

Independent Examination of the Cranbrook Local Plan

Guidance Note from the Inspector

By Janet Wilson BA BTP MRTPI DMS

Inspector appointed by the Secretary of State

Date: 29 November 2019

Foreword

1. **Note** - This guidance should be kept for reference throughout the Examination. It should be read in conjunction with the **Procedure Guide for Local Plan Examinations** – The Planning Inspectorate (June 2019) (5th Edition) [available at <https://www.gov.uk> or from the Programme Officer] and with the attached **Draft Schedule of Matters for Discussion and Outline Programme of Hearings**.
2. Document References are to the Examination Library List which can be viewed on the Examination web page or in hard copy upon request through the Programme Officer. It is also referenced at the foot of each page of this note.

Items in bold italics are for particular note or action.

Introduction

3. I am Mrs Janet Wilson BA BTP MRTPI, I am a Chartered Town Planner and the Inspector appointed by the Secretary of State under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) to carry out the Examination of 'The Cranbrook Plan' Development Plan Document February 2019 (herein called the Plan)
4. **The Programme Officer for the Examination is Mr Ian Kemp.** He is an impartial officer for the purpose of the Examination, working under my direction. He can be contacted as follows:

**Ian Kemp
Programme Officer
PO Box 241
Droitwich
WR9 1DW**

**Phone : 0772 300 9166
by email at ikemp@icloud.com**

5. The Programme Officer's main tasks are to liaise with all parties to ensure the smooth running of the Examination, to ensure that all documents received are recorded and distributed, to maintain the Examination library (mainly in electronic form) and to assist me with procedural matters. **He is your first point of contact.** During the progress of the Examination the Programme Officer will be in regular contact with participants and will provide updated versions of the Programme should circumstances change; these will also be published on the examination website. Participants are encouraged to maintain regular contact with the Programme Officer leading up to their appearance at a hearing session and, where possible, to view the regularly updated programme on the Examination website (see link in footer)
6. Participants who have concerns about ease of access in attending the Examination venue due to mobility issues, or have other concerns, should contact the Programme Officer as soon as possible so that any necessary arrangements can be made. A detailed location map of the venue and travel directions will be available on the Examination website. Any procedural questions or other matters that anyone wishes to raise with me prior to the Hearings should be made through the Programme Officer.

The Purpose and Scope of the Examination

7. I have been appointed by the Secretary of State to examine the soundness and legal compliance of the Plan and whether it meets the requirements of the Planning and Compulsory Purchase Act and associated Regulations.
8. The Plan to be examined comprises the Proposed Submission Version, Regulation 19 Consultation of February 2019.
9. The purpose of the Examination of the Plan is to determine whether it satisfies legal requirements under the 2004 Act and associated regulations, whether the Council has complied with the duty to co-operate and whether the Plan is sound. To be sound the Plan must be positively prepared, justified, effective and consistent with national policy.
10. The National Planning Policy Framework, February 2019 (paragraph 35) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
11. The starting point for the Examination is the assumption that the Council has submitted what it considers to be a sound plan.
12. There are three possible outcomes to the Examination:
 1. the Council has complied with the duty to co-operate, the Plan satisfies legal requirements and is sound;
 2. the Council has not complied with one or more of the above requirements and is therefore unsound; or
 3. the Council has complied with the duty to co-operate but the Plan does not satisfy legal requirements; and/or is not sound but could be made to be so by changes.
13. Following the close of the Hearings I will prepare a report for the Council. The Council has requested that I recommend any Main Modifications necessary to make the Plan sound/legally compliant. The report will deal **only** with broad issues and the focus will be on the soundness and legal compliance of the Plan, not on individual representations. It will be for the Council to make any arrangements for the publication of the report.
14. At this stage there are only two means by which changes can be made to the Plan submitted for Examination:
 - (1) Main Modifications recommended by the Inspector; and
 - (2) Additional Modifications¹ made by the Council on adoption.
15. I can only recommend Main Modifications to rectify issues of soundness/legal compliance. Main Modifications are changes which, either alone or in combination with others, would materially alter the Plan or its policies. Any potential Main

¹ S23(3)(b) of the PCPA 2004 "... if the additional modifications (taken together) do not materially affect the policies ..."

Modifications must be subject to consultation and in some cases further Sustainability Appraisal might also be needed.

16. Additional Modifications are those changes which do not materially affect the policies in the Plan. They are to be made by the Council on adoption. The Council is accountable for any such changes and they do not fall within the scope of the Examination. My focus will be on Main Modifications required or necessary to make the Plan Sound.
17. It is possible that further changes may be proposed during the Hearing sessions and I will ask the Council to keep an up to date schedule of all Main Modifications during the Examination.
18. The Draft Schedule of Matters for Discussion accompanying this note will form the basis of the discussion at the Hearing sessions. If you have any comments on this list (for example, because you feel there may be a significant omission), you should contact the Programme Officer as soon as possible.

