



# Hearing Statement

Plymouth & South West Devon  
Joint Local Plan Examination

## Matter 10

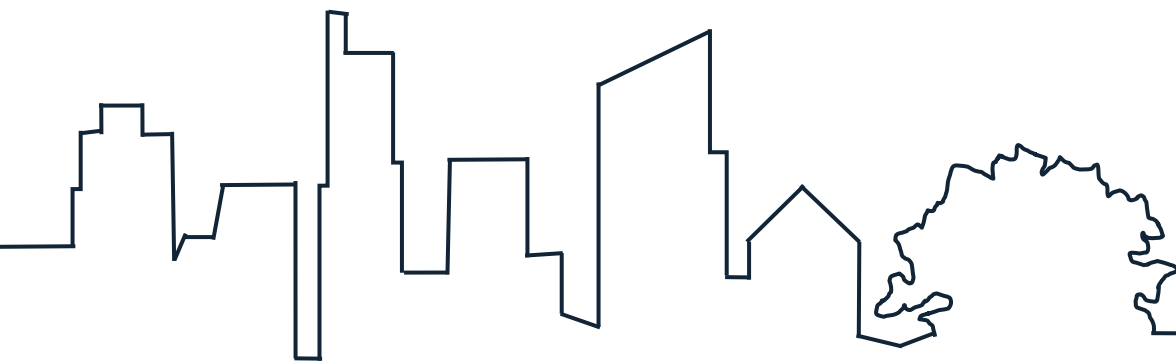
On behalf of Land Value Alliances Ltd  
Person ID: 1096270

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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## **APPENDICES**

APPENDIX I – Site Location Plan

## I INTRODUCTION

- I.1.1 This Hearing Statement has been prepared by Walsingham Planning, formerly Ian Jewson Planning Ltd (IJP) on behalf of Land Value Alliances Ltd (LVA) 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 LVA has a specific interest in relation to land north of the A3072 in Hatherleigh as edged red on the plan attached at **Appendix I**. This land has previously been identified as a proposed allocation for mixed use development (SHLAA reference WD 06 13 16) in the Extra Sites and Topic Paper Consultation (November 2016) for the Thriving Towns and Villages. However, the site was omitted from the pre-submission Regulation 19 version of the JLP in favour of land on the opposite side of the A3072 known as 'Hatchmoor' (Site 12 in Policy TTV 29). LVA have previously argued that the inclusion of this site as a proposed allocation has not been adequately justified based on available evidence.
- I.1.3 It is recognised that the LVA site is not a specific matter for the Examination but reference to it is included to explain the context of the LVA proposals. A planning application for a mixed use development including 80 dwellings is currently before the Council for determination (LPA Ref: 1885/17/OPA).
- 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 and 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?**

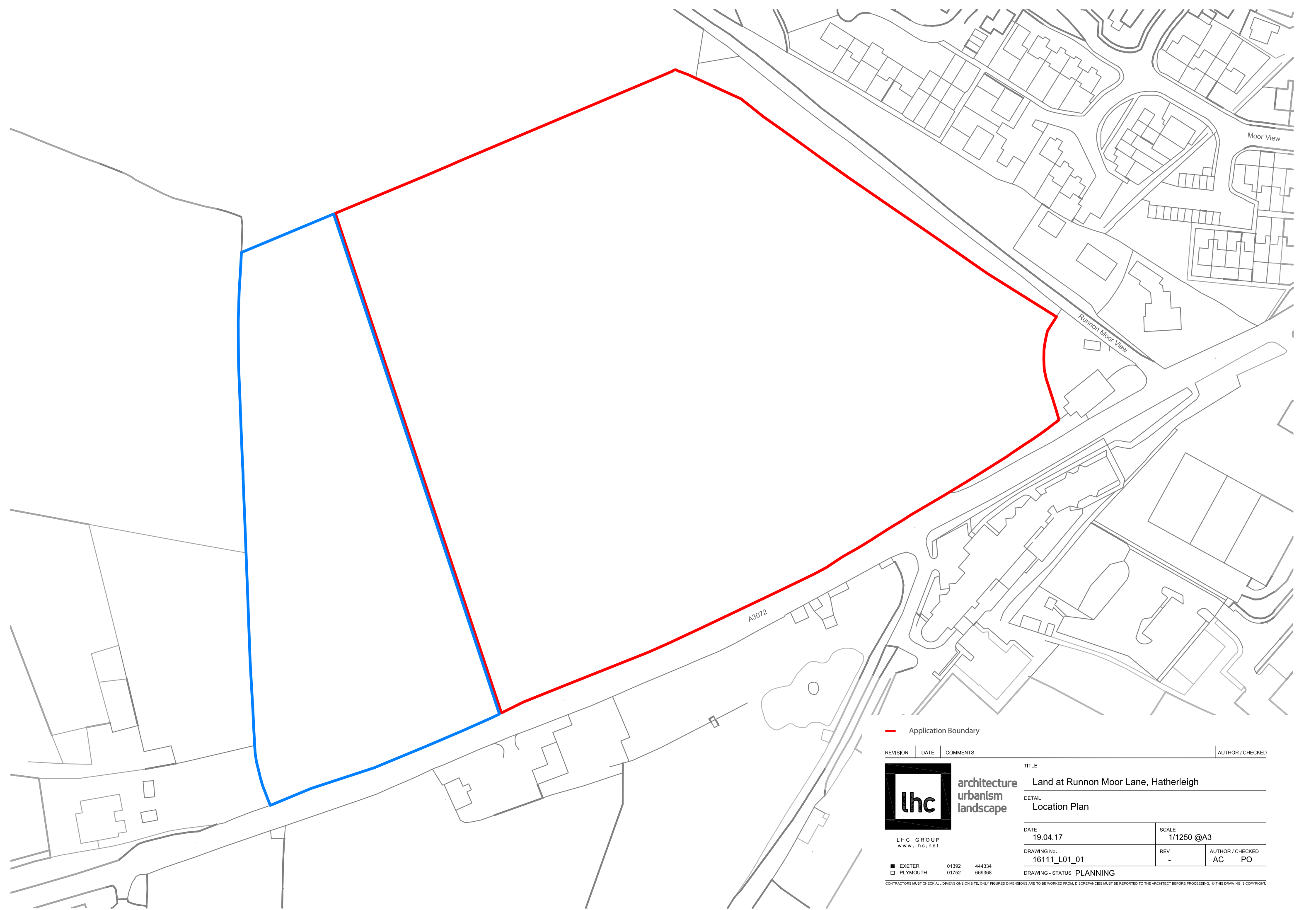
2.1.4 No comment.

**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**





— Application Boundary

REVISION	DATE	COMMENTS	AUTHOR / CHECKED
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TITLE  
**Land at Runnon Moor Lane, Hatherleigh**

DETAIL  
**Location Plan**

DATE  
**19.04.17**

SCALE  
**1/1250 @A3**

DRAWING No.  
**16111\_L01\_01**

REV  
**-**

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