

INDEPENDENT EXAMINATION OF CHINNOR NEIGHBOURHOOD PLAN REVIEW

EXAMINER: DEREK STEBBING B.A. (Hons), Dip. E.P., MRTPI

Mrs Liz Folley
Clerk to Chinnor Parish Council

Ms Dorottya Faludi
South Oxfordshire and Vale of White Horse District Councils

Examination Ref: 01/DAS/CNPR

8 January 2020

Dear Mrs Folley and Ms Faludi

CHINNOR NEIGHBOURHOOD PLAN REVIEW EXAMINATION – PROCEDURAL MATTERS

Following the submission of the Chinnor Neighbourhood Plan Review for examination, I am now able to advise you on certain initial procedural matters.

1. Examination Documentation

I can confirm that I am satisfied that I have received a complete submission of the draft Review Plan and accompanying documentation, including the Basic Conditions Statement, the Consultation Statement and the Regulation 16 representations, to enable me to consider the necessary legal requirements for the conduct of the examination.

Subject to my further detailed consideration of the draft Review Plan, I have not at this first stage identified any very significant and obvious flaws in the draft Review Plan that might lead me to advise that the examination should not proceed.

2. Determination

My first requirement is to determine, under paragraph 10(1) of Schedule A2 to the Planning and Compulsory Purchase Act 2004 (as amended) ('Schedule A2'), whether the modifications contained in the draft Review Plan "are so significant or substantial as to change the nature of the neighbourhood development plan which the draft plan would replace".

In this context, I note that the draft Review Plan includes:

- a new policy CH H6 which allocates five sites for housing developments for a total of 507 dwellings;
- a development boundary around Chinnor village in a new policy CH H7;
- certain policies have been reworded to make them clearer and more precise; and
- factual changes are made as appropriate to cover the intervening time from October 2017 (when the Neighbourhood Plan was made).

In my assessment, the above modifications to the made Plan are so significant or substantial as to change the nature of the made Plan and I formally determine accordingly under paragraph 10(1) of Schedule A2. Consequently, I consider the examination of the Chinnor Neighbourhood Plan Review should proceed under the provisions of Schedule 4B to the Town and Country Planning Act 1990 (as

amended) ('Schedule 4B'). In turn, this would require a Referendum prior to the revised Plan being made.

I therefore request the formal consent of the Qualifying Body (in accordance with paragraph 10(5) of Schedule A2) for the examination to proceed under the provisions of Schedule 4B, as set out above.

3. Other Matters

Subject to receipt of the formal consent of the Qualifying Body for the examination of the Review Plan to proceed under the provisions of Schedule 4B, I will issue a further procedural letter concerning arrangements for my site visit to the neighbourhood plan area. I will also set out whether I consider that the examination can be conducted solely by the written representations procedure or whether a hearing will be necessary to ensure the adequate examination of an issue(s), or to ensure that a person has a fair chance to put a case.

If you have any process questions related to the conduct of this examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on both the Qualifying Body and local authority's websites.

Thank you in advance for your assistance.

Your sincerely

Derek Stebbing

Examiner