

25 January 2018

Dear Mr Young

Thank you for your email. I am happy for the Inspectors to see all the information from my earlier email. It is all relevant to the current situation. Plymouth City Council have certainly identified that the land concerned is suitable for alternative land uses, hence their Option Agreement last year. However, the current 'incorrect' Mineral Buffer Zone does have an effect on what land uses can ultimately be considered and therefore does require reviewing.

Kind regards  
Duncan Matthews  
Owner of Hays Farm

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20 January 2018

Dear Mr Young

Thank you for your time and trouble to reply to our conversation. The document you found is the response to a letter I handed into PCC dated 11th June 2017. I was told that it would be added to my earlier representation 14th April 2017 regarding policy PLY55. But this has not happened! I have therefore attached it.

I wrote the second letter following a meeting with Clive Tompkins (Senior Surveyor AI). He shared an Aggregate Industries (AI) Quarry plan dated January 2016. He expressed that no one in PCC had asked to see an up to date plan during the current Local Plan review!! The current plan confirms there is NO quarrying to come close to the land I own. In fact, the land south of mine currently a golf driving range is highlighted as 'barren/ uneconomic' to consider quarrying. The reality is that the quarry would even contain the buffer on the land they already own! As a result of my letter 11th June 2017, PCC wrote the response to include, "the respondent raises issues that the LPA will want to look into further and this potentially could lead to minor modifications being identified." So far so good!

However, when talking to Clive Tompkins (Senior Surveyor AI) on the 17th January 2018, some 7 months later. He informed me that no one from the LPA has bothered to contact him to discuss! When I spoke to PCC myself, their stance at present is that although they acknowledge the current mineral buffer is inaccurate, they would ONLY look into it at present IF the inspectors reviewing the Local Plan instruct them to?? Crazy!

The mineral buffer only came North in the 2007 Local Plan? I was not informed. I have already highlighted many issues in my previous representation, but essentially it was moved based on NO data?! The reason I require the mineral buffer zone being accurately reviewed, is that the land I own has been subject to 3 option agreements in the last year. To include one option agreement from Plymouth City Council for £650,000! Ultimately, the inaccurate mineral buffer does affect certain potential land uses being considered.

I have been encouraged throughout this process to speak at a Public Meeting being held by the Inspectors. However, you were able to inform me the date is the 7th February. Unfortunately, I am abroad until the 12th February, so I am unable to attend. I would appreciate if you would share this request with the Inspectors. The letter dated 11th June 2017 (attached) although commented on, has not been included as I was told it would. All I would like is that the LPA is made to review the mineral buffer accurately. Or as a minimum, PCC acknowledge that the ground I own is not affected by the mineral buffer zone. As can be confirmed by the Aggregate Industries Plan dated January 2016.

Kind regards  
Duncan Matthews  
Owner of Haye Farm

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