

**PLYMOUTH & SOUTH WEST DEVON
JOINT LOCAL PLAN EXAMINATION**

**HEARING PROGRAMME
DRAFT LIST OF PARTICIPANTS**
(v3 - 23 January 2018)

to be held at
The Ballroom, New Continental Hotel, Millbay Road, Plymouth PL1 3LD

commencing at 10.00am on Tuesday 30 January 2018

Inspectors – Mrs Wendy Burden BA DipTP MRTPI and
Mrs Yvonne Wright BSc (Hons) DIPT&CP MSc MRTPI

- *This Programme comprises respondents to the Plymouth & South West Devon Joint Local Plan consultation (15 March 2017 - 26 April 2017) who submitted that they are seeking changes to the Councils' Plan and have confirmed that they wish to take part in the examination hearings.*
 - *If anyone listed no longer wishes to take part in the hearings, please advise the Programme Officer.*
 - *Not included in the Programme are representations from respondents advocating omission sites or alternative sites to those included in the Plan, or representations from respondents supporting Policies in the Plan. Please refer to the **Inspectors' Note EXC5** for more information.*
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- *This Programme should also be read in conjunction with the Inspectors' **Guidance Note (EXC6)** and the Inspectors' **Matters and Issues (EXC7)**.*
 - *This Programme is subject to change and Representors should consult the [Examination webpage](#) or the Programme Officer regarding the progress of the Examination.*
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The South Hams hearings (27 & 28 February) will be held at –
**The Council Chamber, Follaton House, Plymouth Road, Totnes, Devon
TQ9 5NE**

The West Devon hearing (1 March) will be held at –
**The Council Chamber, Kilworthy Park, Drake Road, Tavistock, Devon
PL19 0BZ**

Robert Young, Programme Officer
Plymouth & South West Devon Joint Local Plan Examination
c/o Joint Local Plan Team, Strategic Planning and Infrastructure,
Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ

tel: 07384 242454 email: robert.young@plymouth.gov.uk

**Examination of the Plymouth & South West Devon
Joint Local Plan 2014-2034
30 January 2018 – 22 March 2018**

Draft Hearings Timetable (version 2)

(Please note that dates and times of sessions may change, and venues in South Hams and West Devon will be confirmed at a later date)

Date of hearing session		Matters and issues
WEEK 1		
<p>Tue 30 January 2018</p> <p>Location: Plymouth</p>	<p>Morning session starts 1000</p>	<p>Opening statement from the Inspectors</p> <p>Council statement</p> <p><u>Matter 1</u> – Compliance with statutory procedures and legal matters <i>(SA/SEA (Integrated Assessment), HRA and Policy SPT7)</i></p> <p><i>Participants:</i> The Joint Councils Dartmoor National Park Authority Devon County Council Natural England</p> <p><u>Matter 2</u> – Spatial strategy <i>(Vision, objectives and Policies SPT1 and SPT2)</i> <i>(Please note that other spatial strategy policies will be discussed in other matters as set out below)</i></p> <p><i>Participants:</i> The Joint Councils Heynes Planning on behalf of the Diocese of Plymouth, Place Land LLP and D Stratton/R and B Bennett/J Stratton Hoe Neighbourhood Forum Jacqi Hodgson Mark Scoot Persimmon Homes SW Wainhomes (Emery Planning)</p> <p style="text-align: center;"><i>Afternoon session on next page</i></p>

<p>Tue 30 January 2018 (cont'd)</p> <p>Location: Plymouth</p>	<p>Afternoon session starts 1400</p>	<p><u>Matter 3 – Housing</u> Objectively assessed need, spatial strategy for housing, housing requirement</p> <p><i>(Policy SPT3)</i></p> <p><i>(Please note that site allocations will be discussed in matters 7 and 8)</i></p> <p><i>Participants:</i> The Joint Councils Dartmoor National Park Authority Barratt David Wilson Homes (LRM Planning) Bratton Clovelly Parish Council Home Builders Federation Joanna Wallwork Land Value Alliances (Walsingham Planning) Lichfields on behalf of Mark Scoot, Bovis Homes, Taylor Wimpey Linden Homes (Collier Planning) Mark Lawrence Modbury Society Paignton Neighbourhood Plan Forum PCL Planning on behalf of ADPAD, Client Group, Grevan Ashmont Retirement, Maze, R Paine and Southern Properties and Waddeton Park Ltd Persimmon Homes SW Richard Baker South West Strategic Developments (Grass Roots Planning) Stokenham Parish Council Wainhomes (Emery Planning) WYG on behalf of Bloor Homes and Millwood Homes</p>
<p>Wed 31 January 2018</p> <p>Location: Plymouth</p>	<p>Morning session starts 0930</p>	<p><u>Matter 3 – Housing</u> (continued)</p> <p><i>Participants: as above</i></p>
<p>Thu 1 February 2018</p> <p>Location: Plymouth</p>	<p>Morning session starts 0930</p>	<p><u>Matter 3 – Housing</u> (continued if necessary)</p> <p><i>Participants: as above</i></p> <p><i>Afternoon session on next page</i></p>

