

The advice recorded in the table comprising this document relates solely to matters raised upon the Planning Inspectorate's review of the draft Statement of Community Consultation (SoCC), and not the merits of the proposal. The advice is limited by the time available for consideration; if no comments are recorded it should not be taken that The Inspectorate has exhausted any comments it may wish to make on the matter. Any comments made are raised without prejudice to the acceptance or otherwise of the eventual application.

Draft Statement of Community Consultation (SoCC) review			
Legislation/Guidance	Section	Requirement	Comments
PA 2008 and DCLG Guidance on pre-application process 2015	s.47(2) and Paragraph 35	The Applicant must consult each Local Authority (LA) defined in s.43(1) about what is to be in the SoCC.	N/A. This review is prior to the statutory consultation with local authorities on the SoCC.
PA 2008	s.47(3)	LA deadline for commenting on the draft SoCC (at least 28 days).	N/A. This review is prior to the statutory consultation with local authorities on the SoCC.
PA 2008	s.47(5)	Developer must have regard to any response from a relevant LA.	N/A. This review is prior to the statutory consultation with local authorities on the SoCC.
PA 2008	s.47(za)	Make the statement available for inspection by the public in a way that is reasonably convenient for the public living in the vicinity of the land.	Para 2.36 noting bullet 4 (SoCC availability online). Will the SoCC be physically available for inspection?
PA 2008	s.47(6)(a)	Publish SoCC in a newspaper circulating in the vicinity of the land.	Para 2.36, bullet 4
PA 2008	s.47(6)(b)	Publish SoCC in such other manner as may be prescribed.	N/A. This review is prior to the statutory consultation with local authorities on the SoCC.
EIA Regulations 2017	Regulation 12(1)(a)	The SoCC must state whether the development is EIA development.	Para 1.17
EIA Regulations 2017	Regulation 12(1)(b)	The SoCC must state how the developer intends to publicise and consult on preliminary environmental information.	Para 1.17 – 1.19 in the form of draft ES chapters as part of public consultation. Different amounts of PIER will be available at different stages of the application preparation and associated consultation processes.

			The Applicant could consider providing detail in the SoCC of what will be available and when.
DCLG Guidance on pre-application process 2015	Paragraph 20	Is the SoCC clear on what is being consulted upon	The Applicant is advised to seek the local authorities view.
DCLG Guidance on pre-application process 2015	Paragraph 23	Make the Statement of Community Consultation available for inspection by the public in a way that is reasonably convenient for people living in the vicinity of the land where the development is proposed.	Note the change to legislation: https://www.legislation.gov.uk/ukxi/2020/1534/made and Guidance: <i>Section 47(6) of the Planning Act 2008 requires that at the pre-application stage the Statement of Community Consultation must be made available for inspection. This requirement can be met by making documents available for inspection online. Applicants should take reasonable steps to ensure that anyone wishing to view the documentation can find these documents on their website. Hard copies should be made available by the applicant on request.</i>
DCLG Guidance on pre-application process 2015	Paragraph 23	Set a deadline for consultation responses of not less than 28 days from the day after receipt/last publication	The Applicant has stated in the draft SoCC that each consultation phase will run for 8 weeks. The Applicant is advised to ensure the deadline for consultation responses is not less than 28 days from the day after receipt/ last publication
DCLG Guidance on pre-application process 2015	Paragraph 24	Is the SoCC describing a consultation process which is appropriate to the scale and nature	The Applicant is advised to review Paragraphs 24, 26 and 36 of the guidance and ensure the SoCC complies The Applicant is advised to seek the local authorities view.

DCLG Guidance on pre-application process 2015	Paragraph 26	Does the SoCC seek the views of other people who are not statutory consultees, but who may be significantly affected by the project?	See comment above
DCLG Guidance on pre-application process 2015	Paragraph 36	Does the SoCC outline consultation of people living in the wider area who might be affected by the project, for example the neighbouring authority?	See comment above
DCLG Guidance on pre-application process 2015	Paragraph 38	Has the Applicant identified hard to reach groups and tailored their consultations to cater for these groups' needs.	The Applicant has not identified hard to reach groups to date. Para 2.44 Ongoing discussions are advised with local authorities, as to date the Applicant reports no hard to reach groups.
DCLG Guidance on pre-application process 2015	Paragraph 38 &42	Has the Applicant made reasonable efforts to ensure all communities including hard to reach groups will be consulted and that the consultation is tailored towards their needs.	Para 2.44 Ongoing discussions are advised with local authorities, as to date the Applicant reports no hard to reach groups.
DCLG Guidance on pre-application process 2015	Paragraph 54	Does the consultation techniques and methods ensure all local communities can access the consultation material	The Applicant has set out how they plan to consult given current and potential future restrictions on meeting in person. The range of techniques include: <ul style="list-style-type: none"> • In person exhibition events (if Gov guidance allows) • Copies on deposit at Cherwell District Council and Bicester Library • Project website • USBs • Social media • Webinars with summary of Q and A available online after events • Meetings with local parish councils Other methods include: <ul style="list-style-type: none"> • Consultation leaflets will be posted to core consultation area

