

CLOSING REMARKS FROM THE INSPECTOR

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1. This note provides a record of the main matters which I covered in my closing remarks at the hearing on 11 June 2019. Its purpose is to provide an indication of the next steps in the examination process and the likely timeframe for future work. It does not prejudice the content of my final report, which will take account of all relevant matters and representations.
2. The principal outstanding stages of the examination now that the hearings have closed are as follows:
 - a) Preparation of a schedule of potential Main Modifications (MMs) required to make the Plan sound;
 - b) Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA) of the effects of the MMs if required;
 - c) Consultation upon the MMs and any associated SA and HRA;
 - d) Me to finalise my report for the Council, having regard to the above and all other relevant matters.
3. I have already indicated at the hearings that I consider MMs to the plan are needed in certain areas for it to be sound. The Council has already requested that I recommend such MMs as I consider necessary (see letter dated 8 February 2019) and indeed, many of the potential changes discussed at the hearings were proposed by the Council itself. The Council has been keeping a record of these changes and they should now be drawn together in a comprehensive MM Schedule.
4. However, there remain other matters about which I need to think carefully before providing advice as to whether I consider MMs to be necessary; about the precise nature of any requisite changes; and whether any further work is needed to support them. This is because I have read and heard a great deal of detailed, overlapping, often complex and conflicting evidence over a relatively long period of time. Therefore, it is my intention to write to the Council in relation to these matters by **12 July 2019**. My letter will be published on the website in the usual way.
5. My written advice will be given without prejudice to any final conclusions I might ultimately reach in my report but in formulating it I will take account of the written representations made at the regulation 19/20 stage and of the written and oral submissions I have received since the examination began. I will also have regard to the evidence base supporting the plan, and to the examination

documents I have accepted up until the close of the hearings. I have also allowed some participants to comment upon recently published infrastructure and viability evidence concerning the Garden Town proposals (due by 13 June), and some of the documents I have requested from the Council (termed "homework documents") are outstanding. However, with these exceptions, I will not be accepting any further submissions at this stage. If while preparing my advice I find that I need further information from any party, or consider that further consultation or hearings are necessary, I will make this clear.

6. Following receipt of my advice, it will be for the Council to decide how and when it wishes to respond to it, but ultimately, the aim is for the MM Schedule to be finalised in its light. The Council will also need to consider whether further SA and/or HRA work is required. I will need to review the MM Schedule before it is finalised to ensure that it reflects what was discussed at the hearings as well as my written advice. Some participants might disagree with the modifications being proposed, but that will be a matter for me to resolve through my report.
7. In this respect, the final MM Schedule should be consulted upon in accordance with the Council's Statement of Community Involvement and in any case for a minimum of six weeks. It should be clear that representations should be solely addressed to the MMs and their implications rather than to other parts of the Plan. However representations could make reference to any parts of the evidence base or examination documents which are relevant. The Council might wish to publish any Additional Modifications it proposes to make to the Plan (i.e. those which do not materially affect its policies or concern soundness, such as factual updates) alongside the consultation on the MMs, but these should be included in a separate Schedule and it should be clear that they do not form part of my examination.
8. I will only finalise my report once I have considered the consultation responses concerning the MMs and any other relevant matters which might follow from my advice. It is not possible to set a date for the publication of my report at this stage, but I will endeavour to provide an estimate once consultation dates are known.
9. Finally, at the close of the main hearings part of the examination, I would like to thank everybody who has represented the Council at the sessions and responded in a positive and timely manner to my requests for statements and additional information. I appreciate that this will have involved other Officers working behind the scenes in addition to those who have appeared in person; and I would particularly like to thank the webcasting officers for their perseverance through several long sessions. I would also like to thank the other participants in the examination for their helpful written and oral contributions and for assisting me to make efficient use of hearing time. Finally, I would like to record my personal appreciation for the professional and efficient manner in which Louise St John Howe has undertaken her role as Programme Officer.

Louise Phillips

INSPECTOR

12 June 2019.