
SOUTH WEST REGIONAL SPATIAL STRATEGY REVISION

EXAMINATION IN PUBLIC

Note of the Second Preliminary Meeting

Held on

Tuesday 6 March 2007

at the Thistle Hotel Exeter

Panel Secretariat Office
South West RSS EiP
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Prepared by the Panel Secretariat

Approved by the Panel Chair

March 2007

**Note of Second Preliminary Meeting held at 2.00 pm on
Tuesday, 6 March 2007 at the Thistle Hotel, Exeter.**

PRESENT:

Examination in Public Panel Members

Jim Parke, Chairman

Rhys Davies, Member

David Lavender, Inspector

Examination in Public Secretariat

Brian Cobley, Panel Secretary

Elaine Lamb, Panel Assistant

Lisa McClymont, Panel Support

Participants and Attendees

<i>Examination in Public Participant/Agent</i>
Alder King representing: BAE Systems
Alliance Against South Bristol Ring Road
Baker Associates Planning Consultants representing: Ashton Park Ltd Hignett Family Trust Strategic Land
Baker, Tim
Barrow Gurney Parish Council
Barton Willmore
Bath Preservation Trust
Bournemouth Borough Council
Boyer Planning representing: George Wimpey Strategic Land Barwood Land, Persimmon Homes Heron Land Heron, Persimmon (SW), Persimmon & Redrow Persimmon Homes Southwold Investments Ltd
Bristol City Council
Bristol Civic Society
Bristol Port Company
Business West
Caradon District Council
Confederation of British Industry
CgMs representing: Linden Homes Reland Private Clients
Cleland, Robert
Corfe Mullen Parish Council
Cornwall County Council
Country Land & Business Association
CPR Regeneration
Campaign to Protect Rural England
Dartmoor National Park Authority
David Brown representing: David Yule
David Lock Associates representing: East Devon New Community Partners
Devon & Cornwall Business Council
Devon County Council
Dorset County Council

<i>Examination in Public Participant/Agent</i>
DMS consulting representing: Newbridge Construction
DPDS Consulting representing: Persimmon Homes, Redrow Homes, Taylor Woodrow, Crest Strategic Porton Bioscience & Technology Centre
Drivers Jonas representing: Bournemouth International Airport
East Devon District Council
English Heritage
Entec UK representing: Regional Airport Operators
Environment Agency
Exeter & Devon Airport
Exeter City Council
Exmoor National Park Authority
Faber Maunsell
Federation of Small Businesses
Foot Anstey Solicitors
Framptons representing: Plymouth & South West Co-Operative Society
Friends of Suburban Railways
Friends of the Earth
Goadsby Town Planning representing: South Coast Land Society Site Development (Ferndown) Ltd British land Holdings
Government Office for the South West
GVA Grimley representing: Defence Estates
Highways Agency
Hives Planning representing: WBB Minerals
HLL Humberts Leisure representing: British Holiday & home Parks Association
Housing Corporation
Hunter Page Planning representing: Galliard Homes Redrow Homes / Redrow Consortium
Kennet District Council
Kerrier District Council
Layland, Stephen
Lennon Planning representing: Linden Homes
Lympstone Society
Lychett Minster & Upton Town Council
National Farmers Union
Natural England

<i>Examination in Public Participant/Agent</i>
New Forest National Park Authority
Northern Community Area Partnerships
npower Renewables
Osborne, Andrew
Pegasus Planning Group representing: Client Group Shortwood Land Owners Amesbury Property Company Decathlon UK
Penrilla Consultants representing: Plymouth Chamber of Commerce Midas Homes
Penwith District Council
Plymouth & South West Co-Operative Party Council
Poole Harbour Commissioners
Purbeck District Council
Regen South west
Royal Town Planning Institute
RPS Planning representing: Crest Strategic Projects North Tewkesbury Land Consortium John Pitcher
RSPB
Salisbury District Council
Saltash Gateway Market & Coastal Towns Initiative
Savills representing: Crest Strategic Projects Dart David J Pearce and others Hallam Land Taylor Woodrow and Canford Estate
Scott Brownrigg representing: Arlington Property
Sedgemoor District Council
Shelter
Somerset County Council
South East of England Regional Assembly
South Gloucestershire Council
Sustainability South West
South West ACRE Network of Rural Community Councils
South West Chamber of Rural Enterprise and Rural Affairs Forum
South West Regional Assembly
South West Regional Development Agency
South West Wildlife Trusts
SWARD
Swindon Borough Council
Teignbridge District Council

