

## **Cholsey Neighbourhood Development Plan Review**

### **Examiner's Clarification Note**

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### ***Initial Comments***

The Plan provides a clear and concise vision for the neighbourhood area. In addition, it is a positive response to the adoption of the South Oxfordshire Local Plan 2035.

The presentation of the Plan is very good. The difference between the policies and the supporting text is very clear. The Plan makes good use of various maps and photographs.

#### ***Points for Clarification***

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise issues for clarification with the Parish Council.

The comments made on the points in this Note will be used to assist in the preparation of the examination report and in recommending any modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

#### ***Policy E4***

Is the intention of the final sentence of the policy that the reference to the NPPF is specifically to paragraph 203?

#### ***Policy I5***

Did the Parish Council consider the merits of the supporting text commenting on the changes to the various uses classes as both introduced and refined in the Use Classes Order 2020?

### ***Representations***

Does the Parish Council wish to comment on any of the representations made to the Plan?

In particular, does it wish to comment on the representations made by:

- JT Leavesley Ltd;
- Deanfield Homes Ltd;
- Chiltern Conservation Board; and
- Oxfordshire County Council (Estates Section).

The District Council's representation proposes a series of revisions to certain policies in the Plan. Does the Parish Council have any comments on the suggested revisions in general and on Policy H6 in particular?

***Examination Process***

I have read both modification statements. I concur with their conclusions that the review of the Plan needs an examination but not a referendum. As such, I will proceed with the examination on this basis.

***Protocol for responses***

I would be grateful for responses and the information requested by 15 September 2022. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination.

In the event that certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy or the matter concerned.

Andrew Ashcroft

Independent Examiner

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1 September 2022