5.5 year housing land supply and not the 6.1 years reported under the AMR. The Appellant remains unconvinced that the evidence put forward by the Council is sufficiently robust to meet the tests under the PPG and there remain queries on the deliverability of a number of sites. Nonetheless, in the interests of time and ensuring that the inquiry runs smoothly, the Appellant is prepared to agree that the Council has a 5 year housing supply at 5.5 years.

The Appellant reserves its position in relation to the Council's performance against the soon to be published Housing Delivery Test for 2024.



Yours sincerely,

Jonathan H Marginson
DP9 Ltd.