

Deborah McCann Ltd.

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Dear Participant,

**Totnes Neighbourhood Plan Hearing**  
**The Guildhall**  
**Ramparts Walk**  
**Totnes**  
**TQ9 5QH**

**Date: Tuesday 6<sup>th</sup> September 2022**  
**Time: 10.30 am start**

I refer to your invitation to participate in the Hearing into the Totnes Neighbourhood Development Plan. As you are aware the above Hearing is being held principally to assist me on the matters of:

- Procedural matters in relation to Policy C12
- Whether or not Policy C12 meets the Basic Conditions or can be modified to do so.

This is to enable me to assess whether the Plan meets the Basic Conditions in particular that it is in general conformity with the strategic policies of the Development Plan and has regard for National Planning Policy and guidance. You were sent a draft of the issues I wish to cover with my questions at the Hearing in the initial invitation which also gave the broad format for the morning. I have now revised the programme slightly and released a set of questions to help structure the discussion (see attached sheet). To help the discussion I have indicated in brackets which participant should open on each question.

I do not expect written submissions on these questions in advance of the Hearing but rather they are to indicate the questions which I would like the discussion to answer. I would suggest therefore all you need to prepare for the day is some notes for yourself to help you remember the points you want to make in response.

A full note of the discussion will be taken on the day so that there is a record of participants' views after the Hearing. The questions I have posed do not necessarily preclude a related point or question being made in respect of the topic under discussion. They are simply a framework to ensure that the issues that have occurred to me, whilst reading the Neighbourhood Plan, supporting documents and representations received are covered.

I am looking forward to meeting you on the day and to an informed discussion. The form of any Hearing in Neighbourhood Plan Examinations is very informal – it is not the place for set piece presentations nor any cross examination of participants. In that way I hope we can have a relaxed and useful discussion about the Plan and the areas where there remain concerns.

Yours faithfully

Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD  
Planning Consultant  
NPIERS Examiner  
CEDR accredited mediator  
15<sup>th</sup> August 2022

**Examination of the Totnes Neighbourhood Development Plan–  
The Guildhall  
Ramparts Walk  
Totnes  
TQ9 5QH  
Date: Tuesday 6th September 2022  
Hearing to Commence 10.30**

#### **INVITEES**

Representative of Totnes Neighbourhood Plan Group/Town Council  
Representatives of South Hams District Council Planning and Legal Departments  
Representative of Fastglobe (Mastics) Ltd, the owners of the site.

#### **Independent Examiner’s Pre-Set Issues to Guide the Discussion.**

#### **GENERAL QUESTIONS:**

Which Strategic Policies of the JLP are relevant for the Totnes Neighbourhood Plan? **(SHDC)**

What is the background to the former dairy Crest site? Policy C12 (in brief)? **(SHDC)**

#### **MAIN QUESTIONS**

POLICY C12 Former Dairy Quest Site and Appendix E, Former - Dairy Crest site Development Brief (TTC)

- Reason for including Policy.
- Decision to include Policy.
- Process for including Policy.
- Meeting the Basic Conditions including:
  - i. Regard for National Policy and Guidance
  - ii. General conformity with the strategic policies of the Development Plan
  - iii. Habitats Regulations Assessment
  - iv. Human Rights

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