<i>Examination in Public Participant/Agent</i>
Tetlow King Planning representing: National Housing Federation
Thornes Chartered Surveyors
Torbay Council
Torrige District Council
Traditional Anglican Communion
Turley Associates representing: North Chippenham Consortium St Modwen Developments
Turner Holden White Young Green representing: Persimmon, David McLean, George Wimpey Strategic Land Redrow Homes Summerfield Developments
Viridor Waste Management
West Dorset District Council
West Parley Parish Council
West Somerset District Council
Westbury Bypass Alliance
Western Vale Consortium of Parish Councils
Weston Super Mare Town Council
Weymouth and Portland Borough Council
Wiltshire Wildlife Trust
Yeovil Chamber of Commerce

1 INTRODUCTIONS

- 1.1 Jim Parke, the Chairman of the Panel for the South West Regional Spatial Strategy Revision Examination in Public, opened the proceedings. The Chairman introduced Rhys Davies, the Panel Member and David Lavender, the Inspector for the Examination in Public. Also introduced were Brian Cobley, the Panel Secretary and Elaine Lamb, the Panel Assistant.
- 1.2 The Chairman made the point that the Panel was in all respects independent of the South West Regional Assembly (the Regional Planning Body) and all other parties to the Examination in Public, including the Government Office for the South West (GO-SW).
- 1.3 The Chairman advised that the Final Programme comprising the Timetable, Final List of Matters and Participants had been published on the Examination in Public website on 23 January 2007. A Note of the First Preliminary Meeting is on the website.

Submission of Written Statements

- 1.4 The Chairman reported that the submission of the first batch of Written Statements has not always been consistent with the advice in the Notes for Participants. The net result has been great difficulty for the Panel Assistant and her staff and therefore a delay in the distribution of Written Statements to the Panel and participants is inevitable. This will be dealt with in more detail later on regarding the next batch of submissions.
- 1.5 At the First Preliminary Meeting it was indicated that the Panel would have regard to the availability of the additional briefing material being prepared by SWRA and SWRDA and respond accordingly.
- 1.6 Those participants with an interest in Session 1/2, which will deal with the Appropriate Assessment issue, will already be aware that the Panel have extended the time limit for the submission of Statements on that matter from 2 March 2007 until 16 March 2007 to allow time for consideration of the Habitats Regulations Assessment.
- 1.7 SWRA have now made available material on the re-assessment of the work carried out on urban extensions and a significant part of that work relating to Green Belt implications has just been made available. The Panel are aware that this material relates to a number of Examination in Public sessions, but the Panel are of the opinion that it should not prevent the preparation of Written Statements. And that the problem can best be dealt with by the preparation of a supplementary Statement which should be no more than 1000 words on the specific material. The supplementary Statement can draw the attention of the Panel to any matters arising. This facility will also be open to those other parties who, though not participating in the Examination in Public, wish to submit supplementary

Statements on the particular issues raised. We believe that a time period of two weeks from Friday of this week should be adequate for the preparation and submission of supplementary Statements. Therefore, any supplementary Statements should be received by 23 March 2007.

- 1.8 The Panel are also aware that some additional material was expected from the Environment Agency on flood risk, which is now available, and water resources which is now expected on the 16 March 2007. While some of this material may be the pulling together of work already in the public domain, we are minded to accept supplementary Statements on these two pieces of work in order to allow for all eventualities. Any supplementary Statements should be received by 23 March 2007.
- 1.9 Additional work on transportation analysis has been made available on the website and the Panel have decided to accept supplementary Statements on that material. Therefore, the Panel are of the opinion that any supplementary Statements on the GBTS material should be submitted by 23 March 2007.
- 1.10 When submitting any supplementary Statements on the SWRA additional material please forward an electronic copy and 5 hard copies to the Panel Secretariat's Office by 5.00 pm on Friday 23 March 2007. Copies of supplementary Statements will be placed on the Examination in Public website in due course.
- 1.11 The Chairman considered that this has provided a reasonable response to concerns regarding the late availability of material, and there will be an opportunity later on in this meeting to raise further questions, and answers added into but was prepared take any immediate questions now.
- 1.12 As there was a possibility that there some people attending the Second Preliminary Meeting who had not been at the First Preliminary Meeting some of the main points would be reiterated and the situation updated.

