INSPECTOR’S NOTE ON PROPOSED MODIFICATIONS

1. At the end of the hearing sessions on 23 January 2013 I stated that, of all the possible outcomes of the Examination, it was most likely I would be recommending in my report that the Council make modifications to the Chilmington Green AAP which would make it sound. I have now completed my consideration of all the evidence submitted before and during the hearings, together with the representations on a few matters which were outstanding at that time. I remain of the view that, provided certain modifications are made to the Plan, it is sound.

2. In response to the discussion at the hearings, the Council submitted a composite list of all Proposed Modifications on 29 January. To ensure that all parties have the opportunity to comment on these modifications, the Council is about to embark on another consultation exercise. At the hearings I indicated that I would advise the Council of any additional matters on which I would be recommending a modification to make the plan sound. This would enable the Council, if it wished, to include these further modifications in the consultation exercise.

3. There are three additional matters which, in my view, are necessary to ensure the soundness of the Plan:

   A. **The inclusion of a reference to a Transport Assessment in policy CG11.** I believe the Council accepted at the hearings that such an amendment would be made, but it doesn't appear in the composite list of modifications.

   B. **The Combined Heat and Power provisions of policy CG19.** I find the need for "an independently verified financial assessment" as unduly burdensome – it should be sufficient to 'demonstrate' why CHP is not feasible. I am also concerned about the final element of policy CG19 - if CHP is demonstrably not feasible, there is no rational basis for requiring anything other than the normal application of Core Strategy policy CS10 to this part of the development.

   C. **Affordable housing, viability and deferred contributions.** The Council has indicated that its ‘deferred contributions’ policy relates to all infrastructure provision rather than, as I had understood, to affordable housing only. This being so, the principle of deferred contributions should be in chapter 11 (Phasing and Implementation) and policy CG22. This enables policy CG18, which is very complex and could be difficult to interpret, to be simplified.
4. At the end of the consultation period the Council will send the responses to me, together with a brief analysis. Whilst I believe it should be possible to deal with all the representations by way of written comments, if a representor makes a compelling case to be heard a further hearing session will be arranged.¹ I will take all the representations into account before finalising my report to the Council.

Martin Pike

INSPECTOR
28 February 2013

¹ The same applies to the separate consultation on revocation of the Regional Strategy.