**CCC Response to Inspector’s “To Do List”**

**SP3, Site 3**

The Council recognises that strategic sites may currently or in the future be in more than one ownership and therefore delivered by more than one developer. However, the ownership of land is not in itself a material planning consideration. Moreover the Council considers it is crucial that all strategic sites are the subject of a masterplan, which demonstrates that the site can be delivered comprehensively and holistically and that different parts or phases are integrated so that they are not delivered in a piecemeal fashion. It would therefore not be appropriate (or indeed relevant under planning law) to refer to land ownership matters within the Local Plan.

With regard to the land currently owned by AE Estates, this would need to be included within the masterplan for the entire strategic site, whereby the Council would expect the applicant to demonstrate through a masterplan that the site could be integrated into the entire allocated strategic site. The issue of detailed access arrangements would be incorporated within the masterplan for the strategic allocation and do not need to be referred to specifically within the policy.

The Council considers the current Draft Local Plan wording to be sound.