

Cholsey Neighbourhood Development Plan

Arrangements and Matters for debate at oral hearing

Monday 17 September 2018 from 1.30pm until 5pm

The Pavillion, Station Road, Cholsey OX10 9PT

Context

I have now visited the Plan area, read the submitted documents and the representations made to the Plan. In accordance with paragraph 9 (3) of Schedule 4B to the Town and Country Planning Act 1990 I have concluded that it in order to ensure adequate examination of the Plan it is necessary to hold a hearing. That hearing will allow oral representations to be made on the following two matters. I have set out the more detailed questions below each general heading in bullet point format

Matter 1

Would the delivery of the Plan's policies boost significantly the supply of housing land in the neighbourhood area?

- To what extent does the Plan assist in delivering strategic housing growth in the Larger Villages in South Oxfordshire?
- How has the Plan decided on the figure of 189 dwellings in the neighbourhood area?

Matter 2

Has the housing site selection process been robust and evidence-based?

- Do the selected housing sites respect the environment of the neighbourhood area?
- Are they viable and deliverable?
- Have all reasonable alternatives been considered?

Timing and Location

The hearing will be held Monday 17 September 2018 from 1.30pm until 5pm at The Pavillion, Station Road, Cholsey OX10 9PT.

The general public are invited to attend the hearing.

The participants

In accordance with paragraph 9 (3) of Schedule 4B to the Town and Country Planning Act 1990 Cholsey Parish Council (the qualifying body) and South Oxfordshire District Council (the local planning authority) will be entitled to make oral representations on both of the topics at the hearing. In addition, the following persons are invited to participate at the hearing to address the matters set out earlier in this Note. The reference numbers are those set out in the SODC schedule of representations.

- Archstone Project/Bellway Homes (8)
- Everport Developments (9)
- Leavesley Group (13)
- Roxylight Holdings (14)

It will be helpful if both the qualifying body and the local planning authority are represented by no more than two persons at each of the sessions. The other bodies and organisations should be represented by one person. If any party considers that this approach may be impractical to their circumstances, please contact Ricardo Rios at the District Council as soon as possible. There will be no opportunity for other bodies or the public to participate directly at the hearing.

I would like to meet the various participants for each session at 1pm on that day in the venue to discuss procedural matters and to assist in the smooth running of the hearing. This pre-meeting will not debate any of the substantive issues.

The format of the hearing

The hearing will address the two matters listed above. I will ask the various questions and lead any follow-up discussions. There will be no opportunity for any party to question the other parties.

In my view the representations made by the various parties invited to the hearing are clear and comprehensive. On this basis, I am satisfied that the preparation of separate statements for the hearing is not required. Nevertheless, I do not want any party to feel potentially disadvantaged. On this basis if any party invited to participate at the hearing wishes to do so it can submit a statement (addressing both of the matters specified) not exceeding 1000 words. Any such statements should be submitted to the District Council by 5.00pm on Wednesday 12 September 2018. Thereafter they will be circulated to all parties who are invited to the hearing.

The examiner's report

I am satisfied that the remainder of the Plan can be examined by written representations. I have sent a separate Clarification Note to the District Council and the Parish Council on a series of more technical matters. Those matters will not be discussed at the hearing. The Clarification Note and the responses to the Note will be published on the District Council's website.

Following the hearing I will be working to produce my report on the submitted Plan as quickly as possible. The time concerned will depend on the findings from the hearing. There will be no separate report arising from the hearing. Its findings and conclusions from the hearing will form part of my overall report.

Andrew Ashcroft
Independent Examiner – Cholsey Neighbourhood Development Plan
Monday 3 September 2018