2 EXAMINATION IN PUBLIC PROCESS

- 2.1 The Panel Member commented that The Examination in Public Process would be conducted in accordance with the Governments "Planning Policy Statement 11: Regional Spatial Strategies". In brief:
 - the ten weeks of the Examination in Public would focus on the South West Regional Spatial Strategy, the Draft Regional Spatial Strategy for the South West;
 - it would be held in Exeter in this building; and
 - the meeting today formed the Second Preliminary Meeting for the South West Regional Spatial Strategy Draft Deposit Revision Examination in Public.

Purpose of the Examination in Public

- 2.2 The Panel Member advised that the Examination in Public was about matters, which the Secretary of State needs to be more fully informed by means of public discussion in order to reach decisions on a revised RSS for the South West. It was:
- an opportunity for the discussion and testing in public of selected matters arising from consideration of the Deposit Draft to test the soundness of the revision;
 - to enable the Panel to advise the Secretary of State of the most appropriate way forward; and
 - not an examination of the whole of the Regional Spatial Strategy Revision, nor was it a hearing of all the objections.
- 2.3 After the Examination in Public the Panel will prepare a report for the Secretary of State. The report will be advisory and the final decision on any modifications to the draft RSS will rest with the Secretary of State.

3 FINAL LIST OF MATTERS AND PARTICIPANTS

Final List of Matters and Participants

- 3.1 The Panel Secretary reported that the Panel had met following after the First Preliminary Meeting and had consulted the South West Assembly (the Regional Planning Body) and the Government Office for the South West in preparing the Final List of Matters and Participants. The Final Programme was placed on the EiP website on the 23 January 2007.
- 3.2 The Panel have set an upper limit of 25 participants in response to a high level of interest in certain sessions in order to ensure that there was proper scope for a full discussion. However, those not being invited to take part in the discussions are encouraged to submit written Statements addressing the Matters on sessions of interest.
- 3.3 The Panel now considered that the Final List of Matters and Participants will enable it to obtain a representative and informed selection of views on the various Matters.
- 3.4 In summary the main updates to the Final Lists at present are as follows:
- a few participants have declined the Panels invitation on certain Matters which has allowed a few additional participants to be added.
 - additional Material has been added to the EiP website in the form of Panel Note 4 on Alternative dwelling distributions February 2007. This adds to existing Panel Notes 1, 2 and 3, previously published in November 2006.

Panel Tours

- 3.5 The Panel Secretary reported that the Panel had already undertaken three initial familiarisation tours and two area visits by the time of the First Preliminary Meeting. The Panel are grateful to those who have assisted in providing information for the tours and to those who have suggested additional tours.
- 3.6 On the day after the First Preliminary Meeting the Panel undertook the fourth tour focusing on Dorchester /Weymouth Area/Yeovil Area.

Other tours have included:

- Bournemouth/Poole/Christchurch Area
- Gloucestershire/Cheltenham Area
- Newton Abbot and Exeter/Exmouth Area by train and bus.

The Panel Member and Inspector will be visiting the Swindon area later this week and a tour of North Devon and Bridgewater by the Panel is planned for the day after this meeting.

- 3.7 A summary list will be made available on the Examination in Public website. The Panel may also wish to undertake further tours which it considers necessary as the Examination in Public progresses.

Deadline for Statements

- 3.8 The Panel Secretary thanked participants and non invited Participants for Written Statements for matter numbers commencing during EiP Weeks 1,2,3,4 & 5. Participants and Non Participants were reminded to submit their Written Statements on the matter numbers commencing during EiP Weeks 6,7,8,9 & 10 addressing the relevant questions on the Final list and get them in to the EiP Panel Office by 5.00pm, Friday 16 March 2007.
- 3.9 The Panel had specifically selected this date ensure that all the material could be circulated to other participants and also for consideration by the Panel. An extension will only be allowed in exceptional circumstances.
- 3.10 The deadlines for all electronic and paper copy Written Statements for Matter numbers commencing during EiP weeks 6,7,8,9 & 10 is:

5.00pm Friday 16 March 2007.

