

From: Carnaby, Stephen [<mailto:Stephen.Carnaby@pins.gsi.gov.uk>]
Sent: 29 January 2015 07:20
To: Turner, Steve; 'stephenhturner@blueyonder.co.uk'
Cc: Liddington, Stuart
Subject: Torbay Local Plan Examination - update note for Mr. Keith Holland, Examination Inspector

Steve – see below in response you your email:

The Inspector has reviewed the scope of the Main Modifications suggested by the Council. Having noted paragraph 4.5.35 and Policy SS12, the Inspector queries whether the question of specifically listing the sites in the 5 year housing land supply has been dealt with. In this regard the Inspector is aware of Appendix D but he remains unclear about whether all of these sites form the 5 year supply position.

As has been made clear previously, the view from the Inspector relates to the scope of the Main Modifications and not to whether they are adequate to make the Plan sound. A decision regarding that will be made once the Inspector has considered any representations that may be made regarding the Modifications.

Regarding earlier correspondence the Inspector has noted your point that the decision regarding the Churston Golf Club referendum is the Mayor's decision and not the decision of the Council. The Inspector is unclear about what the implications are that flow from this distinction and would welcome clarification on this point.

Regards:
Steve Carnaby
The Planning Inspectorate
Plan Team
0303 444 5254

From: Liddington, Stuart [<mailto:Stuart.Liddington@pins.gsi.gov.uk>]
Sent: 27 January 2015 13:23
To: Turner, Steve
Subject: RE: Torbay Local Plan Examination - update note for Mr. Keith Holland, Examination Inspector

Dear Steve

Stephen Carnaby is off today but I have forwarded your email and Main Modifications to Inspector Keith Holland, who has acknowledged receipt of your email.

Stuart Liddington
Planning Inspectorate
Local Development Plans
3/12 Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN
Tel – 0303 444 5412
E-mail – stuart.liddington@pins.gsi.gov.uk

From: Turner, Steve [<mailto:Steve.Turner@torbay.gov.uk>]
Sent: 26 January 2015 15:47
To: Carnaby, Stephen
Cc: Liddington, Stuart; Young, Robert; Steward, Pat
Subject: RE: Torbay Local Plan Examination - update note for Mr. Keith Holland, Examination Inspector
Importance: High

Dear Steve,

Further to the Examination Inspector's response below, the Council is pleased to accept his offer to review the scope of its proposed main modifications document prior to publication.

Accordingly, I have now attached a draft of the Council's schedule of 'Proposed Main Modifications' to the Submission Torbay Local Plan for his attention. Inevitably there will be some further changes to this document prior to publication. An Appendix showing Policies Map changes is now nearing completion. However, I hope that the document as it stands will now give the Inspector a reasonably clear picture of what the Council now considers to be the appropriate main modifications to the Plan.

In the meantime, the Council understands entirely the Inspector's position that it would be inappropriate for him to express any views on the adequacy of the modifications at this stage.

For information, the Council is now endeavouring to publish the 'Proposed Additional Modifications' and 'Proposed Main Modifications' documents for a six week period from Monday 9 February 2015. The Council would therefore appreciate a view from the Inspector on the scope of these main modifications at his earliest convenience.

I would be grateful if you could therefore forward this email to Keith Holland as soon as possible.

Kind regards,

Steve.

Steve Turner
Team Leader - Strategic Planning

Strategic Planning Team
Spatial Planning
Place and Resources
Torbay Council
Electric House (2nd Floor)
Castle Circus
Torquay TQ1 3DR

Tel: 01803 208812
Email: steve.turner@torbay.gov.uk
www.torbay.gov.uk/strategicplanning

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From: Liddington, Stuart [<mailto:Stuart.Liddington@pins.gsi.gov.uk>] **On Behalf Of** Carnaby, Stephen
Sent: 14 January 2015 15:15
To: Turner, Steve
Cc: Carnaby, Stephen
Subject: RE: Torbay Local Plan Examination - update note for Mr. Keith Holland, Examination Inspector

Hello Steve,

Keith Holland has asked me to forward the following response to you –

The Inspector would be prepared to review the scope of your modifications material prior to publication. However it would not be appropriate for him to express any view about the adequacy of the modifications in advance of considering any responses you may receive to the consultation exercise that you are proposing.

Stuart Liddington
Planning Inspectorate
Local Development Plans
3/12 Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN
Tel – 0303 444 5412
E-mail – stuart.liddington@pins.gsi.gov.uk

From: Turner, Steve [<mailto:Steve.Turner@torbay.gov.uk>]
Sent: 12 January 2015 18:32
To: Carnaby, Stephen
Cc: Young, Robert; Steward, Pat
Subject: Torbay Local Plan Examination - update note for Mr. Keith Holland, Examination Inspector

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Dear Steve,

Prior to his recent departure on vacation, I discussed a number of matters with Bob Young, our Local Plan Examination Programme Officer, regarding the implications of Keith Holland's recent 'Initial' and 'Further' findings on his Examination of the Torbay Local Plan. These relate in particular to the next stages of work leading up to publication the proposed modifications to the Local Plan. Accordingly, I would be grateful if you could forward this email to the Inspector.

Thanks.

Dear Mr. Holland,

The Council is grateful to receive, via the Examination Programme Officer, both your message dated 22 December 2014 and your subsequent 'Further Findings' paper dated 23 December. We are very heartened by your comments to date.

This note seeks to update you on the Council's intentions regarding its consideration of the outstanding matters that you have raised, including the need for provision of additional information, clarification of fact and further work on key policy matters. In summary, the following points are now being addressed:

1. Provision of a housing trajectory providing 10,000 dwellings over the Plan period 2012 – 2032;
2. An explanation of how the Plan will provide for around 1,000 additional dwellings, setting out the approach to be followed and site allocations;
3. Provision of revised versions of Policies SS1 'Growth Strategy for a prosperous Torbay' and SS12 Five year housing land supply', reflecting the revised growth level of 10,000 homes;
4. Inclusion in upper-case policy of the undertaking that the Council will identify housing sites through site allocation DPDs if the three Neighbourhood Plans do not, in the event, provide sufficient sites;
5. The need to ensure that the policies in the Plan do provide a definitive strategic framework and clear strategic context for Neighbourhood Plans;
6. Additional text relating to the Duty to Cooperate, in the context of the Plan's proposed Five Year Local Plan Reviews; and
7. Preparation of a revised version of both the Council's 'Proposed Additional Modifications' and 'Proposed Main Modifications' documents, to ensure that the latter schedule only includes modifications that go to the heart of the soundness of the Plan. Matters of clarification will be restricted to the former schedule;

Where necessary, further updates will be provided on the ramifications of the Mayor's decision on the Churston Golf Course Covenant.

To progress matters expeditiously, it is the Council's intention to embody all of the above additional information and amendments directly in the revised 'Proposed Additional Modifications' and 'Proposed Main Modifications' documents, rather than provide it to you via a separate bespoke response(s).

Subject to further discussion with the Council's Members, it is intended to publish the two schedules of Modifications for consultation on Monday 2 February, for a six week period closing on Monday 16 March. The Council would be grateful to know if you would find it helpful to have sight of these schedules in advance of their publication, to ensure that the Council has addressed your concerns appropriately and with the required level of detail.

If you would prefer the Council to take a different approach, please let me know.

Kind regards,

Steve Turner
Team Leader - Strategic Planning

Strategic Planning Team
Spatial Planning
Place and Resources
Torbay Council
Electric House (2nd Floor)
Castle Circus
Torquay TQ1 3DR

Tel: 01803 208812
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