

**Plymouth and South West Devon Joint Local Plan**

**Matter Twelve – Delivery and Monitoring**

**Participant Statement by Persimmon Homes ID 216a**

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## **Inspectors Matter 12: Monitoring and Delivery**

During the Matter 3 hearings we were invited to submit statements in relation to Matter 12.

We would submit that an additional bullet point, after the existing fourth bullet point, should be added to paragraph 3.32 of the Plan, with suggested wording given below;

“Where it becomes clear that housing delivery is falling behind the trajectories the Joint Councils will approach Cornwall Council to discuss opportunities to deliver housing within Saltash which sits in the wider Plymouth Housing Market Area.”

We have previously submitted comments in respect of Matter 3 relating to the need to acknowledge within the JLP that Saltash forms part of the functional HMA of Plymouth. Policies SPT1 and SPT2 aim to set the scene for the delivery of sustainable growth and development within the JLP area. Amendments to the wording of these policies have already been discussed during the Matter 2 hearings however we would seek to re-state our point that sustainable development is not constrained by administrative boundaries. The fundamental principle of delivering a Joint Local Plan to meet the needs of 3 Councils in neighbouring areas is based on this fact. Therefore it must be unsound to state, as the JLP currently does, that the Housing Market Area does not need to take account of Saltash. This document should be read in conjunction with our previous comments; however this document specifically refers to the deliverability of the housing need for Plymouth within its Housing Market Area.

In response to the Cornwall Council consultation on the Preferred Options for the Site Allocations DPD, Plymouth City Council stated;

“Although the Cornwall Local Plan has set out that Cornwall represents a single housing market area in its own right, it must be recognised that functionally Saltash and other parts of south east Cornwall could be considered to be part of the Plymouth HMA.”

Plymouth City Council made comments to the Cornwall Site Allocations DPD that state the relationship between Plymouth and Saltash;

“...we know that residents of Plymouth work in Saltash, use the Waitrose supermarket, go to school and use leisure facilities in Saltash, and vice versa. These relationships benefit residents and businesses in both settlements and should form the basis of the key policies for Saltash.”

It is therefore submitted that it would be an entirely reasonable and logical approach to follow the approach taken by the Inspector in South Worcestershire as discussed during the Matter 3 hearings where it was concluded that a review of delivery can be undertaken through the Development Management process rather than by relying on a review of the Local Plan by the inclusion of a suitable mechanism within the Plan.