

IN THE MATTER OF:
THE TOWN AND COUNTRY PLANNING ACT 1990
THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012,
AS AMENDED

AND IN THE MATTER OF:
THE SEDLESCOMBE NEIGHBOURHOOD DEVELOPMENT PLAN

FURTHER DIRECTIONS AND HEARING PROCEDURE NOTE

1. The background to the proposed Public Hearing

- (1) The purpose of a Public Hearing is to assist the Examiner in his assessment as to whether the Sedlescombe Neighbourhood Plan meets the basic conditions, and other relevant legal requirements.
- (2) In view of the history surrounding the production of the original Report, and the subsequent withdrawal of the Neighbourhood Plan by Sedlescombe Parish Council, the Examiner has decided that in the circumstances it is appropriate to hold a Public Hearing in order to consider oral representations from interested parties, and to address the areas of contention, as identified in paragraph 9 of the Direction to hold a Public Hearing. It is envisaged that by this means the issues can be fully and properly considered to assist the Examiner in his Examination.
- (3) The Examiner has noted that there are numbers of areas of contention, in particular in relation to:
 - (1) the overall Plan process;
 - (2) proposed Policy Numbers 4, 7, 8 and 9, as to access and visual amenity;
 - (3) proposed Policy Number 11, as to whether it is appropriate to designate the whole of Street Farm as a Local Green Space, including having regard to whether it can be construed as an “extensive tract of land”.

- (4) It has been envisaged that in the circumstances Further Directions and a Hearing Procedure Note would be issued as to the conduct of the Public Hearing

2. The Public Hearing

- (1) The Public Hearing will take place at Bexhill Town Hall on Monday 19th June 2017 before Mr Edward Cousins, the Examiner appointed by Rother District Council to conduct the Examination.
- (2) The invited participants are the District Council, the Parish Council, and those persons identified in paragraph 5 of the Agenda.
- (3) The day will commence at 10.30 am, with a break for lunch between 1 pm and 2 pm, and the hearing will then conclude for the day at about 4.30 pm. It is anticipated that there will be appropriate short mid-morning and mid-afternoon breaks.
- (4) The session is open to the public. The purpose of the hearing is for the Examiner to ask questions, and to seek clarification on the matters that he has identified. It will not be appropriate to introduce new evidence at the hearing.
- (5) After the hearing the Examiner will complete and subsequently submit the Examination Report. This will set out whether or not the Neighbourhood Plan should proceed to a local referendum, subject to any modifications that are recommended by the Examiner.

3. Conduct of the Public Hearing

- (1) The District Council will appoint Mr David Marlow as its authorised representative to present the District Council's case at the Public Hearing;
- (2) The Parish Council will appoint Mr Homer as its representative to present the Parish Council's case at the Public Hearing;

- (3) The Examiner will provide all necessary assistance to the participants in the presentation of their respective cases;
- (4) The Examiner will permit the District Council and the Parish Council to call evidence in support of their respective cases provided that such evidence has been provided to the Examiner in the form of short statements (of no more than two pages on each issue) to be received by the Programme Officer no later than noon on 9th June 2017;
- (5) It is also envisaged that the Consultees listed in paragraph 5 (c) to (i) of the Agenda will be permitted to give evidence and make further representations in the Public Hearing, provided that notice of such evidence has been provided to the Examiner in the form of short statements, as set out in 3(4) above;
- (6) If the Examiner deems it appropriate, other individuals may be granted leave to make representations provided that notice of such evidence has been provided to the Examiner in the form of short statements, as set out at 3(4) above;
- (7) If the Examiner deems it appropriate, questioning may be permitted. However, the Examination will not be assisted by repetitious questioning;
- (8) Any additional short statements should not introduce new evidence and will be published online as soon as possible for other participants to see;
- (9) A large scale map of the Parish boundaries (and the necessary number of copies) will be provided by the District Council for the benefit and use of the Examiner, and the parties and their witnesses.

4. Hearing Bundles

- (1) The Programme Officer will maintain a bundle of documents (“the Hearing Bundle”) for the benefit and use of the Examiner and the parties at the hearing. This will include the submission documents and other key publications relevant to the Hearing.

- (2) The Hearing Bundle should be: -
- (a) Contained in a ring binder or lever-arch file;
 - (b) With documents in date order or some other sensible and appropriate order; and
 - (c) With each page paginated clearly in black ink in the bottom right hand corner;
 - (d) Together with an index of key documents placed at the front of the hearing bundle.
 - (e) At least 7 days prior to the commencement of the Public Hearing, the Hearing Bundle shall be provided for the benefit and use of the Examiner. An extra copy of the Hearing Bundle shall be provided for the use of the witnesses at the Public Hearing. It will also be published on the Council's website.

5. Further directions

If any party wishes to seek additional directions prior to the Hearing, or to vary any of the above directions, an application can be made to the Examiner via Rother District Council. The relevant person to whom any such application should be made is Mrs Cheryl Poole, Programme Officer – Sedlescombe Neighbourhood Plan, Rother District Council (email: cheryl.poole@rother.gov.uk or, for emails up to 2nd June 2017, planning.strategy@rother.gov.uk)

Edward F Cousins

The Examiner appointed by Rother District Council to conduct the Examination

Dated: 30th May 2017