<p>Thu 1 February 2018</p> <p>Location: Plymouth</p>	<p>Afternoon session starts 1400</p>	<p><u>Matter 4a</u> – Transport and infrastructure</p> <p><i>(Policies SPT8-SPT10, PLY42, DEV31-33)</i></p> <p><i>(Please note that policies for strategic infrastructure measures in the PPA and TTVPA will be discussed under Matters 7 and 8)</i></p> <p><i>Participants:</i> The Joint Councils Dartington Parish Council and Neighbourhood Plan Group Devon County Council Highways England Historic England Natural England Mark Lawrence Premier Marinas Ltd (CBRE) Stoke Gabriel Neighbourhood Plan Tamerton Foliot Village Conservation Society</p> <p><u>4b</u> - Plymouth airport site</p> <p><i>(Policies SPT8 point 1 and PLY42)</i></p> <p><i>Participants:</i> The Joint Councils Devon & Cornwall Business Council FlyPlymouth Sutton Harbour Holdings (Montagu Evans)</p>
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End of Week 1

WEEK 2

**Tue 6
February
2018**

**Location:
Plymouth**

**Morning
session
starts
0930**

Matter 5 –The economy - Objectively assessed economic need and spatial strategy, employment land requirement, supporting a strong and sustainable economy
(Policies SPT4, DEV14, DEV15 and DEV19)

(Please note that relevant site allocations will be discussed in matters 7 and 8)

Participants:

The Joint Councils
Paignton Neighbourhood Plan Forum
Premier Marinas Ltd (CBRE)

Matter 6 –Retail development/city centre/town centres– establishing, delivering and managing retail needs and other town centre uses, spatial strategy for retail development

(Policies SPT5-SPT6; DEV16-DEV18)

(Also reference is made to retail allocations made in Policies including PLY38, PLY56, PLY58 and PLY59, though site allocations overall will be discussed in Matters 7 and 8)

Participants:

The Joint Councils
Co-operative Group Ltd (Pegasus Planning)
Drake Circus Limited Partnership (Deloitte)
Kentucky Fried Chicken (Great Britain) Ltd (SSA Planning)
Walker Developments Ltd (Mark Scoot)

