26th February 2018
180218/ 150839/Additional LP Comments

(Sent via E-Mail to Programme Officer)

The Inspector/s for Plymouth & South West Devon JLP
C/o Mr. Robert Young – Programme Officer
Joint Local Plan Team
Strategic Planning and Infrastructure
Plymouth City Council
Ballard House
West Hoe Road
Plymouth, PL1 3BJ

Dear Inspectors

PLYMOUTH & WEST DEVON JLP
FURTHER WRITTEN COMMENTS RELATING TO THE SHLAA IDENTIFYING A LIMITED AMOUNT OF
 SUITABLE, ACHIVABLE & DELIVERABLE HOUSING SITES.

Consultee ID: 1094579
Consultee: Stride Treglown on behalf of D Blackburn

Following to the notification sent to us on 20 February informing of an opportunity to comment
further in response to the Council’s Matter 3 Hearing Session response informing that the SHLAA has
failed to identify sufficient housing sites and that there is a limited amount of suitable, achievable
and deliverable housing sites within the area to meet identified objectively assessed need – please
consider our comments set out below.

Further, to our previous comments submitted in April, it is felt that the acknowledgment by the
Council that the SHLAA has not identified sufficient suitable and deliverable housing sites, that our
existing case and representations should be given further consideration and weight.

By recognising that Grenofen is a sustainable settlement, it offers the potential to absorb a modest
degree of development suitable to meet local needs and would make a small but meaningful
contribution towards open market and affordable housing in the area, and go a small way to
offsetting the ‘limited’ amount of housing sites identified within the SHLAA. Our case presented in
previous rounds of consultation has since been strengthened and our initial representation
confirmed that there were inconsistencies within the settlements listed as ‘sustainable’ within Figure
5.8 and paragraph 5.10 of the Local Plan. The Council’s Matter 8 Response to the Inspector (January
2018), sets out the scoring mechanism for the assessment of the sustainability of settlements,

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including ‘Sustainable Villages’; this paper clearly sets out the minimum threshold (score) that a village must attain to be classified as ‘sustainable’, this being 15. From West Devon BC’s indicative scoring for Grenofen (supplied by a policy officer via email 26/09/17) Grenofen scores 17, gaining the majority of points from the higher and mid weight categories. Assessing the scores provided within the Matter 8 Paper for the Sustainability assessment of settlements, it is clear that some settlements score lower than Grenofen yet are identified as sustainable and included within the list. It is for this reason that amendments need to be made to include Grenofen within Figure 5.8.

Considering the SHLAA has failed to identify sufficient potential housing sites that are suitable, achievable and deliverable means that smaller sustainable villages have a modest ability to provide housing sites (up to 10 dwellings) to supplement this lack of supply. Therefore, sustainable villages such as Grenofen that score higher than others listed within Figure 5.8 and Paragraph 5.10 can play apart in contributing to housing supply with the West Devon Area and flexibility within policy should exist for this to occur.

We would be grateful of confirmation of receipt of this document.

Yours sincerely,

Coral Ducroq MRTPI
Senior Town Planner
For
STRIDE TREGLOWN LIMITED

cc. D. Blackburn (via Email)