

Fairford Neighbourhood Plan

Arrangements and Matters for debate at oral hearing

Context

I have now read the comments that have been made to the revised SEA/SA. In addition, I had already visited the Plan area, read the submitted documents and the earlier representations made to the Plan.

The need for a hearing

In accordance with paragraph 9 (3) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) I have concluded that it is necessary to hold a hearing. That hearing will allow oral representations to be made on the following matters:

1. The SEA/SA process

- Does the revised SA (incorporating SEA) meet the requirements of the SEA Directive?
- Has it assessed reasonable alternatives in an appropriate fashion?

2. The proposed allocation of land for residential use at Leafield Road (FNP16)

- Would the proposed housing site contribute towards the achievement of the social and the environmental dimensions of sustainable development?
- What is the significance of the sixth criterion of the policy (the potential for a link between Leafield Road and Hatherop Road) and the associated paragraph 5.58 in the supporting text?

3. The proposed Fairford-Horcott Local Gap (FNP11)

- Does the policy have regard to national policy in general terms and to paragraph ID:50-001-20160519 of Planning Practice Guidance in particular?
- To what extent is its designation supported by appropriate evidence?

4. The proposed Area of Special Landscape Value (FNP12)

- Does the policy have regard to national policy and is it in general conformity with the strategic policies in the development plan?
- To what extent is its designation supported by robust evidence?

Timing and Location

The hearing will be held at the Fairford Community Centre, High Street, Fairford GL7 4AF on Thursday 14 September 2017 between 11.00 and 17.00. The sessions on the SEA process and the proposed Leafield Road housing site will take place between 11.00 and 14.00. The

sessions on the proposed Fairford- Horcott Local Gap and the Area of Special Landscape Value will take place between 15.00 and 17.00.

I would like to meet the various participants for morning and afternoon sessions at 10:45 and 14:45 respectively on that day in the venue to discuss procedural matters and to assist in the smooth running of the hearing. These pre-meetings will not debate any of the substantive issues.

The 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 (as amended) the following bodies will be entitled to make oral representations at all of the sessions at the hearing: Fairford Town Council (the qualifying body) and Cotswold District Council (the local planning authority). The following persons are invited to participate at the specific sessions to address the matters set out earlier in this Note.

1. The SA/SEA process

- Gladman Developments
- Lechlade Town Council
- Gleeson Strategic Land Limited

2. The proposed Leafield Road housing site (FNP16)

- Gleeson Strategic Land Limited
- Gladman Developments Limited

3. The proposed Fairford-Horcott Local Gap (FNP11)

- Gladman Developments Limited

4. The proposed Area of Special Landscape Value (FNP12)

- Cygnet Investments

It will be helpful if all parties are represented by one person at each of the sessions. If any party considers that this approach may be impractical to their circumstances, please let the District Council know as soon as possible.

There will be no opportunity for other bodies or the public to participate directly at the hearing.

The format of the hearing and associated documents

The hearing will address the four matters listed above in turn and in the time slots set out in the Note. I will ask each party questions that arise either from existing information, any submitted statements or more generally to assist in my examination of the Plan. There will be no opportunity for any party to question the other parties.

I recognise that the matters that I have identified do not necessarily overlap with the information that has been included in the submitted Plan (by the Town Council). In addition, I recognise that the Town Council has not otherwise had the opportunity to respond to the various representations made to the Plan. On this basis, I invite the Town Council to prepare a single document that addresses the four matters that I wish to explore at the hearing. This document should not exceed 2000 words and should be submitted by 7 September 2017. Thereafter it will be circulated to all other participants invited to attend the hearing.

I consider that the representations made by the District Council and other 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, any other party is free to submit its own statement by the same date as that specified for the Town Council. Any statements submitted should not exceed 500 words for each of the four separate sections of the hearing. In the event that such documents are submitted they will be circulated to all other participants involved in that session.

The examiner's report

I am satisfied that the remainder of the Plan can be examined by written representations. Following the hearing I will be working to produce my report on the submitted Plan by 22 September 2017 at the latest. There will be no separate report arising from the hearing. My findings and conclusions from the hearing will form part of the overall report.

Andrew Ashcroft
Independent Examiner – Fairford Neighbourhood Plan
29 August 2017