

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

HEARING PROGRAMME
DRAFT LIST OF PARTICIPANTS
(v4 - 26 February 2018)

being held at
**The Ballroom, New Continental Hotel, Millbay Road,
Plymouth PL1 3LD**

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**

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

Hearings commenced at 10.00am on Tuesday 30 January 2018

- *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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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

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

Draft Hearings Timetable (version 4)

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 (SA/SEA (<i>Integrated Assessment</i>), HRA and Policy SPT7)</p> <p><i>Participants:</i> The Joint Councils Leslie Pengelly Devon County Council Natural England</p> <p><u>Matter 2</u> – Spatial strategy (<i>Vision, objectives and Policies SPT1 and SPT2</i>) (Please note that other spatial strategy policies will be discussed in other matters as set out below)</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 Richard Baker 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) 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 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)</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 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 <i>(Policies PLY1-61; DEV7; DEV11-12 and DEV26)</i></p> <p><u>7a</u> - Plymouth’s strategic role <i>(Policies PLY1-5)</i></p> <p><i>Participants:</i> The Joint Councils Defence Infrastructure Organisation (MOD) Devon County Council</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) Drake Circus Limited Partnership (Deloitte) Hoe Neighbourhood Forum Plymouth Trawler Agents (LDA Design) PCL Planning on behalf of Rotolok (Holdings) Ltd and Sutton Harbour Holdings RSPB</p>
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<p>Wed 7 February 2018</p> <p>Location: Plymouth</p>	<p>Morning session starts 0930</p>	<p><u>Matter 7</u> – Policy Area Strategies: Plymouth (continued)</p> <p><u>7c</u> - Derriford and Northern Corridor Growth Area <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 Aviva Investors Pensions Ltd (CBRE) Bethan Roberts Buckland Monachorum Parish Council Co-operative Group Ltd (Pegasus Planning) Defence Infrastructure Organisation (MOD) Devon County Council Drake Circus Limited Partnership (Deloitte) Duncan Westlake John Skinner (Nicky Hopwood) Rockspring Barwood Plymouth Ltd (Boyer Planning) Sutton Harbour Holdings (Montagu Evans) Wendy Haymes</p>
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<p>Wed 7 February 2018 (cont'd)</p> <p>Location: Plymouth</p>	<p>Afternoon session starts 1330</p>	<p><u>7d</u> - The Eastern Corridor Growth Area <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 County Council Devon Stone Federation 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><u>7e</u> - Other areas and sites – South Plymouth, North Plymouth, Plympton and Plymstock <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) 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</u> – Policy Area Strategies: Plymouth (continued)</p> <p><u>7f</u> - Housing delivery within the PPA <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.

**Tue 27
February
2018**

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

**Morning
session
starts
1000**

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
Blue Cedar Homes (PCL Planning)
Dartington Hall Trust (Lichfields)
Persimmon Homes SW
Place Land LLP
Premier Marinas Ltd (CBRE)
Wainhomes (Emery Planning)

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:

All sessions:

The Joint Councils

i. Dartmouth TTV4 – TTV6

Bloor Homes and Millwood Homes (WYG)
Premier Marinas Ltd (CBRE)

Morning session and participants continued on next page

<p>Tue 27 February 2018 (cont'd)</p>	<p>Morning session (cont'd)</p>	<p><u>Matter 8b</u> continued</p> <p>ii. Ivybridge TTV7 – TTV11 Ivybridge Town Council Jack Aust Persimmon Homes SW Taylor Wimpey (GVA)</p> <p>iii. Kingsbridge TTV12 – TTV15 Kingsbridge Town Council Leslie Pengelly</p> <p>vi. Totnes TTV25 – TTV28 Dartington Hall Trust (Lichfields) John Green</p>
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<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>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></p> <p>All sessions: The Joint Councils</p> <p>i. Dartington Annette Morley Dartington Hall Trust (Lichfields) Dartington Parish Council and Neighbourhood Plan Group Dartington Parochial Church Council Don't Bury Dartington Under Concrete (Trudi Turrell) Historic England Jacqui Hodgson John Green</p> <p>ii. Modbury Bloor Homes (WYG) Burda Gage Mark Lawrence Modbury Parish Council Modbury Society Sunnybanks Homes</p> <p>iii. Salcombe Salcombe Neighbourhood Plan Group Salcombe Town Council Weymouth Family (Jackson-Stops)</p> <p><i>Afternoon session and participants continued on next page</i></p>
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<p>Tue 27 February 2018 (cont'd)</p>	<p>Afternoon session (cont'd)</p>	<p><u>Matter 8c</u> continued</p> <p>iv. Chillington/Stokenham Christina Torrington Eric Heavisides John and Jennifer Quick Peter Bain Stokenham Parish Council</p> <p>v. Other smaller towns and key villages Joint Councils</p> <hr/> <p><u>8d</u> - 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 Parish Council and Neighbourhood Plan Group Jacqi Hodgson Michael Wynne-Powell Persimmon Homes SW Rattery Parish Council Richard Baker Stoke Gabriel Neighbourhood Plan Stoke Fleming Parish Council 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><u>Matter 8</u> – Policy Area Strategies: Thriving Towns and Villages</p> <p>SOUTH HAMS SESSION continued</p> <p>8e - Housing delivery in the TTVPA South Hams area (Housing site allocations [Policies TTV5-6, TTV8-11, TTV13-15, TTV18, TTV21-22, TTV24 and TTV26-29], housing trajectory and Policy DEV8)</p> <p><i>Participants:</i> All sessions: The Joint Councils</p> <p>i. Dartington and Totnes Annette Morley Dartington Hall Trust (Lichfields) Dartington Parish Council and Neighbourhood Plan Group Dartington Parochial Church Council Don't Bury Dartington Under Concrete (Trudi Turrell) Historic England John Green Jacqui Hodgson</p> <p>ii. Dartmouth, Ivybridge and Kingsbridge Bloor Homes and Millwood Homes (WYG) Ivybridge Town Council Jack Aust Kingsbridge Town Council Leslie Pengelly Premier Marinas Ltd (CBRE) Taylor Wimpey (GVA)</p> <p>iii. Modbury Bloor Homes and Millwood Homes (WYG) Burda Gage Mark Lawrence Modbury Parish Council Modbury Society</p> <p>iv. Other Smaller Towns and Key Villages Christina Torrington Eric Heavisides John and Jennifer Quick Peter Bain Salcombe Neighbourhood Plan Group Salcombe Town Council Stokenham Parish Council Weymouth Family (Jackson-Stops)</p> <p><i>Continued on next page</i></p>
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Matter 8e continued

