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Dear Mr Cole

INSPECTORS' UPDATE

This note is to confirm and, where necessary, elaborate on matters covered at the end of the Week 2 hearings. It is not intended to be entirely comprehensive but to include the main points that were agreed or which were left outstanding.

With this in mind the position is as follows.

1. The Council will provide a note addressing paragraphs 075 and 076 of the PPG on Neighbourhood Planning in relation to how a strategic policy is determined by 4 May.
2. Changes that the Council is considering to various policies and the text of the Local Plan which emerged during the hearings were reviewed. These can be progressed by the Council but there is no need for them to be published or forwarded to us at this stage.
3. Following the discussion regarding the housing requirement on April 18 the Council undertook to provide details of the 'reverse modelling' employment scenario that was referred to and also to publish more recent work that the Council has been involved in regarding the expectations for jobs. We wish to be satisfied that the predicted growth of residents in employment derived from the baseline economic growth scenario is realistic in the light of recent forecasts. In addition, the Council will advise us how the London 'future proofing' figure of 34 dwellings per annum has been arrived at.
4. It would be helpful if the Council could advise when the information mentioned in paragraph 3) can be provided. As raised during our discussion we expect that opportunity would need to be given to interested parties to comment on it in due course.
5. From the hearing on housing supply on April 19 the Council undertook to review its figures regarding 'windfall' development to ensure no double-counting and to confirm the precise figure that should be derived from extant permissions.
6. Further survey work is required to establish the exact number of housing completions during 2017/18. This should be done by the end of May. It

will be helpful for us to have that figure in order that it can be taken into account in the assessment of the requirement and supply. At the same time the housing trajectory in Appendix 1 should be updated to reflect the position as at 1 April 2018 including the granting of permissions as of that date. As part of this exercise it would be helpful for the Council to confirm its updated position regarding the "realistic prospect" of the delivery of sites in the 5 years from 2018 onwards.

7. Whilst it would be preferable for the material referred to in paragraphs 5) and 6) to be published as soon as possible it makes more sense for it all to be produced once the completions survey is done. We are therefore content with the approach of publishing this updated information at the same time which should not delay our consideration of the soundness of the plan.
8. Otherwise the hearings will continue into Week 3 – commencing on 1 May 2018.
9. We hope that this is clear and reflects your understanding of what was said. If there are any queries in that regard then please contact us via the Programme Officer.

David Smith
Steven Lee

INSPECTORS

26 April 2018