

Joint South West Devon Local Plan

Issue 2 Spatial Strategy

Participant Statement by Persimmon Homes ID Ref No 989000

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Devon
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Word Count: less than 3,000 excluding quotes and Inspector's questions

Inspectors Matter 2: Main issues –

Main issue - Does the JLP set out the most appropriate strategy to deliver the vision, objectives and outcomes set out in the plan, which is justified, and consistent with national policy?

2.1 Spatial strategy (Policies SPT1 and SPT2)

(Other policies in the spatial strategy chapter of the plan are set out under separate topic areas below)

i Policies SPT1 and SPT2 provide lists of sustainable development principles: are they necessary, justified and consistent with national policy? As the policies in the JLP when considered as a whole should form the framework for delivering sustainable development within the plan area, are the policies effective and is it clear how they will be used by decision-makers when considering development proposals?

ii Para 3.17 (p18 of the JLP) states that the measures/standards set out in figure 3.2 will be used in implementing Policy SPT2 when considering development proposals. Does this need to be clearly set out in policy and are the measures/standards justified

1. The plan's stated aim "The Strategic Objectives of the Plan " are set out at Page 11 .In essence these are to deliver an integrated approach to the needs of the area, strengthening Plymouth's role in the region as a major regional city and delivering growth in key target areas . Elsewhere in the plan the key target areas and key policies are developed in more detail.

2 Spatial Policies SPT 1 and SPT 2 should then develop that aim in to a structure to provide the framework for the policies and targets that are developed further.

3 The plan's stated actions for growth should be set out in SPT1 and SPT 2 as the key policies so that it is clear to decision makers when considering proposals where those priorities lie.

4 Policies SPT and SPT as currently expressed repeat much of what is in National Policy but do not develop nor explain what the key priorities are .The stated intention is delivery but as drafted the policies do not assist in this nor give clear guidance as to how the Strategy can be measured .

5 At page 13 of the plan SO1 sets out in more detail the intention to reposition Plymouth as a major centre for growth in the south west and then sets out in more detail where those priorities are.

6 Policies SPT1 and SPT 2 should develop the objective SO1 in order to set the decision making framework for the more detailed explanation in the plan .Policies SPT1 and SPT2 are in our view not effective in that regard .

Observations and Response

7 Elsewhere in the Devon area other plans have been developed which are growth led. For example the Torbay Local Plan is a plan for growth which attempted to

rebalance the need for a growth led agenda to attract the young and economically active in to the area to redress the over reliance on tourism and the bias in the population toward the upper ages which puts pressure on services which have to be funded by more sustainable and diverse measures of growth .

8 The Torbay plan sets out in Policy SS1 an explanation of how existing commitments to growth will be used, the identified areas of growth and which are the strategic development areas and then sets out how the balance between those sources of growth will be managed.

Proposals to make sound

9 Policy SPT 1 should set out how the aspiration of sustainable development should be delivered, what the strategic priorities will be and how the process of balancing the growth between the three local authorities will be managed.

10 Policy SPT 2 should then set out how much of that growth will be from existing sources in terms of the reliance on existing sources for the first part of the plan period and how any shortfall will be addressed and the role of the major SUE's which are sited within the surrounding LPA areas will be managed .

11 This would then logically lead on to policy SPT 3 which sets out how the numbers between the policy areas will be allocated and figure 3.3 which set out how the overall housing figure is derived.