

**Phoenix Place (South) CRTBO Examination**  
**Public Hearing**  
**1000 hours, Monday 20 March, 2017**  
**London Welsh Centre, WC1X 8UE**

**Agenda (Hearing to Commence promptly at 10 am)**

- 1. Introduction to the Public Hearing**  
(Nigel McGurk, Independent Examiner)
- 2. Delivering the Proposed Development independently of the wider Mount Pleasant site<sup>1</sup>**  
(All Participants)
- 3. Affordable Housing and the Section 106 Agreement<sup>2</sup>**  
(All Participants)
- 4. Other Matters**
- 5. Close** (it may be the Public Hearing closes by 1pm. If not, there will be a short break for lunch and it will re-convene during the early afternoon. It is not now anticipated that the Hearing will extend beyond mid-Afternoon on Monday 20<sup>th</sup> March)

***Please note the following:***

- The Public Hearing is held entirely at the discretion of the Independent Examiner.
- The purpose of the Public Hearing is to allow the Independent Examiner to hear oral evidence from invited participants to assist with his examination of the Phoenix Place (South) CRTBO.
- There are a number of invitees, including the authors of the CRTBO, Camden and Islington Councils and the Royal Mail Group. Only one person may speak at any one time and all other attendees – whether participants or members of the general public – must respect the speaker’s right to be heard.

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<sup>1</sup> Please see Note 1, below

<sup>2</sup> Please see Note 2, below

- The session will take the form of a CRTBO Hearing. This is distinctive to neighbourhood planning. **It is not the same** as a public inquiry, an appeal hearing or an examination in public. The Independent Examiner will establish how the Public Hearing will take place and participants will abide by the rules set by the Independent Examiner.
- Generally, participants will be asked to present their views on the two topics set out above. The Independent Examiner may ask further questions related to these.
- As a general rule, there will be no cross-examination. Participants may not question other participants, but they may request that a question is put to them via the Independent Examiner.
- No pre-hearing statements nor **any** further written submissions are invited. All participants should rely on information submitted prior to the close of the Regulation 16 consultation period.
- The general public are warmly invited to attend. However, the discussion will be restricted to the invited participants.
- Attendees at the Public Hearing may leave at any time - but please respect other participants and members of the general public in doing so.
- Whether an attendee agrees or disagrees with what is being said at any time, attendance at the Public Hearing is dependent upon being respectful to all parties present at all times.

#### **Note 1**

The Independent Examiner is keen to understand the effect of the proposed development on the wider Mount Pleasant site, having regard to the basic conditions. Participants will be asked to set out their views on the proposal's effect on operational requirements, including car parking and manoeuvring. Parties will be asked whether the site can come forward independently of the Mount Pleasant site (and if it can, how ?; or if it cannot, why not ?). Parties will also be asked how the proposal addresses relevant factors, such as provision of the off-site infrastructure, identified and resolved within the extant planning permission for the wider site.

#### **Note 2**

Parties will be asked for their views on whether the CRTBOs treatment of affordable housing (and the approach to the Section 106 Agreement in general) meets the basic conditions.