

Everton Neighbourhood Development Plan 2018 - 2034

Guidance Notes and Agenda for the Public Hearing

Prepared by the Independent Examiner

JOHN SLATER BA(Hons), DMS, MRTPI

John Slater Planning Ltd

12th December 2018

1. Following my initial consideration of the Plan, I have decided that a public hearing is required to assist my examination of this Neighbourhood Plan. The hearing will take place **on 10th January 2019**, commencing at **10 am** at **Everton Village Hall, Church Street, Everton, Doncaster, DN10 5BB**. I anticipate that should be only a half-day session but I have asked that the venue be booked for the full day.
2. This Note provides guidance as to how the hearing will be conducted, and includes an agenda.
3. According to the Localism Act, the general rule is that the examination of issues by the Examiner is to take the form of the consideration of written representations. However, the Act does allow the calling of a public hearing.
4. I have decided to hold the hearing so as to allow the further exploration of issues relating to allocation of residential sites in the plan, which I have set out in the document "Further Initial Comments of the Independent Examiner" dated 15th November 2018. I can assure all parties that I have considered, and will continue to consider, all the written representations submitted at Regulation 16 stage including those made by the persons, who I have invited to the hearing, covering other issues as well.
5. The hearing is open to the public to attend; however, the conduct of a neighbourhood plan hearing is set out in Paragraph 9 of Schedule 10 of the Localism Act 2012 and that specifies the parties who can participate. The legislation specifically provides for oral representations at the hearing to be made by the Qualifying Body, namely Everton Parish Council and the Local Planning Authority, Bassetlaw District Council. In addition, I have issued invitations to Rural Solutions Ltd, who act on behalf of the owners of Site NP 13, Grace Machin on behalf of the owners of Site 2 and to the professional representative of the owner of Site 3. I would also wish to invite a representative of Nottinghamshire County Council, on behalf of Local Highway Authority.
6. It is not my intention to invite representations from other parties at the hearing. I have no objections if any party wishes to film or record any part of the proceeding or to use social media.
7. Each participant party is requested to provide an outline written

statement in response to the questions I have raised, where it is relevant to their participation. Not all questions will be relevant to every participant. The Statements must be no longer than one side of A4 per relevant question. Participants are requested to use their Statement to outline their position in response to relevant questions raised, and will still be able to draw on the information set out in their duly submitted Representations. Statements must be submitted by email to will.wilson@bassetlaw.gov.uk by 12noon on Friday 4th January 2019. I will then ask the LPA and the QB to publish all the statements on their respective websites on Monday 7th January 2019.

8. It is for the Examiner to decide how the hearing is conducted. In particular, I shall decide the nature and extent of any questions, and the amount of time for oral representations. The principle to be applied, is that questioning will be done by myself, except where I feel that questioning by other parties should be allowed to ensure either adequate examination of a particular issue, or to ensure that a party has a fair chance to put their case.
9. I would also ask that the Parish Council to provide me with the revised maps requested in paragraphs 6 and 7 of my Further Comments documents by Friday 4th January 2019.

Agenda

10. The Agenda for the Hearing will be: -

- (1) **Opening remarks-** by myself as Examiner.
- (2) **Opening statement** by Everton Parish Council – I would like to offer the opportunity to the Qualifying Body to set out its overall approach to the neighbourhood plan.
- (3) **Discussion based on my individual questions.**
- (4) **Examiners Closing Remarks.**

Site visits

11. I have already carried out a site visit to Everton and Harwell. I propose to

12. carry out further site visits to the respective sites at the close of the session.
13. The purpose of the site visits is simply to identify matters which have already been presented in the representations. No further evidence will be given on site.
14. I will decide on the day whether I need to be accompanied on my site visits.

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QUESTIONS FOR THE PUBLIC HEARING

Question 1

Can a safe access be provided to serve the allocation site 2 and 3 with the necessary visibility, for the scale of development proposed in Policy E9 and/or is it necessary for the capacity of the sites to be reduced.

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *Local Highway Authority*
- *Grace Machin*
- *Representative of the owner of Site 3*

Question 2

Should there be a requirement to provide a pedestrian route for residents of the two allocation sites, to the south of Gainsborough Road?

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *Local Highway Authority*
- *Grace Machin*
- *Representative of the owner of Site 3*
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Question 3

What was the rationale for extending the allocation Site 3 beyond the site shown on Map 13- Preferred Option Site Allocation

Invitation to participate to be sent to

- *Qualifying Body*

Question 4

Should NP 13 be designated as a housing site, either in full or in part, particularly bearing in mind that part of the site has been granted planning permission on appeal? What would be the potential capacity of the entire site and is there scope for a more limited development? What has changed since the appeal decision and is there a form of development that would better reflect the existing character of development in Everton?

Invitation to participate to be sent to

- *Qualifying Body*
- *LPA*
- *Rural Solutions Ltd*