

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

HEARING PROGRAMME  
DRAFT LIST OF PARTICIPANTS  
(v5 - 6 March 2018)

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

---

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

---

Due to adverse weather, the South Hams Matter 8e hearing (28 February) was curtailed and the West Devon Matter 8f hearing (1 March) was postponed.

These sessions will now be held during Week 4 of the hearings.

The remainder of South Hams Matter 8e will be held at 9:30am on Wednesday 21 March 2018, and West Devon Matter 8f at 9:30am on Thursday 22 March 2018, both at the New Continental Hotel, Plymouth.

Matter 12 will now commence at 2:00pm on Thursday 22 March 2018.

---

- *If anyone listed no longer wishes to take part in the hearings, please advise the Programme Officer.*
  - *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.*
- 

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](mailto: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 4)**

Date of hearing session		Matters and issues
<b>WEEK 1</b>		
<p><b>Tue 30 January 2018</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Morning session starts 1000</b></p>	<p><b>Opening statement from the Inspectors</b></p> <p><b>Council statement</b></p> <p><b><u>Matter 1</u> – Compliance with statutory procedures and legal matters (SA/SEA (Integrated Assessment), HRA and Policy SPT7)</b></p> <p><i>Participants:</i> The Joint Councils Leslie Pengelly Devon County Council Natural England</p> <p><b><u>Matter 2</u> – Spatial strategy (Vision, objectives and Policies SPT1 and SPT2)</b> <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 Richard Baker Wainhomes (Emery Planning)</p> <p style="text-align: center;"><i>Afternoon session on next page</i></p>

<p><b>Tue 30 January 2018 (cont'd)</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Afternoon session starts 1400</b></p>	<p><b><u>Matter 3 – Housing</u></b> Objectively assessed need, spatial strategy for housing, housing requirement</p> <p><b>(Policy SPT3)</b></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><b>Wed 31 January 2018</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Morning session starts 0930</b></p>	<p><b><u>Matter 3 – Housing</u></b> (continued)</p> <p><i>Participants: as above</i></p>
<p><b>Thu 1 February 2018</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Morning session starts 0930</b></p>	<p><b><u>Matter 3 – Housing</u></b> (continued)</p> <p><i>Participants: as above</i></p> <p><i>Afternoon session on next page</i></p>

<p><b>Thu 1 February 2018</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Afternoon session starts 1400</b></p>	<p><b><u>Matter 4a</u> – Transport and infrastructure</b></p> <p><b><i>(Policies SPT8-SPT10, PLY42, DEV31-33)</i></b></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><b><u>4b</u> - Plymouth airport site</b></p> <p><b><i>(Policies SPT8 point 1 and PLY42)</i></b></p> <p><i>Participants:</i>  The Joint Councils  Devon &amp; Cornwall Business Council  FlyPlymouth  Sutton Harbour Holdings (Montagu Evans)</p>
--	---	---

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><b>Tue 6 February 2018 (cont'd)</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Afternoon session starts 1400</b></p>	<p><b><u>Matter 7</u> – Policy Area Strategies: Plymouth</b></p> <p><b><i>(Policies PLY1-61; DEV7; DEV11-12 and DEV26)</i></b></p> <p><b><u>7a</u> - Plymouth's strategic role</b> <b><i>(Policies PLY1-5)</i></b></p> <p><i>Participants:</i> The Joint Councils Defence Infrastructure Organisation (MOD) Devon County Council</p> <p><b><u>7b</u> - City Centre and Waterfront Growth Area</b> <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>
---	---	---

<p><b>Wed 7 February 2018</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Morning session starts 0930</b></p>	<p><b><u>Matter 7</u> – Policy Area Strategies: Plymouth</b> (continued)</p> <p><b><u>7c</u> - Derriford and Northern Corridor Growth Area</b>  <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>
--	---	--



<p><b>Wed 7 February 2018 (cont'd)</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Afternoon session starts 1330</b></p>	<p><b><u>7d - The Eastern Corridor Growth Area</u></b>  <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 &amp; Design)  South West Strategic Developments (Grass Roots Planning)  Sutton Harbour Holdings (Montagu Evans)</p> <p><b><u>7e - Other areas and sites – South Plymouth, North Plymouth, Plympton and Plymstock</u></b>  <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>
---	---	--

