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Laura Wood
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15th March 2016

Dear Ms Wood,

Firstly, thank you for your responses to my initial questions which I will look at in detail shortly. Secondly, following further work I have identified two areas of concern with regards to the evidence base of the Plan. I shall deal with each of these in turn. These comments are made on a without prejudice basis.

It would appear that the submitted Plan has not been subject to viability testing, as required by the National Planning Policy Framework, which is a soundness issue. Can you please confirm whether this is the case and if so how long it will take you to carry out the necessary work. Please bear in mind when providing a timescale estimate the need for consultation on the report. Further information on this matter, should you require it, is available in the Planning Practice Guidance (see the following link).

<http://planningguidance.communities.gov.uk/blog/guidance/viability-guidance/viability-and-plan-making/>

I would also like some more information regarding the submitted sustainability appraisals and appendices. In particular I would like to know where the reasonably alternative sites, to those included in the Plan, were considered and discounted and the methodology/scoring used to inform this process. I would also like to know whether any assessment of the sites against the relevant policies in the adopted Core Strategy has taken place and if so where?

Helpful guidance is available on the Planning Advisory Service website.

<http://www.pas.gov.uk/chapter-6-the-role-of-sustainability-appraisal>

Also, Planning Practice Guidance provides a useful checklist in respect of carrying out sustainability appraisals of Local Plans. This can be found by following this link and going to paragraph 004.

<http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

Can you please provide information about how the submitted sustainability appraisals meet the requirements of this checklist, including references to where in the documents the relevant evidence can be found. If you find that there is information

missing from the submitted sustainability appraisals can you please advise what this is and how long this will take to remedy. Again, you will need to build into the timescale a period for consultation.

I would appreciate a response to the above matters by the close of play on 4th April 2016. Should you require more time to respond or have any queries I will do my utmost to be of assistance. Once I have your response I will be able to assess the best way forward and be back in contact with you as quickly as possible.

Yours sincerely

Louise Crosby

INSPECTOR