

EDEN LOCAL PLAN (2014-2032) EXAMINATION

Inspector: Melvyn Middleton BA(Econ) DipTP Dip Mgmt MRTPI

Please direct all communications to:

Tony Blackburn, Programme Officer, 15 Ottawa Close, Blackburn, BB2 7EB.

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Ms R Armstrong
Senior Planning Officer (Policy)
Eden District Council
(via email)

29 November 2017

Dear Ms Armstrong

Eden Local Plan Further Main Modifications

I refer to your letters of 17 and 27 November 2017 about Further Main Modifications and our exchanges about sites in Alston. I can confirm that other than the proposed changes to Policies AL1, KS1, DEV3, HS2 and ENV10, contained in proposed Further Modifications 01-05, I am not seeking any further **changes to the plan's other policies in order** for me to be satisfied that it is a sound plan. I am satisfied that the other Further Main Modifications now suggested by you, together with the other previous Main Modifications that have been consulted upon and now agreed, are likely to be all that is necessary to make the plan sound and legally compliant. I have qualified my endorsement because I will need to take into account the consultation responses to the Further Main Modifications before formally concluding whether or not a change to the policies that they relate to and along the lines now suggested is all that is required to make the plan sound.

The revised housing targets in Policy LS2 were agreed some months ago and that policy is not the subject of Further Main Modifications. Your calculation of a five year supply of housing land in July 2017, based upon this housing target and the changed site allocations proposals, particularly at the revised Key Hubs, was the subject of consultation at the time of the Main Modifications. The results of that consultation did not suggest that the Council was unable to demonstrate a five year supply of housing land in the context of modified Policy LS2. The proposed changes at Kirkby Stephen are likely to further endorse this position.

I note the advice in paragraph 216 of the National Planning policy Guidance and I am sure that Inspectors determining planning appeals within Eden District will be fully aware of it. However it is not appropriate for me to suggest what weight other inspectors should give to Development Plan Policies when determining appeals, as the policies need to be interpreted in the context of the full circumstances of the appeal.

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Yours Sincerely

Mel Middleton

INSPECTOR