Arrangements for Distribution

- 3.11 The Secretariat would distribute the Statements to invited Participants at the earliest opportunity. To avoid any delays in distribution it was important that Participants comply with the detailed requirements in

Sections 9 and 10 of the 'Notes for Participants' and observed the deadline. If Participants had any doubts they should contact the Panel Assistant for advice and guidance.

4 EXAMINATION IN PUBLIC PROCEDURE

Conduct of Debates at the Examination

- 4.1 The Inspector said that general guidance was to be found in the 'Notes for Participants' and highlighted some specific points:
- on the first day only the South West Regional Assembly (Regional Planning Body) would be permitted to make a brief opening submission;
 - sessions would take the form of a Panel-led discussion for each question (sub-Matter);
 - the Panel would open the discussion by referring to the Matters/sub Matters. The Panel wished to emphasise that the 'key issues'/questions were designed to facilitate and focus the debate on relevant matters. They were not intended to place a 'straight-jacket' on Participants or to unduly inhibit them in developing their arguments;
 - the Panel would seek a first contribution to the debate, usually from a 'leading critic' of the relevant section(s) of the Deposit Draft RSS. But no special significance should be attached to the Panel's selection of the first contributor;
 - participants wishing to join in the debate should indicate this by placing the nameplate provided on end. The Panel would ensure that everyone had the opportunity to speak; and
 - the South West Regional Assembly would be given the opportunity for a final comment on each question (sub-Matter), to respond to any unanswered questions and to give an overall reaction to what had been said.

Role of Participants

- 4.2 The Inspector reminded Participants that the purpose of the Examination in Public was to provide the Panel with informed views concerning the content of the Deposit Draft Revision and thereby assist the Panel to make reasoned recommendations to the Secretary of State. With this objective in mind, the Inspector made the following points:
- the discussion would need to be conducted in an orderly, constructive and sensible manner to allow a proper appreciation of the contributions;

- the Panel would assume that everyone had read the relevant Statements;
- participants would not be expected to read out their Statements during the discussion;
- overall the discussions were to be strategic in nature and not site specific;
- participants would be expected to use their knowledge of the region and surrounding areas to assist the Panel; and
- given the limited time available and the extensive ground that must be covered, Participants would need to be concise and direct.

5 EXAMINATION IN PUBLIC TIMETABLE

- 5.1 The Panel Assistant reported that the Final Programme (containing the Timetable, and the Final List of Matters and Participants was made available on the Examination in Public website shortly after the First Preliminary Meeting,) should be regarded as fixed.
- 5.2 The Panel would stress that, so far as possible, it was a firm timetable. Should any update be required they would be included on the Examination in Public website.
- 5.3 Generally all sessions will start at 10.00 am promptly and finish by 5.00pm, but see the Examination in Public website for any possible sessions rescheduled to start at 9.30am or finish at 5.30pm.
- 5.4 Participants should note that it is their responsibility to check the Examination in Public website www.southwesteip.co.uk regularly for updates and any new published documents. Any Participant unable to access the Examination in Public website, should contact the Panel Assistant to make alternative arrangements.
- 5.5 Should any participant require assistance because of poor eyesight, hearing or other disability could they please inform the Panel Assistant.

Difficulties with the first group of Written Statements

- 5.6 The Panel Assistant requested that Participants refer to the Notes for Participants before submitting the next batch of statements as it was evident from the receipt of the first batch that many Participants had not referred to them. This had created a lot of problems in processing statements and subsequently there would be a delay in sending them out to everyone. Participants were requested to:
 - provide 30 copies of statements not 25;

- attach appendices to statements and not put them in a separate batch of 30;
- do one statement for one matter and not one statement for each sub-matter;
- provide 30 copies of statements for each matter even if the statements are identical for several matters;
- separate batches of statements by using an elastic band or coloured paper;
- ensure the 30 copies are separate and not bound together;
- ensure the batches of 30 all contain the same statement;
- provide one copy of supporting documents, not 30;
- ensure the list of supporting documents shows the exact title on the document;
- not provide a list of documents with a request for the Panel Assistant to download them from the internet but provide all documents in hard copy;
- send statements in robust packaging as a lot of damaged packets were received;
- ensure electronic copies were sent to the correct e mail address, statements@southwesteip.co.uk and not the representations or enquiries addresses; and
- include a covering letter listing documents sent to enable a checking, one letter only to be included and not one letter attached to each statement.