			<p>There is also a phone number, post and an email address for communication with the consultation team throughout the pre-app stage.</p> <p>Will there be any charges for phone/post?</p>
DCLG Guidance on pre-application process 2015	Paragraph 55	Does the SoCC set out clearly what is being consulted upon? i.e. what has been decided and what hasn't. Is a clear, non-technical summary document going to be provided for the local community	The SoCC lists the documents that will be available at both stages of consultation. A Community Awareness Leaflet providing a summary, will be delivered to local residential and business properties.
DCLG Guidance on pre-application process 2015	Paragraph 55	Is the SoCC available in formats suitable for people with disabilities	<p>Available in hard copy or braille, if required</p> <p>Has the Applicant considered other formats which could be made available ie large text?</p>
DCLG Guidance on pre-application process 2015	Paragraph 55	Is the SoCC also available in Welsh (Projects affecting Wales only)	n/a
DCLG Guidance on pre-application process 2015	Paragraph 56	Has the Applicant set out in the SoCC how they propose to consult those living in the vicinity of the land? They are encouraged to consider consulting beyond where they think doing so may provide more information on the impacts of their proposal eg: traffic flows, visual impacts.	Set out core area over which they'll consult, and wider zones through social media and newspapers.
DCLG Guidance on pre-application process 2015	Paragraph 57	The Statement of Community Consultation should act as a framework for the community consultation generally, for example, setting out where details and dates of any events will be published	<p>No specific dates but there are suggested locations of events and details of where documents can be inspected.</p> <p>Para 2.36</p>
DCLG Guidance on pre-application process 2015	Paragraph 57	The Statement of Community Consultation should be made available online, at any exhibitions or other events held by Applicants. It should be placed at appropriate local deposit points (e.g.	<p>SoCC will be available on the project webpage and hard copies can be requested.</p> <p>It is not clear from the SoCC whether it will be available at exhibitions, or local deposit points.</p>

		libraries, council offices) and sent to local community groups as appropriate.	
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Additional Points to note

- Para 1.8 refers to the SRFI NSIP and not the other NSIPs
- Para 1.1 final sentence – wording needs clarification:
"The SoCC is prepared in accordance with (Section 47(1) of the Planning Act 2008 ("the Act") which requires Applicants for Nationally Significant Infrastructure Projects (NSIPs) to are to produce a SoCC to describe how they will consult the local communities about the project."
- Para 1.10 last sentence, could add (after 'The examination, undertaken by Inspectors.' "known as the Examining Authority"
- Para 1.19 the final sentence: 'different amounts of PEIR will be available at different stages of the application preparation and associated consultation process'. However, Paras 2.32 – 2.35 may explain this. The Applicant may wish to consider signposting from Para 1.19 to Paras 2.32 – 2.35.
- Para 2.14 final bullet for 'Chesterton' is missing
- Para 2.15 Could be clearer and the first sentence is missing a word:
"The Applicant intends that during each consultation stage, ParishCouncils within the Core Area are used [as] a key point of contact to ensure wider awareness in the local communities in addition to measures and activity to engage directly with local people and communities."
- Para 2.15 what is meant by 'reasonable endeavours'?
- Para 2.18 when will the comments form be available on the website? Will it only be when consultation is 'open'? Is this for consultation responses?
- Para 2.20 If these venues are not used how/ when will the Applicant communicate this?
- Para 2.24 wording needs clarification:
"They will be asked to respond within the consultation timeframe which will extend over around 8-weeks"
- Para 2.27 Is 'or unwilling' necessary?
- Para 2.28 Could explain why these events will be held only in the week.

- Para 2.29 Terminology could be confusing ie 'if I attended a webinar during consultation I am an Interested Party':
 - "A weblink that **interested parties** can use to access the webinar;
 - The project team email address and project website where questions in advance of the webinar can be submitted by members of the public and **interested parties**;
 - A brief presentation on key elements of the proposals by representatives of the project team;
 - Questions posed prior to the webinar will then be answered by the project team;
 - Members of the public and **interested parties** will be provided the opportunity to ask further questions of the project team, most likely via the 'chat' function during the event. These comments (from both consultation Stages 1 and 2) will be recorded and reported on in the Consultation Report submitted to the Secretary of State as part of the DCO;"
- Para 2.29 It is not clear if this is after each consultation phase or just the second:

"A summary Question and Answer (Q&A) of the event will be posted on the project website for review within 2 weeks of the final webinar session".

- Para 2.30 Could replace 'as per above' with the correct paragraph number.
- Para 2.31 Would 4 webinars be enough? Is this equal to in-person events? Will there be equivalent Saturday sessions?

"Also, if Covid-19 restrictions prevent or limit in person exhibitions the Applicant will organise additional online interactive webinar events in place of the proposed exhibitions, resulting in a minimum of 4 webinar events."

- Para 2.35 Will all these documents be ready for consultation at either stage 1 or 2? Is it necessary to set out in the SoCC to this level of detail?
- Para 2.38 Be clear it is the Applicant's website not PINS webpage
- Para 2.44 Mentions USBs – which is fine, but could be flexible to say USBs or another form of electronic file sharing (if that suits the Councils)
- Para 2.46 space needed:

"Social media **platformswill...**"
- Para 2.48 use of Interested Parties in first sentence

- Lack of Para 2.49 for final paragraph on page 18.
- Para 2.50 is halfway through Para 2.49.
- Is the 'consultation map' provided as an appendix the core area as referred to in the SoCC? This is not clear from reading Para 2.13. It appears that the information in this appendix is the original core area, not the wider area as suggested by the district council.