Afternoon session on next page

<p>Tue 6 February 2018 (cont'd)</p> <p>Location: Plymouth</p>	<p>Afternoon session starts 1400</p>	<p><u>Matter 7</u> – Policy Area Strategies: Plymouth (Policies PLY1-61; DEV7; DEV11-12 and DEV26)</p> <p><u>7a</u> - Plymouth’s strategic role (Policies PLY1-5)</p> <p><i>Participants:</i> The Joint Councils Defence Infrastructure Organisation (MOD) Devon County Council Devon Stone Federation Historic England</p> <p><u>7b</u> - City Centre and Waterfront Growth Area <i>(Policies PLY6-37 though the assessment of the suitability, availability, and deliverability of individual housing sites within the housing trajectories will be considered in the housing delivery session)</i></p> <p><i>Participants:</i> The Joint Councils Defence Infrastructure Organisation (MOD) Devon County Council Devon Stone Federation Drake Circus Limited Partnership (Deloitte) Historic England Hoe Neighbourhood Forum Millbay Marina Village Residents Association Plymouth Trawler Agents (LDA Design) Rotolok (Holdings) Ltd (PCL Planning) RSPB Sutton Harbour Holdings (PCL Planning)</p>
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<p>Wed 7 February 2018</p> <p>Location: Plymouth</p>	<p>Starts 0930</p> <p>NB – times for discussions of particular Policies will be confirmed in advance of the hearing.</p>	<p><u>Matter 7 – Policy Area Strategies: Plymouth</u> (continued)</p> <p><u>7c - Derriford and Northern Corridor Growth Area</u> <i>(Policies PLY38-47 though the assessment of the suitability, availability, and deliverability of individual housing sites within the housing trajectories will be considered in the housing delivery session)</i></p> <p><i>Participants:</i> The Joint Councils A&M Trust [Andrew Lopes] (WYG) Aviva Investors Pensions Ltd (CBRE) Bethan Roberts Buckland Monachorum Parish Council Co-operative Group Ltd (Pegasus Planning) Dartmoor National Park Authority Defence Infrastructure Organisation (MOD) Drake Circus Limited Partnership (Deloitte) Duncan Westlake John Skinner (Nicky Hopwood) Natural England Rockspring Barwood Plymouth Ltd (Boyer Planning) Sutton Harbour Holdings (Montagu Evans) Wendy Haymes</p> <p><u>7d - The Eastern Corridor Growth Area</u> <i>(Policies PLY48-57 though the assessment of the suitability, availability, and deliverability of individual housing sites within the housing trajectory will be considered in the housing delivery session)</i></p> <p><i>Participants:</i> The Joint Councils Aggregate Industries UK Limited Devon Stone Federation Historic England Marshmills Ltd (LDA Design) National Trust Persimmon Homes SW Sherford New Community Consortium (CMYK Planning & Design) South West Strategic Developments (Grass Roots Planning) Sutton Harbour Holdings (Montagu Evans)</p> <p><i>Continued on next page</i></p>
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<p>Wed 7 February 2018 (cont'd)</p> <p>Location: Plymouth</p>		<p><u>7e - Other areas and sites – South Plymouth, North Plymouth, Plympton and Plymstock</u> <i>(Policies PLY58-60 though the assessment of the suitability, availability, and deliverability of individual housing sites within the housing trajectories will be considered in the housing delivery session)</i></p> <p><i>Participants:</i> The Joint Councils Co-operative Group Ltd (Pegasus Planning) Defence Infrastructure Organisation (MOD) D Stratton/R and B Bennett/J Stratton (Heynes Planning) Historic England Plympton House Limited (Mark Evans Planning) South West Strategic Developments (Grass Roots Planning) Walker Developments Ltd (Mark Scoot)</p>
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<p>Thu 8 February 2018</p> <p>Location: Plymouth</p>	<p>Starts 0930</p>	<p><u>Matter 7 – Policy Area Strategies: Plymouth</u> (continued)</p> <p><u>7f - Housing delivery within the PPA</u> <i>(Housing site allocations [Policies PLY7, PLY10, PLY23, PLY25, PLY27-32, PLY36, PLY38-40, PLY44, PLY46, PLY48, PLY50, PLY52-53, PLY56, PLY58-60], the housing trajectory and Policies DEV7, DEV11 and DEV12)</i></p> <p><i>Participants:</i> The Joint Councils Hoe Neighbourhood Forum Home Builders Federation Rockspring Barwood Plymouth Ltd (Boyer Planning) Sutton Harbour Holdings (Montagu Evans)</p>
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End of Week 2

WEEK 3

Week 3 will focus on specific policies relating to South Hams and West Devon. Sessions on Tuesday and Wednesday will be held in South Hams whilst those on Thursday will be held in West Devon. Discussions will only relate to those areas. Venues for the hearing sessions will be confirmed at a later date.

**Tue 27
February
2018**

**Morning
session
starts
1000**

**Location:
Council
Chamber,
Follaton
House,
Plymouth
Road,
Totnes,
Devon
TQ9 5NE**

Matter 8 – Policy Area Strategies: Thriving Towns and Villages

SOUTH HAMS SESSION:

To consider policies for the distribution of growth; Main Towns; Smaller Towns and Key Villages; Sustainable Villages and the countryside and housing delivery within the South Hams area

8a - Distribution of growth and the hierarchy of settlements (for South Hams) (Policies TTV1 and TTV2)

Participants:

