

Torquay Neighbourhood Plan Examination
Public Hearing, 9.30am, Monday 14th May, 2018
The Imperial Torquay, Park Hill Road, Torquay, TQ1 2DG

Agenda (Hearing to Commence at 9.30 am)

- 1. Introduction to the Hearing**
(Nigel McGurk, Independent Examiner)
- 2. Preliminary Matters**
(Nigel McGurk, Independent Examiner)
 - i) Designation date**
 - ii) “Kwik Fit” site, allocation NP5 (not available, will not become available)**
 - iii) Areas of Local Green Space at TLGSS6 and TLGSS13**
 - iv) Maidencombe “Village Envelope”**
- 3. Local Green Space (LGS)**
(Torquay Neighbourhood Forum, Torbay Council, Mr JG Thomas, Torquay Development Agency (Estates))
 - i) Local Green Space and land at Teignmouth Road**
 - ii) Local Green Space TLGSS11 and TLGSS13**
 - iii) Local Green Space Policy E4**
- 4. Compatibility with European Obligations**
(Torquay Neighbourhood Forum, Torbay Council, Natural England)
 - i) Policies H19, E9, J1 and E1**
- 5. Housing and Employment Allocations**
(Torquay Neighbourhood Forum, Torbay Council, Natural England)
 - i) Housing Land Allocations: Policy H1**
 - ii) Affordable and Assisted Housing: Policies H4, H5, H6 & H7**
 - iii) Employment Land Allocations: Policies J1, J2 and J3**
- 6. The Basic Conditions and Neighbourhood Plan Policies**
(Torquay Neighbourhood Forum, Torbay Council)
- 7. Other Matters**
- 8. Close**

Please note the following:

- The Public Hearing is held entirely at the discretion of the Independent Examiner.
- The purpose of the Public Hearing is to allow the Independent Examiner to hear oral evidence from invited participants to assist with his examination of the Torquay Neighbourhood Plan.
- There are a number of invitees: the authors of the Neighbourhood Plan (Torquay Neighbourhood Forum), Torbay Council, Natural England, Torbay Development Agency (Estates and Housing) and Mr JG Thomas. Only one person will speak at any one time and all other attendees at the Public Hearing – whether participants or attendees observing the proceedings – will respect the speaker’s right to be heard.
- The session will take the form of a Neighbourhood Plan Public Hearing. This is distinctive to neighbourhood planning. **It is not the same** as a public inquiry, an appeal hearing or an examination in public. At the beginning of the Public Hearing, the Independent Examiner will establish how matters will proceed and participants will be asked to follow these procedures to ensure an effective Public Hearing.
- Generally, the Independent Examiner will seek to examine issues in more detail by inviting participants to answer questions and/or provide their views. The matters to be considered – and the participants invited to speak on each matter – are set out above.
- No pre-hearing statements nor **any** further written submissions are invited. All participants should rely on information submitted prior to the close of the Regulation 16 consultation period.
- As a general rule, there will be no cross-examination. Participants may not question other participants, although they may request that questions be asked of other participants via the Independent Examiner, who may use his discretion in this regard.
- The general public are warmly invited to attend, but the discussion is restricted to invited participants.
- Attendees may leave at any time, but are requested to respect participants and members of the general public in doing so.
- Whether attendees agree or disagree with what is being said at any time, attendance at the Public Hearing is on the basis that all people present will be respectful to all other parties at all times.