v. Sustainable villages

Bigbury Parish Council
Dartington Hall Trust (Lichfields)
Dartington Parish Council and Neighbourhood Plan Group
Jacqi Hodgson

vi. Policy DEV8

Bigbury Parish Council
Dartington Hall Trust (Lichfields)
Mark Lawrence
Kingsbridge Town Council
Premier Marinas Ltd (CBRE)
Weymouth Family (Jackson-Stops)

<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</u> – Policy Area Strategies: Thriving Towns and Villages (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</u> - Main Towns; Smaller Towns and Key Villages; Sustainable Villages and the countryside (Policies TTV1-2, TTV16-24, TTV29 and TTV30-32 and DEV8)</p> <p><i>Participants:</i> The Joint Councils Barratt David Wilson Homes (LRM Planning) Bere Ferrers Parish Council Bovis Homes and Land Value Alliances (Walsingham Planning) Bratton Clovelly Parish Council D Blackburn (Stride Treglown) Devon County Council Janet Maxwell Joanna Wallwork Linden Homes (Collier Planning) Mark Scoot Persimmon Homes SW</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) Devon Stone Federation Ms D Forshaw (EJFP Planning) 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 Stoke Gabriel Neighbourhood Plan Tamerton Foliot Village Conservation Society Taylor Wimpey (GVA) Trustees of the Cann Estate (Savills) Bovis Homes and Land Value Alliances (Walsingham Planning)</p>
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<p>Tue 20 March 2018 (cont'd)</p> <p>Location: Plymouth</p>	<p>Afternoon session starts 1400</p>	<p><u>Matter 10</u> – Other development policies</p> <p>Management of development across the plan area to deliver healthy communities and quality homes</p> <p>(Policies DEV1-DEV5, DEV9, DEV10 and DEV13)</p> <p><i>Participants:</i> The Joint Councils Blue Cedar Homes (PCL Planning) D Stratton/R and B Bennett/J Stratton (Heynes Planning) Dartington Parish Council and Neighbourhood Plan Group Jacqi Hodgson Mark Scoot Premier Marinas Ltd (CBRE) Rockspring Barwood Plymouth Ltd (Boyer Planning) RSPB Bovis Homes and Land Value Alliances (Walsingham Planning)</p> <p><u>Matter 11</u> – Planning obligations and viability</p> <p>(Policy DEL1 and LP Appendices)</p> <p><i>Participants:</i> The Joint Councils</p>
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<p>Wed 21 March 2018</p> <p>Location: Plymouth</p>	<p>Morning session</p>	<p><u>Matter 12</u> –Delivery and monitoring</p> <p>The assessment of the housing provision to the year 2034 and the five year housing land supply.</p> <p><i>Participants:</i> The Joint Councils Barratt David Wilson Homes (LRM Planning) WYG on behalf of Bloor Homes and Millwood Homes Rockspring Barwood Plymouth Ltd (Boyer Planning) Bovis Homes and Land Value Alliances (Walsingham Planning) Mark Lawrence Persimmon Homes SW Home Builders Federation</p>
	<p>Afternoon session</p>	<p>Reserved</p>

Thu 22 March 2018	Morning session	Reserved
	Afternoon session	Reserved