The Joint Councils
Bigbury Parish Council
Dartington Hall Trust (Lichfields)
Historic England
Natural England
PCL Planning on behalf of ADPAD, Blue Cedar Homes, Grevan Ashmont Retirement, Maze, R Paine and Southern Properties, Waddeton Park Ltd
Persimmon Homes SW
Place Land LLP
Premier Marinas Ltd (CBRE)
Stuart Properties Ltd (Bell Cornwell)
Wainhomes (Emery Planning)
Walsingham Planning on behalf of Bovis Homes and Land Value Alliances

8b - Main Towns session for the South Hams area – Dartmouth, Ivybridge, Kingsbridge and Totnes

(Policies TTV4-15, TTV25, TTV27 and TTV28 though the assessment of the suitability, availability, and deliverability of individual housing sites within the housing trajectories will be considered in the housing delivery session)

Participants:

The Joint Councils
Dartington Hall Trust (Lichfields)
Dartmoor National Park Authority

Participants continued on next page

<p>Tue 27 February 2018 (cont'd)</p>	<p>Morning session (cont'd)</p>	<p>Historic England Ivybridge Town Council Jack Aust John Green Kingsbridge Town Council Leslie Pengelly Persimmon Homes SW Millwood Homes (WYG) Natural England Premier Marinas Ltd (CBRE) Taylor Wimpey (GVA) Waddeton Park Ltd (PCL Planning)</p>
<p>Tue 27 February 2018 (cont'd)</p> <p>Location: Council Chamber, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE</p>	<p>Afternoon session starts 1400</p> <p>NB – times for discussions of particular settlements will be confirmed in advance of the hearing.</p>	<p>8c - Smaller Towns and Key Villages session for the South Hams area <i>(Policy TTV29 though the assessment of the suitability, availability, and deliverability of individual housing sites within the housing trajectories will be considered in the housing delivery session)</i></p> <p><i>Participants:</i> The Joint Councils Annette Morley Bloor Homes (WYG) Burda Gage Christina Torrington Dartington Hall Trust (Lichfields) Dartington Parish Council and Neighbourhood Plan Group Dartington Parochial Church Council Don't Bury Dartington Under Concrete (Trudi Turrell) Eric Heavisides Geoffrey Nickolls Historic England Jacqi Hodgson John Green John and Jennifer Quick Mark Lawrence Modbury Society Modbury Parish Council Natural England Peter Bain Salcombe Town Council Salcombe Neighbourhood Plan Group Stokenham Parish Council Sunnybanks Homes Weymouth Family (Jackson-Stops)</p> <p><i>Afternoon session continued on next page</i></p>