5.7 The Panel Assistant assured Participants they should not worry if they did not receive an immediate response to any communication made to the Panel Office – they would be dealt with as soon as possible.

6 BACKGROUND PAPERS

Background Papers

6.1 The Chairman indicated that although the additional material from the SWRA had been dealt with earlier in the meeting there was the aspiration of preparing some additional tables of basic information such as completions, population and land supply by HMA. The Chairman suggested

that participants should continue to look on the Examination in Public website but that these tables were for more effective reference of Examination in Public material and should not delay anything.

7 QUESTIONS ASKED BY THOSE IN ATTENDANCE, AND THE PANEL'S RESPONSES

7.1 Questions from the attendees and the Panel's responses.

Q1. David Scott: DMS Consulting

Q: Welcomed the opportunity for submission of supplementary statements and queried position of additional material on regional flood risk.

R: *This was noted by the Panel. Chairman confirmed regional flood risk material now available on the web.*

Q2. Vivienne Rayner: SW Small Business Federation

Q: Queried the difference between observations and evidence.

R: *The Chairman responded that observations would be accepted.*

Q3. Andrew Wiles: Housing Corporation

Q: Sought clarification of the difference between the original submission of representations on the draft RSS and the content of the statements now required.

R: *The Chairman responded that the original representations were invited on all or any aspect of the draft RSS of interest to the party concerned. Statements are, however, required to focus only on the specific matters on which further information is now being sought, as listed in final programme.*

Q4. David Woolley: Western Vale Consortium of Parish Councils

Q: Queried why the Chairman had referred to two dates – 16 March and 23 March – for the submission of material and entered a plea that papers issued by the Panel be produced in portrait rather than landscape format.

R: *The submission date for the next batch of written statements was 16 March 2006 and for supplementary statements (on background information yet to be published by the RPB) the date was 23 March 2007. Few more documents are likely to be produced by the Panel before the Examination commences. Comments noted by the Panel.*

Q5. David Scott: DMS Consulting

Q: Is the Arup report reviewing the urban extension evidence base in response to the Buchanan report on the strategic green belt review or is something else expected?

R: *SWRA confirmed that it was a strategic response to the issue.*

Q: The representations on the Examination in Public website sometimes contain summaries of representations while on other occasions there would appear to be a full representation. Is this so?

R: *Respondents providing representations on the draft RSS were requested to provide a short summary on their response form for the website. Unfortunately not all respondents followed this guidance, therefore in such a situation the full representation has been included.*

Q6. E T Bradley: Parish Council representative

Q How does one obtain information on submitting Written Statements by those not invited to the discussions?

R. *The information is in section 10.1 of the Notes for Participants which is on the Examination in Public website.*

Q7. Catherine Brabner: Shelter Senior Regional Campaign Officer

Q. Would like to invite the Panel and others to a public debate on the 29 March 2007.

R. *The Panel while appreciating the invitation would have to decline the invitation, as it would not wish to start the Examination in Public at that event.*

Q8. Mark Fox: Pegasus Planning

S. The work being undertaken by Land Use Consultations for the development industry on the sustainability assessment of the higher household forecasts would be finalised for 16 March 2007.

R. *This was noted.*

Q9. Stephen Layland:

Q. Request clarification that the Panel Secretary is required to deliver a note in case of contentious issues. What I've been saying about-a paradigm change-is a contentious issue and I wonder if you would include that note in the minutes. What I talked about last time about

the way the RSS would cause regional enmities to re-assert themselves to become stronger not address those of old but land use issues resulting from RSS would provoke regional enmities in to those land use issues. So I would like to know the clarifying statement about why that's not- that's the point of clarification.

