

**PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN (JLP)  
Main Modifications consultation (22 October 2018 – 3 December 2018 (5pm))**

**Frequently Asked Questions**

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**1 What has happened so far?**

The draft Plymouth and South West Devon Joint Local Plan (JLP) was submitted to the Secretary of State on 31 July 2017. From January to March 2018 the public examination of the JLP took place, led by Planning Inspectors Wendy Burden and Yvonne Wright.

The purpose of the discussions at the hearings was for the Inspectors, the local planning authorities (LPAs) and participants to gain the fullest possible understanding of any modifications that may be required to make the plan sound and legally compliant.

Since the hearings closed we have received an Interim Note (EXC15) from the Inspectors that identifies changes which need to be made to the plan. These are called Main Modifications (MMs).

**2 What is a Main Modification?**

A Main Modification is an amendment/change which needs to be made to the Plan and is considered necessary to make the Plan sound. It is required in order to address concerns raised by either the Inspectors or other representors during the examination process.

### **3 What is this consultation about?**

The proposed schedule of Main Modifications, along with any necessary sustainability appraisal work has to be consulted on before the Inspectors can reach their conclusions. This consultation is therefore focussed on the schedule of Main Modifications, alongside the necessary amendments to the Sustainability Appraisal (SA) and other supporting documents. The purpose of the consultation is to establish whether the proposed Main Modifications require any further amendments to make the Plan sound and/or legally compliant.

The following supporting documents are also being published as background to some of the modifications:

- Revised Plymouth Greenspace Policy Development Process
- Development in Plymouth's urban fringe Topic Paper
- Revised Housing Topic Paper (Provision and Supply)
- Revised Employment Topic Paper

### **4 Can comments only be made on soundness and legal compliance?**

At this stage the Planning Inspector is seeking views on whether the plan is sound and meets the tests set out in the National Planning Policy Framework. In other words whether:

- The Council has planned for the area's housing, employment and infrastructure needs;
- The JLP is based on sound evidence;
- The JLP can be delivered by 2034; and
- The JLP is consistent with national policy, and enables sustainable development.

Representations will be passed to the Inspector and it is recommended that comments are clear, concise and targeted. To have greatest influence at this stage it is advisable that representations should relate to the soundness of the Main Modifications or to its compliance with legal requirements.

### **5 What else is available to look at?**

Additionally, as a distinct exercise which is not a part of the JLP Public Examination process, the Councils are undertaking a separate consultation on Additional (Minor) Modifications to the JLP and updated policies maps. Responses to these documents will **only be considered by the Councils** and not by the Planning Inspectors as they do not relate to the soundness of the plan.

### **6 How long does the consultations last?**

Both consultations, the Main Modifications (considered by the Inspectors) and the Additional/Map Modifications (considered by the Councils only) will run for **6 weeks from Monday 22 October 2018 to Monday 3 December 2018 at 5pm.**

Please note that comments submitted after this time may not be considered.

**7 Hasn't the public already been consulted on the JLP?**

Yes – the last time we consulted on the JLP was during the Regulation 19 stage (15 March to 26 April 2017). This current stage of consultation is on the Main Modifications which have been considered necessary to make the plan sound and Additional Modifications which do not affect the soundness of the plan.

**8 I made comments on previous engagement phases, do I need to comment again?**

If you want to make a comment on any of the proposed changes to the plan - then yes. Please note: this is not an opportunity to re-state previous representations, as these have already been considered by the Inspector as part of the examination. This is also not an opportunity to raise new objections to the previous Submission version of the JLP or to seek further changes to it. For example: seeking the inclusion or omission of a site in the Plan other than those identified in the Proposed Main Modifications.

**9 What happens when people comment?**

All comments on the Main Modifications will be made public on the consultation portal and sent to the Inspectors. Depending on whether the Inspectors are happy with the consultation responses, the Inspectors may go straight to writing their final report. However, if they are not satisfied they may ask for further public hearings or further main modifications before they make any final decisions. We will update the examination website accordingly when we are notified of the next stage.

All comments made on the Additional Modifications and Map Modifications will also be made public on the consultation portal. However these will only be considered by the Councils.

**10 How do I make my views known?**

There are different ways to send in your comments:

- Online at <http://plymouth.objective.co.uk/portal/planning/jlp> This is the most convenient means of submitting comments and ensures that you will be kept informed of future stages of the process.
- Via email: [plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk) or [strategic.planning@swdevon.gov.uk](mailto:strategic.planning@swdevon.gov.uk)
- Via post: Strategic Planning and Infrastructure, Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ.

**Remember: the deadline for all comments is 5pm on Monday 3 December 2018. Any late representations may not be considered.**

**Please note:** it is a requirement of the Local Plan process that comments can only be deemed legitimate (“duly made”) if they are received in a written format with a **name and address** supplied. Comments made verbally or anonymously cannot be accepted. It is also important to appreciate that the Council is obliged to make all duly-made representations available for public inspection on its website.

This means that we will not be able to accept any anonymous comments or comments which do not include a full postal address.

## 11 Are any public events being held?

Three public ‘surgeries/drop –in’ events will be held during the consultation, one in each local authority area:

Local Authority	Date	Time	Venue
Plymouth	Tuesday 30 October 2018	2pm-7pm	Marlborough Room, Plymouth Council House, Armada Way, Plymouth, PL1 2AA
West Devon	Wednesday 31 October 2018	2pm-7pm	Chamber 1 and Chamber 2, Kilworthy Park, Drake Road, Tavistock PL19 0BZ
South Hams	Thursday 1 November 2018	2pm-7pm	Repton Room, Follaton House, Plymouth Road, Totnes TQ9 5NE

These surgeries are focussed around the proposed Main Modifications to the JLP. Officers will be available to help answer queries and questions around the schedule and advise how you can make your representation.

## 12 Where can I view the documents?

As well as the public events above, paper copies of the schedules and updated policies maps are available to view during opening hours at the following locations:

In Plymouth:

- All public libraries in Plymouth
- Plymouth’s First Stop Shop, New George Street

In South Hams and West Devon:

- Dartmouth – Town Council
- Ivybridge – Watermark Centre
- Ivybridge – Town Council
- Kingsbridge – Town Council
- Totnes – Town Council
- Totnes – Library
- Salcombe – Town Council
- Woolwell – Community Centre
- Okehampton – Town Council
- North Tawton – Town Council
- Hatherleigh – Town Council/Community Centre
- South Hams District Council, Follaton House, Totnes
- West Devon Borough Council, Kilworthy Park, Tavistock

If there are any further questions please get in touch via e-mail:

[plymouthplan@plymouth.gov.uk](mailto:plymouthplan@plymouth.gov.uk), [strategic.planning@swdevon.gov.uk](mailto:strategic.planning@swdevon.gov.uk) or by ringing 01752 305477.