

## **Inspector Note to The Council**

The Inspector is grateful to have received:

- the answers raised by her in your letter of 8 August 2013,
- the Statement of Common Ground with Quintain,
- the responses to the consultation on the Council's proposed
- changes to the AAP and the SOCG, and
- the electronic copy of the consolidated AAP.

The Inspector now has the following queries.

### **Housing allocations:**

In her previous letter the Inspector asked for clarification regarding the indicative housing capacities set out in the site proposals in the AAP. Whilst accepting that some sites have already been developed, and that planning permission has been granted for more units than initially proposed on some sites, the Inspector is concerned that the use of 'indicative' rather than specific or minimum capacities is vague. It could fail to be effective in delivering the quantum of housing set out for the Wembley Growth Area in the Core Strategy. As you know, the effectiveness of a plan is an important consideration in the assessment of its soundness. It also introduces uncertainty, which could make the monitoring of the plan's implementation more difficult for the Council in the future.

The Inspector notes the Council's response that many of the housing sites within the AAP are in private ownership and that they may not come forward until the medium or longer term. Nonetheless, for soundness, and for consistency with Core Strategy and the National Planning Policy Framework, it is essential for the housing proposals to be clear.

### **Tall Buildings:**

The Council's letter, dated 8 August 2013, explains that there has been a change in policy regarding tall buildings since the policy in its 2004 Unitary Development Plan, as a result of the construction of the new stadium. Please would the Council now explain the proposed 'minor changes' to policy WEM6. Are these clarifications of addresses, or a further policy change?

### **Statement of Common Ground:**

Would the Council explain which of the changes to the plan which are set out in the SOCG it considers to be minor changes and which are focussed changes, which would amount to main modifications to the plan. If any are focussed changes, please explain how the plan would be unsound without them.

Chris Banks  
Programme Officer  
For The Inspector  
Christine Newmarch

3<sup>rd</sup> February 2014