

# **Plymouth and South West Devon Joint Local Plan 2014-2034 Examination**

Matter 7: Policy Area Strategies: Plymouth  
6<sup>th</sup> – 8<sup>th</sup> February 2018  
Devon County Council Position Statement

8<sup>th</sup> January 2018

**Devon County Council**  
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## 1. Introduction

### 1.1. Purpose of this Statement

- 1.1.1. This statement has been prepared to answer the questions and address the associated issues as posed by the Planning Inspectors in relation to matter 7 of the Plymouth and South West Devon Joint Local Plan (2014-2034) Examination.
- 1.1.2. This statement relates to questions 7.1(iii) and 7.3(iv)a of Matter 7 (Policy Area Strategies: Plymouth).
- 1.1.3. It should be noted that this statement does not cover all of the questions raised by the Planning Inspectors in relation to Matter 7, but focuses upon those which Devon County Council has a specific interest in order to fulfil its statutory responsibilities, in this case regarding County infrastructure.

### 1.2. Summary of Devon County Council (DCC) position

- 1.2.1. The County Council has worked co-operatively with the Joint Local Plan authorities (Plymouth City Council, South Hams District Council and West Devon Borough Council) throughout the preparation of the Local Plan including the provision of advice to inform the development of policies and proposals for South Hams and West Devon. This has included attendance at numerous meetings when required, the preparation of evidence reports and the submission of representations at the appropriate formal stages in the plan making process.
- 1.2.2. This approach of continuous engagement and co-operation between Authorities has meant it has been possible to investigate and address issues collaboratively as they have emerged. As such, the County Council is supportive of the overall strategic development strategy as set out within the Joint Local Plan.

## 2. Questions

### 2.1. Question 7.1(iii)

***Devon County Council has suggested changes to the wording in policy PLY5 and the supporting text, including in relation to the policy's relationship with the Devon Minerals Plan and the deletion of point 7 which refers to development outside the city boundary. Are these changes necessary for reasons of soundness?***

- 2.1.1. Devon County Council, as the Mineral Planning Authority within its administrative area (including South Hams and West Devon), objected to Policy PLY5 of the Joint Local Plan due to the provision made in the policy for mineral development within Devon and therefore outside the scope of the plan.

- 2.1.2. Devon County Council recognised that the Joint Local Plan authorities may wish to express concerns over mineral development within Devon, but thought it inappropriate and unnecessary to do so within policy which duplicates the provisions of the Devon Minerals Plan (adopted in February 2017) upon which the Joint Local Plan authorities made representations.
- 2.1.3. The County Council recommended that paragraph 7 of Policy PLY5 be deleted and any reference to planning conditions, agreements or an access strategy be moved to the supporting text.
- 2.1.4. Through discussion with the JLP authorities, these changes have been proposed through a modification (as confirmed within the Statement of Common Ground between Devon County Council and the JLP authorities) and the County Council is satisfied that the objection on this matter has been overcome.

## **2.2. Question 7.3(iv)**

***Policy PLY44 allocates land at Woolwell as a mixed use sustainable urban extension to deliver about 1,800 homes within the plan period and a community park.***

***a) Is it clear within the policy what the range of services and facilities to be sought within the proposal will be? Should more specific reference be included for facilities required to be delivered on site as well as contributions to such services as a secondary school?***

- 2.2.1. In terms of County infrastructure, Policy PLY44 appropriately sets out the range of services and facilities which should be sought within the proposal. The policy makes reference to the need for a primary school within the allocation. This would be of 420 spaces initially, but provided on a site future proofed to be able to accommodate expansion to 630 pupils.
- 2.2.2. Discussions regarding secondary school provision have continued between the County Council and the Joint Local Plan authorities following submission of the plan. These discussions have confirmed that Plymouth City Council will secure an appropriate number of secondary places sufficient to meet needs of the Woolwell allocation within the city boundary. This provides sufficient comfort to the County Council that appropriate provision will be made.