

Mid Devon District Council  
Local Plan Review 2013-2033  
Examination

Inspector: Paul Griffiths BSc(Hons) BArch IHBC

GUIDANCE NOTE

**1. Introduction**

- 1.1 The purpose of this note is to clarify and explain procedural and administrative matters relating to the examination of the Mid Devon District Council Local Plan Review 2013-2033 (MDLPR).
- 1.2 After the Inspector's initial perusal of the MDLPR (Proposed Submission [incorporating proposed modifications] of January 2017) and the associated documentation, it has been decided to hold preliminary hearings to deal with Policy J27, and the associated Policies TIV16 and SP2, specifically. These preliminary hearing sessions will take place on Tuesday 26 and Wednesday 27 September 2017. A schedule of the hearings (ID03), and a 'Matters and Issues' document (ID02) will be published separately.
- 1.3 Participants are strongly encouraged to use the Examination website:  
<https://www.middevon.gov.uk/residents/planning-policy/local-plan-review-examination/>
- 1.4 **Paul Griffiths** BSc(Hons) BArch IHBC has been appointed to examine the MDLPR. His role is to consider whether or not the MDLPR is sound and whether the requirements of the Planning and Compulsory Purchase Act 2004 (as amended) and its associated regulations have been met. This consideration will focus on the soundness criteria set out in paragraph 182 of the National Planning Policy Framework. The Council should rely on the evidence collected while preparing the MDLPR to demonstrate its soundness while those seeking changes should be seeking to demonstrate why the MDLPR is not sound, and how their suggested changes would make it sound.
- 1.5 The Programme Officer is **Robert Young**. He acts as an impartial officer for the purpose of the examination. His main functions will be to liaise with the various parties to ensure the smooth running of the event; to ensure that documents are recorded and distributed; to maintain the examination library; and to assist the Inspector with procedural matters.
- 1.6 His contact details are Robert Young, Programme Officer, Mid Devon Local Plan Review Examination, c/o Forward Planning, Phoenix House, Phoenix Lane, Tiverton EX16 6PP. His telephone number is 07815 803758 and his e-mail address is ryoung@middevon.gov.uk.

**2. The Examination Process**

- 2.1 As set out above, the Inspector's initial analysis of the MDLPR and the representations made upon it, has raised questions about Policy J27 and the associated Policies TIV16 and SP2. Those questions have been expressed as a series of Matters and Issues, published alongside this note, that require analysis through Preliminary Hearings.
- 2.2 On that basis, it will not be necessary to deal with each representation made about Policy J27 and the associated Policies TIV16 and SP2 during the Preliminary Hearings. The Inspector will take account of all the representations that go to the soundness and legal compliance of the MDLPR, but he will not report on each of them individually.

- 2.3 Where it is clear from the representations that several potential contributors wish to make the same, or very similar, points, potential participants in that session are encouraged to appoint a spokesperson to present their case. If a potential participant no longer wishes to take part then please confirm this to the Programme Officer no later than **noon on 5 July 2017**. It is important to stress that the Inspector will have equal regard to views put forward orally at the Preliminary Hearings, or in writing beforehand.
- 2.4 Those wishing to submit further statements to add to the representations they have already made must do so not later than **12:00 noon on Tuesday 15 August 2017**. Anyone wishing to make a further statement should focus on the Matters and Issues that the Inspector has identified. Each statement should be no more than 3,000 words on any one of the Matters. Three printed copies should be provided along with an electronic version. They should be A4 and have numbered paragraphs and pages. A separate statement should be submitted for each Matter addressed and statements should include details of the relevant Matter and Issue number, the representor name, and their reference. Statements should be submitted to the Programme Officer - contact details are in paragraph 1.6.
- 2.5 Statements are also invited from the Council, setting out its responses to each of the Inspector's Matters and Issues, explaining why it considers the MDLPR to be sound. These statements should be submitted within the same timescale. Further discussions between the Council and representors are strongly encouraged and Statements of Common Ground should be produced, where possible.
- 3. Hearing Arrangements and Procedure**
- 3.1 As set out, the hearing sessions will commence at **1000 hours on Tuesday 26 September 2017** and run on the basis of the circulated programme. They will be held at: Phoenix Chambers, Phoenix House, Phoenix Lane, Tiverton EX16 6PP.
- 3.2 Morning sessions will commence at 1000 and run to 1300 hours with a short break in the middle. Afternoon sessions will commence at 1400 hours and, generally, run to 1700 hours with, again, a short break in the middle. A new Matter will not start before the time shown in the programme although it may be delayed if the previous session overruns.
- 3.3 The hearings will focus on the Matters and Issues outlined by the Inspector and the more detailed questions arising from any statements received. Hearings are public meetings and interested persons are welcome to attend even if not taking part.
- 3.4 The hearings will take the form of round table sessions, providing an informal setting for dealing with issues by way of an Inspector-led discussion. Those attending may bring professional advocates and witnesses with them, but there will be no formal presentation of evidence and no need for cross-examination is anticipated. Each hearing will proceed on the basis of the outline in the Inspector's Matters and Issues.
- 4.1 The Inspector will carry out any site visits required on an unaccompanied basis before or after the hearing sessions. Should accompanied visits be found necessary, these will be arranged through the Programme Officer.
- 4.2 Any queries about the Preliminary Hearings, or the examination as a whole, should be addressed to the Programme Officer, in the first instance.

*Paul Griffiths*

INSPECTOR

26/06/17