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 c/o Joint Local Plan Team
 Strategic Planning and Infrastructure
 Plymouth City Council
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Our ref: 7212

4 January 2017

Att: Robert Young, Programme Officer

**Examination into the soundness of the Plymouth and South West Devon Joint Local Plan 2014-2034.
 Further Written Statement on behalf of Stuart Properties Ltd in response to Matter 8.**

Please take this letter as confirmation that on behalf of our client, Stuart Properties Ltd, we would like to reserve the right to participate at the Examination Hearings with regard to the issues raised under matter 8.

Our clients' interests relate to the village of Wrangaton, within the South Hams Local Authority Area. They are the owners of the Wrangaton Business Park (which provides approximately 150 jobs in the B1-B8 Use Classes), and an adjacent piece of previously developed land currently subject to a planning application for up to 36 houses and a shop. Whilst planning permission has not yet been granted, this site has now been included on the LPA's Brownfield Land Register (as of December 2017) as suitable for housing (copy enclosed).

The current planning application has officer and local member support, and we expect planning permission to have been granted by the time that the hearing sessions are underway (under LPA reference 1317/16/OPA).

Matter 8: Policy Area Strategies: Thriving Towns and Villages

Issue - Does the JLP provide a robust framework for the management and delivery of development across the Thriving Towns and Villages Policy Area (TTVPA) that is justified, effective and consistent with national policy?

8.1 Approach to development (Policies TTV1 and TTV2)

ii. Where settlement boundaries are identified are they justified, and do they take account of any outstanding planning permissions?



No. The settlement boundary for Wrangaton should be redrawn.

Within the submission version of the Plymouth and South West Devon Joint Local Plan, under Policy TTV1, Wrangaton is identified as a sustainable village. This is a position that our client fully supports.

At the Regulation 19 stage, a settlement boundary was drawn for Wrangaton as per that shown in Topic Paper TP2. This proposed two separate boundary areas drawn around clusters of housing located outside of the LPA's control and within Dartmoor National Park Authority's jurisdiction. This error was flagged with the LPA.

However, Wrangaton is located within the Local Authority boundaries of both South Hams and Dartmoor National Park. We consider that the characteristics that make Wrangaton sustainable (such as a business park, café, high frequency public transport route) are all located to the south of the village within or adjacent to the land that falls within South Hams control. It will also be noted that our clients land has recently been added to the Council's Brownfield Register Part 1, and is suitable for housing. This site can accommodate at least 36 dwellings. We have therefore previously suggested that the boundary should be redrawn to include all of this land which is to the south of the B3213 and as shown in our earlier representation (and enclosed with this document for reference).

However, SUB3 (Policies Map TTVPA (South Hams)) now proposes no settlement boundary for Wrangaton and we are concerned that within Document SUB 8 (Plymouth and South West Devon Joint Plan: Summary Schedule of Changes to the Plan), at Page 10 (within the minor modifications table) it states that Wrangaton will now be removed from the sustainable villages list. The change proposed would obviously have implications for the spatial strategy and housing delivery set out in the submission version of the plan.

Whilst we note that the land originally intended to have a settlement boundary is within Dartmoor National Park Authority's jurisdiction, this doesn't stop Wrangaton from being a sustainable location.

There is no need to remove Wrangaton from the list of sustainable settlements set out in the Local Plan. Instead, a new settlement boundary should be redrawn, as we have previously suggested, to include the business park and a large area of previously developed land upon which the proposed housing targets for Wrangaton can be provided.

8.4 Sustainable Villages and the Countryside (Policies TTV30-32)

iv. Are any other amendments required to make the policies sound?

Yes. Wrangaton is still listed as a sustainable settlement within Policy TTV30 and is identified as a sustainable village able to accommodate around 10 dwellings. However, SUB3 (Policies Map TTVPA (South Hams)) provides no settlement boundary in which this housing can be located.

A settlement boundary should be drawn as per that shown in our earlier representation and as enclosed with this statement. This will enable South Hams to deliver the housing proposed for Wrangaton under policy TTV30.

CONCLUSION



We trust the above is clear and look forward to discussing these issues in further detail at the forthcoming hearings.

Yours faithfully

BELL CORNWELL LLP



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