
Inspector's Matters, Issues and Questions

Supplementary Questions for Matters 1-5 (Week One)

Following consideration of the written hearing statements for Matters 1-5, the Inspector will wish to consider the following supplementary questions at the relevant hearing sessions. The Council, and other participants where relevant, are requested to come informed to discuss these SQs. It would be helpful if written responses were prepared in advance of the relevant session or, if that is not possible, made available at the start of the session.

Matter 1: Plan-Making Process

No SQs.

Matter 2: Development Strategy

Issue 2.5: Infrastructure Requirements

25A. The Appendix to the Council's statement (Arup) indicates that some of the projects included in SA1-SA3 could legitimately be funded by s106 obligations, but some could not. (a) Does this need to be made clearer in the Plan? (b) Are all those that could not be funded by s106 included on the Reg 123 list? (c) If not, how are they expected to be delivered?

Matter 3: Housing Requirements

Issue 3.1: Objectively Assessed Need for Housing

34(d)A. If an upward adjustment needs to be made to reflect market signals, would it be appropriate to make it to demographic OAN or job-led OAN?

34(f)A. Would making a different UPC adjustment make any difference to the jobs-led OAN figure of 8,100 dwellings?

Issue 3.2: Housing Requirements

36(a)A. Paragraph 2.0.10 of the Plan refers to 9.3% of dwellings in the district being second homes, vacant or buildings with short term occupation used by visitor. What is the justification for making an allowance of 6.55% in the OAN calculation?

36(c)A. If the housing requirement ought to be increased to help deliver more affordable homes, should such an uplift from demographic OAN or jobs-led OAN?

Matter 4: Housing Supply

Issue 4.6: Maintaining a Five Year Supply throughout the Plan Period

51A. If completions continue at the rate experienced since 2011, and the five year requirement continues to be calculated in the way that it is by the Council (ie 2,100 dwellings), would there be a point in the plan period where it is unlikely that there would be a five year supply? In answering that question, please consider two scenarios (a) Chesterton progresses as the Council expects and (b) Chesterton delivers 78 units by April 2021 and thereafter 150 units per year.

Matter 5: Chesterton Strategic Site

56A. How would development of the site affect air quality?

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Inspector

5 October 2017