



Chinnor Parish Council

Community Pavilion
Station Road
Chinnor
Oxfordshire
OX39 4PU

Regulation 14 consultation on the Reviewed Chinnor Neighbourhood Plan 2011-2034

The Chinnor Neighbourhood Plan was made in October 2017 following a successful referendum.

At the time that the neighbourhood plan was in preparation, there were changes proposed in a Ministerial Statement which provided certain flexibilities for neighbourhood plans that allocated sites. At that time, the plan was almost completed, and the steering group decided that it would be better to proceed with the plan, but without a site allocation, and then to go into an immediate review to allocate sites.

This is what we have done in this revision of the 2017 neighbourhood plan. We have commissioned a planning consultant who has worked with us and the planning authority to agree site allocations for the reviewed plan. As you will see, we have allocated sites that have already received planning permission and no “new” sites. This approach regularises the existing situation where many of the sites that were allowed on appeal are now part of the plan. This provides the village with more certainty that we can resist further housing development in the future.

The current modifications therefore include site allocations and make changes to the development boundary and are therefore a substantial and significant modification to the 2017 plan. Policy H6 allocates 5 previously permitted (or allowed) sites which will provide over 900 homes. Policy H7 amends the development boundary to accommodate these sites.

We have updated the 2017 plan to account for these changes and have slightly reworded some of the policies. We do not believe that the meaning of the adopted policies has changed – we have tried to make them clearer and more effective.

We are seeking your views on the revisions under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Parish Council must consult the people who live, work or carry on business in Chinnor Parish.

We welcome your comments on the reviewed draft and we will make changes where they are necessary. You may comment on any aspect of the plan.

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Your comments should be made in writing or by email to Chinnor Parish Council Office at The Community Pavilion, Station Road, Chinnor OX39 4PU or chinnorpc@btconnect.com

We will then submit the revised draft to the planning authority, and they will undertake further consultation. The plan will then be amended again and will be considered by an independent Examiner who will recommend any necessary changes to the planning authority. The examiner will also consider whether the changes proposed in the revised plan are significant. If the examiner determines that the changes are significant, the plan will come back to the community to be judged in a Referendum.

Copies of the reviewed plan can be found at:

- Chinnor Parish Council Offices
- Chinnor Library
- Chinnor Village Hall
- Chinnor Village Centre
- The Peacock Hotel, Henton

You can download an electronic copy from: www.chinnorparishcouncil.org.uk and www.chinnorneighbourplan.com

The Regulations allow for you to respond electronically or in writing to the Parish Council.

The consultation period of six weeks is between **24th May 2019** and **5th July 2019**. Please comment within that period.

An open session to meet the Review Committee has been arranged for 1st June 2019 from 10am to 12 noon in the Council Chamber, Community Pavilion, Chinnor – no appointment is needed – please just go along.

The Planning Authority has advised us that the plan does not require a Strategic Environmental Assessment (SEA) or a Habitat Regulation Assessment (HRA). These are reports that consider whether the policies in the plan are likely to have significant environmental effects or impacts on important habitats. The planning authority must consult on their recommendation whether SEA and HRA is required in a separate 4-week consultation aimed mainly at Statutory Consultees.

To save time, we will be running the two consultations (neighbourhood plan and SEA/HRA) at the same time. We hope that the planning authority's advice on SEA and HRA is correct and that assessments are not required. However, should the SEA and HRA consultation show that we need to produce a SEA or HRA, we will need to run the Regulation 14 consultation again. If that should happen, we will retain your comments to this version and use them where we can. However, we will need to consult on the entire plan and the required environmental report again.