<p>Tue 27 February 2018 (cont'd)</p>	<p>Afternoon session (cont'd)</p>	<p>8d - Sustainable villages and the countryside session for the South Hams area (<i>Policies TTV30-32</i>)</p> <p><i>Participants:</i> The Joint Councils Bigbury Parish Council Dartington Hall Trust (Lichfields) Dartington Parish Council and Neighbourhood Plan Group Historic England Jacqi Hodgson Michael Wynne-Powell PCL Planning on behalf of ADPAD, Blue Cedar Homes, Grevan Ashmont Retirement, Maze, R Paine and Southern Properties Persimmon Homes SW Richard Baker Stoke Gabriel Neighbourhood Plan Stoke Fleming Parish Council Stuart Properties Ltd (Bell Cornwell) Wainhomes (Emery Planning)</p>
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<p>Wed 28 February 2018</p> <p>Location: Council Chamber, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE</p>	<p>Starts 0930</p> <p>NB – times for discussions of particular settlements will be confirmed in advance of the hearing.</p>	<p><u>Matter 8</u> – Policy Area Strategies: Thriving Towns and Villages</p> <p>SOUTH HAMS SESSION continued</p> <p><u>8e</u> - Housing delivery in the TTVPA South Hams area (<i>Housing site allocations [Policies TTV5-6, TTV8-11, TTV13-15, TTV18, TTV21-22, TTV24 and TTV26-29], housing trajectory and Policy DEV8</i>)</p> <p><i>Participants:</i> The Joint Councils Annette Morley Bigbury Parish Council Burda Gage Christina Torrington Dartington Hall Trust (Lichfields) Dartington Parish Council/Neighbourhood Plan Group Dartington Parochial Church Council Dartmoor National Park Authority Don't Bury Dartington Under Concrete (Trudi Turrell) Eric Heavisides Geoffrey Nickolls Ivybridge Town Council Jack Aust Jacqi Hodgson John Green John and Jennifer Quick Kingsbridge Town Council Leslie Pengelly Mark Lawrence Modbury Parish Council Modbury Society Natural England Peter Bain Premier Marinas Ltd (CBRE) Salcombe Town Council Salcombe Neighbourhood Plan Group Stokenham Parish Council Taylor Wimpey (GVA) Waddeton Park Ltd (PCL Planning) Weymouth Family (Jackson-Stops) WYG on behalf of Bloor Homes and Millwood Homes</p>
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<p>Thu 1 March 2018</p> <p>Location: Council Chamber, Kilworthy Park, Drake Rd, Tavistock, Devon PL19 0BZ</p>	<p>Starts 1000</p>	<p><u>Matter 8 – Policy Area Strategies: Thriving Towns and Villages</u> (continued)</p> <p>WEST DEVON SESSION: To consider policies for the distribution and delivery of development including site allocations and the housing trajectory in the West Devon area.</p> <p><u>8f - Main Towns; Smaller Towns and Key Villages; Sustainable Villages and the countryside</u> (Policies TTV1-2, TTV16-24, TTV29 and TTV30-32 and DEV8)</p> <p><i>Participants:</i> The Joint Councils Bere Ferrers Parish Council Bratton Clovelly Parish Council Mr D Blackburn (Stride Treglown) Dartmoor National Park Authority Devon County Council Historic England Janet Maxwell Joanna Wallwork Linden Homes (Collier Planning) Mark Scoot Natural England Persimmon Homes SW R Paine and Southern Properties (PCL Planning) Walsingham Planning on behalf of Bovis Homes and Land Value Alliances</p>
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End of Week 3

WEEK 4

<p>Tue 20 March 2018</p> <p>Location: Plymouth</p>	<p>Morning session starts 0930</p>	<p><u>Matter 9</u> – Environment</p> <p>Place shaping, heritage, natural environment, climate change, flooding and coastal change</p> <p>(Policies DEV20-DEV30, DEV34-DEV38, SPT11, SPT13)</p> <p><i>Participants:</i> The Joint Councils A&M Trust [Andrew Lopes] (WYG) Dartington Hall Trust (Lichfields) Devon Stone Federation Ms D Forshaw (EJFP Planning) Historic England Hoe Neighbourhood Forum Home Builders Federation Mark Scoot Plymouth Properties [M K House] (LRM Planning) National Trust Natural England Nuala McDonnell Paignton Neighbourhood Plan Forum Park Pharmacy Trust Rockspring Barwood Plymouth Ltd (Boyer Planning) RSPB Tamerton Foliot Village Conservation Society Taylor Wimpey (GVA) Trustees of the Cann Estate (Savills) Walsingham Planning on behalf of Bovis Homes and Land Value Alliances</p>
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Tue 20 March 2018 (cont'd) Location: Plymouth	Afternoon session starts 1400	<u>Matter 10</u> – Other development policies Management of development across the plan area to deliver healthy communities and quality homes (Policies DEV1-DEV5, DEV9, DEV10 and DEV13) <i>Participants:</i> The Joint Councils Blue Cedar Homes (PCL Planning) D Stratton/R and B Bennett/J Stratton (Heynes Planning) Dartington Hall Trust (Lichfields) Dartington Parish Council and Neighbourhood Plan Group Hoe Neighbourhood Forum Home Builders Federation Jacqi Hodgson Mark Scoot Premier Marinas Ltd (CBRE) Rockspring Barwood Plymouth Ltd (Boyer Planning) RSPB Walsingham Planning on behalf of Bovis Homes and Land Value Alliances <u>Matter 11</u> – Planning obligations and viability (Policy DEL1 and LP Appendices) <i>Participants:</i> The Joint Councils

Wed 21 March 2018 Location: Plymouth	Morning session	<u>Matter 12</u> –Delivery and monitoring The assessment of the housing provision to the year 2034 and the five year housing land supply. <i>Participants:</i> The Joint Councils
	Afternoon session	Reserved

Thu 22 March 2018	Morning session	Reserved
	Afternoon	Reserved

	session	
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