



# Hearing Statement

Plymouth & South West Devon  
Joint Local Plan Examination

## Matter 10

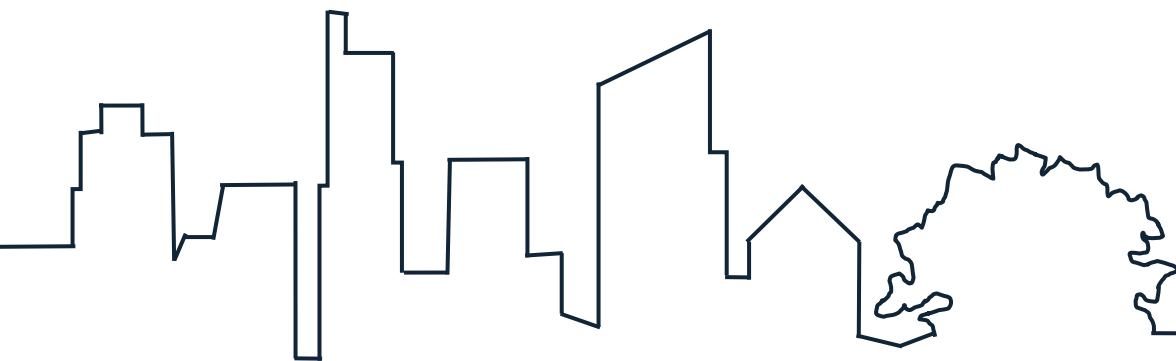
On behalf of Bovis Homes Ltd  
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January 2018

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*To remove before issue:*

Issue	Date	Status	Issued by	Checked by
1		First draft		
2		Second draft		
3		Final draft		

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## I INTRODUCTION

- I.1.1 This Hearing Statement has been prepared by Walsingham Planning, formerly Ian Jewson Planning Ltd (IJP) on behalf of Bovis Homes Ltd and relates to the Plymouth and South West Devon Joint Local Plan (JLP) Examination. Walsingham Planning previously submitted representations in relation to earlier stages of the consultation process including the Regulation 19 documents.
- I.1.2 Bovis Homes has a specific interest in relation to land at Callington Road, Tavistock which comprises part of the strategic mixed use allocation allocated under Policy SP23a of the Adopted West Devon Core Strategy. Outline planning permission has now been granted for the site under LPA reference 00554/2013/O for a mixed use development including up to 750 dwellings. Pre-application discussions have been held with West Devon Borough Council in relation to the approval of reserved matters and submission of these details are anticipated shortly to enable construction of houses to commence.
- I.1.3 Additional land outside but directly adjacent to the outline application area known as Callington Road (Site B) is also within the control of Bovis Homes (as edged red on the plan attached at **Appendix I**). It is recognised that the additional land is not a specific matter for the Examination but reference to it is included to explain the context of the Bovis Homes proposals.
- I.1.4 This Statement addresses matters identified by the Inspector in the Matters, Issues and Questions (November 2017) where considered relevant and highlights issues which are still considered to be of concern in relation to the soundness of the plan.
- I.1.5 We note that since the Regulation 19 document, a number of additional documents have been published on the JLP Examination website, including:
- New Housing Trajectories updating base date to March 2017 (Reference: TP3E, TP3F, TP3G).
  - TTV Trajectory agreement document (Reference: TP3I).
  - Summary of Allocated and Rejected Sites (Reference: EXC3D).

I.1.6 Reference is also made to these documents where relevant.

## 2 MATTER 10: OTHER DEVELOPMENT POLICIES

### 2.1 Delivering Quality Homes (Policies DEV9, DEV10 and DEV13)

- i. **The Written Ministerial Statement *Planning Update March 2015 (WMS)* sets out the government’s national planning policy on the setting of technical standards for new dwellings. It states that the new optional national technical standards should only be required if there is an evidenced need and where their impact on viability has been considered. Policy DEV9 refers to the building regulations optional access standards M4 (2) (accessible and adaptable dwellings) and M4 (3) (wheelchair user dwellings), whilst Policy DEV10 refers to the internal space standard (Nationally Described Space Standard (NDSS). Are Policies DEV9 and DEV10 consistent with the WMS? In particular:**

- a. **The policies state that the standards apply across the plan area. Whilst document H010 provides evidence for Plymouth, is there similar evidence for the rest of the plan area?**

2.1.1 No comment.

- b. **Are the standards justified by robust evidence: on what basis have the proportion of dwellings and the size of schemes been determined?**

2.1.2 No comment.

- c. **Is the use of the terms ‘at least’ and ‘where possible’ appropriate within the policies: does it provide certainty?**

2.1.3 As set out in our Regulation 19 Representations the requirements of this policy in relation to national space standards and accessibility will not be achievable in all situations and as such an element of flexibility should be incorporated into the policy at criteria 4. We would suggest the following change (in bold):

*“4. **Where viable and practical a mix of accessible housing units will be sought in new housing schemes, representative of the wider housing mix of the development including:**”*

**d. Have the requirements taken account of other available accommodation such as extra care, sheltered, retirement homes, nursing/care homes etc?**

2.1.4 No comment.

**e. Have the impacts of applying the standards on the viability of schemes been adequately considered?**

2.1.5 No comment.

## **APPENDIX I – SITE LOCATION PLAN**