The Programme for the Hearings and the Matters for Examination

19. The Hearings part of the Examination will open at **10.00am** on **Tuesday 21 January 2020**. The Hearing sessions will be held in conference facilities at:

The Council Offices
 Blackdown House
 Border Road
 Heath Park Industrial Estate
 Honiton
 EX14 1EJ.

Key Dates	
Advise Programme Officer of Participation	08 January 2020
Submission of a Hearing Position Statement	08 January 2020
Opening of Hearing Sessions	Tuesday 21 January 2020
Further Hearing sessions	Wednesday 22 January 2020 Tuesday 28 January 2020 Wednesday 29 January 2020 Thursday 30 January 2020 Tuesday 11 February 2020 Wednesday 12 February 2020 Thursday 13 February 2020 (Reserve Day)

20. The Hearing sessions will focus on the Matters, Issues and Questions which I have identified, assisting me to produce a short, focused report. The Council's consultation statement and all representations received are available on the examination website.
21. My initial thoughts as to the Matters, Issues and Questions for discussion are detailed in the accompanying document. However, the precise Issues and Questions which need to be discussed at the Hearings may change, in the light of the submitted statements and any other evidence.
22. It is the responsibility of individual participants to check the progress of the Hearings either on the Examination website or with the Programme Officer, and to ensure that they are present at the right time.

Further statements based on Inspector's Matters, Issues and Questions

23. Any representor may submit a further statement in support of their original representation in advance of the Hearings. However, if a further statement is submitted it should address **only** the Matters, Issues and Questions that I have identified and should be limited to those questions directly related to the scope of the original representation. There is no need to re-state points already made but neither should wholly new arguments or important information, which ought to have been provided during the consultation, be put forward. A separate statement should be provided for each issue addressed.
24. Oral and written representations carry equal weight, therefore there is no requirement to submit a further statement and you may rely on your original representation if you wish to do so.
25. All statements should be sent to the Programme Officer **by close of business on 8th January 2020 in electronic form**. No new evidence or documents should be submitted at the Hearings or afterwards unless specifically requested.
26. It would be helpful to me if statements focused on:
 - What part of the Plan is unsound?
 - Which soundness test of those set out in the Framework (and detailed in paragraph 9 above) does it fail?
 - Why does it fail (probably summarising the key parts of your original representation)?
 - How can the Plan be made sound?
 - What is the precise change/wording that you are seeking?
27. Appendix A sets out the requirements for the presentation of all statements. Statements should be concise and focused. Any not conforming to the format and deadline will be returned. Please note the **3,000 word limit**.
28. Statements are also required from the Council, setting out its responses to the Matters, Issues and Questions, explaining why it considers the Plan to be sound in these respects. Whilst there is no necessity to deal directly and in detail with all representations, the Council may wish to respond to any representations that it feels are of particular significance or concern. Because of this, the Council's statements

are not subject to the 3,000 word limit; nevertheless they should still be concise. In addition, its statements should be submitted within the same timescale as others.

29. I have already raised a number of questions directly with the Council regarding clarity on the housing numbers and their responses are available on the examination website. I may in due course raise additional questions. Such questions, and any answers will also be available in the same place. If as a result of these exchanges it becomes clear that certain matters are no longer in contention, the Hearings programme may be adjusted, and participants advised accordingly.
30. If any Representor considers that an additional item is required, this should be raised with the Programme Officer at the earliest opportunity.

Statements of Common Ground

31. Statements of Common Ground, agreed between two or more hearing participants, will be welcome where they would help to identify points not in (or remaining in) dispute, and so enable the Hearing to concentrate on the key issues that need further discussion. At the very latest, Statements of Common Ground should be submitted by the published deadline together with the statements to which they are relevant.

The Hearing sessions

32. The Hearing sessions will start at 10.00am on the first day and at 9.30am on subsequent days. The Hearing sessions will continue through the day with breaks as appropriate. Afternoon sessions will normally begin at 2.00pm and finish at about 5.00pm. Please inform the Programme Officer if you have any time constraints. The format will be that of a structured, focussed discussion which I will lead. Most Hearings will have a number of participants and will follow a round table format.
33. **Representations received in writing carry equal weight to any oral contributions made during the Hearing Sessions. For representors who do not wish to attend the Hearings or submit further written material, I can confirm you need take no further action and your written comments will remain a consideration for me throughout the Examination process. Representors who wish to appear at the Hearing Sessions and participate in the discussions should notify the Programme Officer of their intention to do so by 8 January 2010 in doing so representors should indicate which Matter(s) they wish to participate in.** It is not necessary to attend the Hearings if you agree with the Council and support the Plan because the Council will effectively be representing your views. Only those who have made representations relevant to making the Plan sound or legally compliant have the right to participate and speak, but the Hearings will be held in public and open to all those who wish to come and observe.
34. Before the Hearings I will have read all the Statements submitted (by the deadline) in response to my questions on the issues to be heard at that session. I will assume that all other participants will have read the relevant submissions. Those participating may bring professional advocates with them, although there will be no formal presentation of evidence or cross-examination. There will be opportunities for respondents to ask questions of the Council and other respondents, and vice versa. I will lead these discussions.