R. *The Chairman advised that PPS11 is a very theoretical document and imposes tasks on the Panel Secretary which in truth is more theoretical than practical. Discussions are collegiate and discussions on all of the issues and particularly your submission which I assure you has been read, debated and considered before making any decisions. I hope this is sufficient clarification.*

Q To be able to decide the Governing document is more theoretical than practical I find curious.
But the simplifying observations I would make are really helpful and short. I think everyone recognises Cornish exceptionalism except in one respect that everyone wants close access to well appointed, public spirited epicentres. In Cornwall it might be a village, in Bristol it would be a city village, that's a commonality across the region. The difficulty about extensions be it to villages or the urban realm, is the people who live in those villages are not there to be consulted upon, as a consequence they will be by default left to be decided by a mixture of supermarkets, housing speculators and planning officers. That's not a good precedent. They try to get away the minimum adequate. That requires a vision. By definition that vision is strategic, as I say it applies across the region. The strategic vision should be part of the RSS and the EiP. However, at the start of the EiP it starts broadly having vetoed the discussions of sustainable development in substance it's left with a housing... Now in my statement, which you say you've read and I've given supporting documents as well, it's the path dependency, you put the recipe before the ingredients. You don't chuck the recipe in as an afterthought. So the vision, the recipe, has to be discussed at the beginning of the procedure, if you don't you will end up with a stew.

You have the power to stop these proceedings and I urge you to exercise that power, to relaunch the thing and relaunch it in particular with a order, a sequence of approach. If you don't do that you're trapped in boiled frog syndrome and finally,

latterly we have uploaded on the web page the general RSS comments broadly what about the vision but there is no place allotted to them in the EiP sequence and not only that but it implies there is no place for the vision either.

R. *The Chairman confirmed that the EiP would not be halted.*

Q10. Alan Soldat: Barton Wilmore Planning Partnership

Q. Are there going to be supplementary questions?

R. *Because of the volume of material it is unlikely that there will be time to prepare such a set of questions. However, the Panel may if there is time attempt to issue some questions to sharpen the discussions. Should this occur then the extra questions would be made available before the session commenced and participants will be given notice.*

Q11. Vivienne Rayner: SW Federation of Small Businesses

Q. Some 58% of the Region's employment is provided by businesses with less than 50 workers, how have panel tours helped to become familiar with this? How will the importance and vital role of small businesses be taken into account in the RSS?

R. *The purpose of the tours is to get an appreciation of the broad issues facing the Region. The Panel has to rely on the participants to fill in any gaps. Not possible for the Panel to approach individuals. Panel have done what they can and have covered a wide area.*

Q12. Claire Mitcham: Baker Associates Planning Consultants

Q. Will the Panel provide for rebuttals of inaccuracies in the Written Statements.

R. *The Panel will not be providing for this.*

Q13. Don Gobbett: Dorset County Council

Q. Were there going to be any technical sessions on demographic or economic matters?

R. *No. The Panel are not aware that the demographics of the process have been seriously questioned. There are sessions that would consider any points that are raised at the appropriate level.*

Q. The session on Appropriate Assessment was early in the programme while SE Dorset would be discussed later. Could there be problem of splitting the discussion over two sessions?

R. *Yes the discussion will be split. The Panel were looking to discuss the wider issues of Appropriate Assessment in session 1/2 and discuss the details of proposed local measures in the sub regional sessions (session 4/7 for SE Dorset).*

Q14. Tom Collinson: Backwell Residents Association

Q. How would all the evidence from representations before the Panel be considered?

R. *The Panel will endeavour to read all statements prior to the EiP and certainly before the appropriate session and will prepare their Report on the consideration of the selected matters. This will take account not only of the discussion at the EiP but also with equal weight the views of those who have not been invited to participate and who have instead submitted written statements. Moreover, the Government Office for the South West has been provided with copies of all representations, which will be before them when the Panel Report is received on behalf of the Secretary of State.*

8 CONCLUDING REMARKS

- 8.1 The Chairman reminded all persons attending to please sign the Attendance List at the entrance to the room. A Note of the Second Preliminary Meeting would be put on the Examination in Public website as soon as possible. A paper copy will only be sent to Participants if it is specifically requested.
- 8.2 The Chairman thanked all those who had attended this Second Preliminary Meeting.
- 8.3 The Chairman reminded everyone that the Examination in Public would commence on Tuesday 17 April 2007 at 10.00 am in this room.

The Meeting closed at 3.00 pm.