<p><b>Thu 8 February 2018</b></p> <p><b>Location: Plymouth</b></p>	<p><b>Starts 0930</b></p>	<p><b><u>Matter 7</u> – Policy Area Strategies: Plymouth</b> (continued)</p> <p><b><u>7f</u> - Housing delivery within the PPA</b>  <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>
--	-------------------------------	---

Completed

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**

**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  
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><b>Tue 27 February 2018 (cont'd)</b></p>	<p><b>Morning session (cont'd)</b></p>	<p><b>Matter 8b continued</b></p> <p><b>ii. Ivybridge TTV7 – TTV11</b> Ivybridge Town Council Jack Aust Persimmon Homes SW Taylor Wimpey (GVA)</p> <p><b>iii. Kingsbridge TTV12 – TTV15</b> Kingsbridge Town Council Leslie Pengelly</p> <p><b>vi. Totnes TTV25 – TTV28</b> Dartington Hall Trust (Lichfields) John Green</p>
---	--	---

<p><b>Tue 27 February 2018 (cont'd)</b></p> <p><b>Location: Council Chamber, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE</b></p>	<p><b>Afternoon session starts 1400</b></p>	<p><b>8c - Smaller Towns and Key Villages session for the South Hams area</b> <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><b>All sessions:</b> The Joint Councils</p> <p><b>i. Dartington</b> 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><b>ii. Modbury</b> Bloor Homes (WYG) Burda Gage Mark Lawrence Modbury Parish Council Modbury Society Sunnybanks Homes</p> <p><b>iii. Salcombe</b> Salcombe Neighbourhood Plan Group Salcombe Town Council Weymouth Family (Jackson-Stops)</p> <p><i>Afternoon session and participants continued on next page</i></p>
---	---	--

<p><b>Tue 27 February 2018 (cont'd)</b></p>	<p><b>Afternoon session (cont'd)</b></p>	<p><b><u>Matter 8c</u> continued</b></p> <p><b>iv. Chillington/Stokenham</b>  Christina Torrington  Eric Heavisides  John and Jennifer Quick  Peter Bain  Stokenham Parish Council</p> <p><b>v. Other smaller towns and key villages</b>  Joint Councils</p> <hr/> <p><b>8d - Sustainable villages and the countryside session for the South Hams area</b> <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>
---	--	---

<p><b>Wed 28 February 2018</b></p> <p><b>Location:</b>  <i>Council Chamber, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE</i></p>	<p><b>Starts 0930</b></p>	<p><b><u>Matter 8</u> – Policy Area Strategies: Thriving Towns and Villages</b></p> <p><b>SOUTH HAMS SESSION continued</b></p> <p><b><u>8e</u> - 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)</b></p> <p><i>Participants:</i>  <b>All sessions:</b>  The Joint Councils</p> <p><b>i. Dartington and Totnes</b>  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> <hr/> <p><b>Following the Part i. Dartington and Totnes discussion, the hearing was adjourned and will continue on WEDNESDAY 21 MARCH 2018</b></p>
--	---------------------------	--

<p><b>Thu 1 March 2018</b></p> <p><b>Location:</b>  <i>Council Chamber, Kilworthy Park, Drake Rd, Tavistock, Devon PL19 0BZ</i></p>	<p><b>Starts 1000</b></p>	<p><b><u>Matter 8</u> – Policy Area Strategies: Thriving Towns and Villages</b> (continued)</p> <p><b>WEST DEVON SESSION:</b>  To consider policies for the distribution and delivery of development including site allocations and the housing trajectory in the West Devon area.</p> <p><b><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)</b></p> <hr/> <p><b>Postponed until THURSDAY 22 MARCH 2018</b></p>
---	---------------------------	---

**WEEK 4**

**Tue 20  
March  
2018**

**Location:  
The  
Ballroom,  
New  
Continental  
Hotel,  
Millbay  
Road,  
Plymouth  
PL1 3LD**

**Morning  
session  
starts  
0930**

**Matter 9 – Environment**

Place shaping, heritage, natural environment, climate change, flooding and coastal change