35. **Agendas setting out the order of topics for discussion will be circulated in advance of the Hearings.** Generally, only one seat will be available at the table for each participant, but a hot-seating arrangement will be acceptable. Where a number of participants share similar viewpoints, it will be helpful if a spokesperson is appointed.
36. **Only those seeking changes who have made representations relevant to the discussion of an issue at a Hearing session, and have indicated that they want to participate, will be allowed to speak.**
37. When invited to take part in a Hearing session, participants on arrival are asked to find their nameplate and take their place at the table. **During the discussion, the nameplate can be stood on end to indicate a wish to speak.**
38. Representors are requested to keep in touch with the Programme Officer or the Council Examination web page regarding the programme, which may be subject to change.
39. Please let the Programme Officer know as soon as possible if you have any specific needs in relation to attendance and participation at the Hearing sessions.
40. Anyone not involved in the Hearings are welcome to attend as observers.

Dealing with sites at the Hearing sessions

41. Part of my task is to examine the soundness of the sites that are allocated for development in the Plan, and of any changes to these sites that form part of the Council's proposed modifications.
42. Those who have submitted representations to the effect that a site is unsound will be able to put their views to me at the Hearing session, if they have made a request to do so. The Council will have the opportunity to respond.
43. Sites that have been put forward for inclusion in the Plan, but not selected for allocation by the Council, are known informally as "omission sites". It is not part of my role to examine the soundness of omission sites, and, subject to the legal right to be heard, such sites will not normally be discussed in detail at the Hearing sessions.
44. Should the situation arise that additional site(s) are needed, for example because one or more of the allocated sites is found to be unsound, I will look to the Council in the first instance to decide which alternative site(s) should be brought forward for examination.

Site visits and Close of the examination

45. Insofar as I consider it necessary to my assessment of the soundness of the Plan, I shall visit sites and areas referred to in the representations before, during or after the Hearings. I will carry out site visits unaccompanied, except for any sites that can only be viewed adequately from private land, when I will need to be accompanied by representatives of the landowner and the Council. On any such accompanied site visits I will not hear additional evidence or arguments over the merits of the sites.

46. The Examination will remain open until my report has been submitted to the Council. However, once the Hearings are completed, no further information from any party can be given to me unless specifically requested.
47. Further information about the preparation and Examination of Local Plans can be found in the national Planning Practice Guidance <http://planningguidance.planningportal.gov.uk/> and the Planning Inspectorate's Procedure Guide for Local Plan Examinations June 2019 (5th Edition) http://www.planningportal.gov.uk/uploads/pins/dpd_procedure_guide.pdf

Janet Wilson

INSPECTOR

Appendix A – Format for Statements

- A1. Statements should be no longer than is necessary to deal with the subject matter, and in any event must contain **no more than 3,000 words**. This limit will be strictly applied. Statements should address the issues and questions relevant to the content of your original representation. Any plans, diagrams or statistical tables should be attached as Appendices (see below). **An individual statement should be provided for each Matter being addressed.**
- A2. All submissions should be succinct, whether main Statements or Appendices. They should avoid unnecessary detail and repetition of the original representation and should not duplicate or contain extracts from any publication already before the Examination, such as the evidence base and nationally available Government guidance, which may be among the Examination Documents on the Examination website – a paragraph or page reference will suffice. It is the quality of the reasoning that carries weight, not the bulk of the documents.
- A3. Electronic submission of statements is encouraged. This should be in Word or PDF format and should be emailed to the Programme Officer for the Examination website.
- A4. Statements should be prepared to enable them to be printed on A4 sized paper. Any photographs should be submitted in A4 format and should be clearly labelled and annotated.
- A5. Appendices should also have a contents page and be paginated throughout. Whilst the word limit does not include text in appendices, they should respect the aim of succinctness. Any supporting material should be limited to that which is essential and not contain lengthy extracts from any publication that is already before the Examination.
- A6. Separate statements should be provided for each Matter addressed and clearly numbered, with the relevant Issue and Question numbers clearly identified. **Please do not combine responses to multiple matters within a single submission.**
- A7. All participants should adhere to the timetable for submitting Statements. Late submissions and additional material are unlikely to be accepted on the day of the relevant Hearing session since this can cause disruption and result in unfairness and might result in an adjournment of the Hearing. If material is not received by the deadlines detailed below, it will be assumed that you are relying on your original representations.
- A8. All Statements and any supporting material should be received by the Programme Officer by **5pm on Wednesday 8 January 2020.**
- A9. Aside from Hearing Statements no other written evidence will be accepted, unless I specifically request it. The Hearing sessions should not be used to introduce new evidence or arguments.