

Sherford Action Area Plan Independent Examination

Inspector's Opening Announcements –23 January 2007

Good morning, ladies and gentlemen.
It is 10 o'clock and the Examination is now open.

CAN EVERYONE IN THIS ROOM HEAR ?

CAN EVERYONE HEAR IN THE REPTON ROOM ?

This is an examination into the soundness of the Sherford Action Area Plan of the South Hams Local Development Framework.

My name is Nigel Payne and I am a chartered town planner and a member of the chartered management institute. I have been appointed by the Secretary of State for Communities and Local Government to undertake this examination and to prepare a binding report to the Council regarding the soundness of the document and/or any changes or further work to be undertaken before it is adopted.

At present, it is anticipated that my report will be made publicly available around the end of April (2007).

As most of you will know, alongside me this morning is Karen Boyle, the Programme Officer. She is working independently of the Council at my direction and is responsible for all the administrative arrangements for the Examination.

If you have any questions or queries about procedures or practical matters that were not addressed in the notes of the Pre Examination meeting, please ask Karen.

Karen is also responsible for the Examination Library and List of Core Documents, which participants are welcome to consult by arrangement.

The Council's website is also up to date and contains copies of the relevant documents relating to the examination, including the further submissions made in relation to the issues identified in the programme and on which discussions at each of the sessions will be based.

Are the Press present ? If so, please fill in a copy of the green form available from the PO and return it to ensure that you will be sent a copy of my report in due course.

There is also a daily attendance list near the door that we would like you to complete please for the PO's records.

I have to remind everyone that there is **NO SMOKING** in this room or the Repton Room at any time and that all mobile phones or similar devices must be switched off whenever the Examination is in session, please.

I have also been asked to tell you that the on site restaurant is open to examination participants but it is small and only open until 1430 on each day. Therefore, you are advised to pre-order lunches, for example on arrival each morning if you can.

The fire alarm is tested at 10am every Tuesday, if you hear the fire alarm at any other time during the exam sessions it will not be a test and you should leave the building immediately and assemble in the car park.

I shall soon ask the Council's representatives to introduce themselves and to provide a list of all the District Council officers who are expected to attend the various examination sessions over the next 2 weeks.

The Council will also be providing a brief introduction to the background to the submitted document and the procedures carried out to date, together with confirmation that all the necessary regulations have been complied with, including in respect of the Statement of Community Involvement.

I have also asked that a schedule of any minor changes that the Council wishes me to consider to the wording of the Core Strategy should be made available today so that it can be the subject of comment by participants and others before the Examination closes.

We will then move on to the first examination session regarding location issues, with reference to Topic Paper 1, at 1030.

I have three other things to say at this point; the first is to repeat my reminder from the CS exam that "You are all here to help me" with my task of examining the soundness of this document. This means that you may be asked to comment on matters that you have not directly referred to in your submissions but that is, partly at least, why you have been invited to take part in the discussions.

The second is that the primary purpose of this document is to set down the spatial planning policies and land use planning proposals against which any relevant applications will be judged; not to judge any application itself, including the recently submitted one.

The third is to make it clear that we are not going to debate the "why" or the "whether" of Sherford, because those have already been decided, but the "where", "when" and "how" of the scheme in relation to the Area Action Plan.

Mr Alan Robinson/Mr Lee Bray, I believe that you are going to make the opening statement for the Council.

NP – 23 January 2007.