**(Policies DEV20-DEV30, DEV34-DEV38, SPT11, SPT13)**

*Participants:*

The Joint Councils  
A&M Trust [Andrew Lopes] (WYG)  
Bovis Homes and Land Value Alliances (Walsingham Planning)  
Devon Stone Federation  
D Forshaw (EJFP Planning)  
John Green  
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)

*Afternoon session on next page*

<p><b>Tue 20 March 2018 (cont'd)</b></p> <p><b>Location: The Ballroom, New Continental Hotel, Millbay Road, Plymouth PL1 3LD</b></p>	<p><b>Afternoon session starts 1400</b></p>	<p><b><u>Matter 10</u> – Other development policies</b></p> <p>Management of development across the plan area to deliver healthy communities and quality homes</p> <p><b>(Policies DEV1-DEV5, DEV9, DEV10 and DEV13)</b></p> <p><i>Participants:</i> The Joint Councils Blue Cedar Homes (PCL Planning) Bovis Homes and Land Value Alliances (Walsingham 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</p> <p><b><u>Matter 11</u> – Planning obligations and viability</b></p> <p><b>(Policy DEL1 and LP Appendices)</b></p> <p><i>Participants:</i> The Joint Councils</p>
--	---	--



<p><b>Wed 21 March 2018</b></p> <p><b>Location:</b> The Ballroom, New Continental Hotel, Millbay Road, Plymouth PL1 3LD</p>	<p><b>Starts 0930</b></p>	<p><b><u>CONTINUED FROM WEDNESDAY 28 FEBRUARY 2018</u></b></p> <p><b><u>Matter 8 – Policy Area Strategies: Thriving Towns and Villages</u></b></p> <p><b>SOUTH HAMS SESSION continued</b></p> <p><b><u>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)</u></b></p> <p><i>Participants:</i> <b>All sessions:</b> The Joint Councils</p> <p><b>ii. Dartmouth, Ivybridge and Kingsbridge</b> 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><b>iii. Modbury</b> Bloor Homes and Millwood Homes (WYG) Burda Gage Mark Lawrence Modbury Parish Council Modbury Society Sunnybanks Homes</p> <p><b>iv. Other Smaller Towns and Key Villages</b> 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><b>v. Sustainable villages</b> Bigbury Parish Council Dartington Parish Council and Neighbourhood Plan Group Jacqi Hodgson</p> <p><i>Continued on next page</i></p>
---	-------------------------------	---

<p><b>Wed 21 March 2018 (contd)</b></p>		<p><b><u>Matter 8e</u> continued</b></p> <p><b>vi. Policy DEV8</b> Bigbury Parish Council Mark Lawrence Kingsbridge Town Council Premier Marinas Ltd (CBRE) Weymouth Family (Jackson-Stops)</p>
---	--	---

<p><b>Thu 22 March 2018</b></p> <p><b>Location:</b> The Ballroom, New Continental Hotel, Millbay Road, Plymouth PL1 3LD</p>	<p><b>Morning session starts 0930</b></p>	<p><b><u>POSTPONED FROM THURSDAY 1 MARCH 2018</u></b></p> <p><b><u>Matter 8</u> – Policy Area Strategies: Thriving Towns and Villages</b> (continued)</p> <p><b>WEST DEVON SESSION:</b> To consider policies for the distribution and delivery of development including site allocations and the housing trajectory in the West Devon area.</p> <p><b><u>8f - Main Towns; Smaller Towns and Key Villages; Sustainable Villages and the countryside</u></b> <b><i>(Policies TTV1-2, TTV16-24, TTV29 and TTV30-32 and DEV8)</i></b></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>
---	---	--

<p><b>Thurs 22 March 2018 (cont'd)</b></p> <p><b>Location:</b> The Ballroom, New Continental Hotel, Millbay Road, Plymouth PL1 3LD</p>	<p><b>Afternoon session starts 1400</b></p>	<p><b><u>Matter 12</u> –Delivery and monitoring</b></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) Bloor Homes and Millwood Homes (WYG) Bovis Homes and Land Value Alliances (Walsingham Planning) Home Builders Federation Mark Lawrence Persimmon Homes SW Rockspring Barwood Plymouth Ltd (Boyer Planning)</p>
--	---	--

<b>Fri 23 March 2018</b>	<b>Morning session</b>	<b>Reserved</b>
----------------------------------	----------------------------	-----------------