

Examination into the Remitted Part of the Salt Cross Village AAP

Examination Hearing - Day 1

Monday 30 June 2025

Agenda

Please Note:

- The Hearing session will sit from 9.30hrs to 1300hrs, and 1400hrs to 1700hrs, with a short break mid-morning and mid-afternoon.
 - Participants are encouraged to familiarise themselves with the Hearing Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this Hearing session. These are available on the Examination website.
 - References to Matters, Issues and Questions (MIQs) are to the MIQs for the Examination (already circulated and on the Examination website as Examination document ED12), unless otherwise stated.
 - The Inspector will determine the areas for discussion in relation to the numbered questions in the MIQs (in brackets below), where they consider that further clarification or information may be required.
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1. Inspectors' Opening Introduction

2. General Approach (Q1 - 5)

- Compliance with the Planning and Energy Act (PEA), the WMS and national planning policy
- Net Zero Carbon Development evidence base (ED9B) – is the modelling robust? Technical feasibility and cost uplift.

3. Sustainability Appraisal (Q6)

- Does the SA adequately assess the environmental, social and economic effects?

4. Viability (Q5, Q7-11)

- Is the viability appraisal (ED9A) robust? Are its assumptions eg build costs, eco premium, sales values etc , appropriate and justified?
- Overall viability findings – implications for housing delivery.

5. Policy requirements (Q12-28)

- Flexibility of policy
- Building Fabric
- Overheating
- Energy efficiency
- Fossil fuels
- Zero operational carbon balance

- Embodied carbon
- Energy strategy monitoring and verification

6. Any other matters

7. Way forward