



Hearing Statement

Plymouth & South West Devon
Joint Local Plan Examination

Matter 9

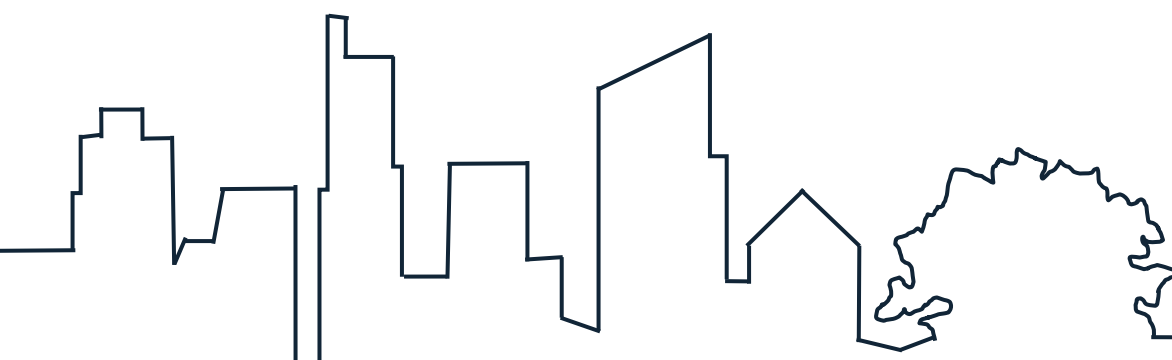
On behalf of Bovis Homes Ltd
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January 2018

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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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I INTRODUCTION

- I.1.1 This Hearing Statement has been prepared by Walsingham Planning, formerly Ian Jewson Planning Ltd (IJP) on behalf of Bovis Homes Ltd 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 Bovis Homes has a specific interest in relation to land at Callington Road, Tavistock which comprises part of the strategic mixed use allocation allocated under Policy SP23a of the Adopted West Devon Core Strategy. Outline planning permission has now been granted for the site under LPA reference 00554/2013/O for a mixed use development including up to 750 dwellings. Pre-application discussions have been held with West Devon Borough Council in relation to the approval of reserved matters and submission of these details are anticipated shortly to enable construction of houses to commence.
- I.1.3 Additional land outside but directly adjacent to the outline application area known as Callington Road (Site B) is also within the control of Bovis Homes (as edged red on the plan attached at **Appendix I**). It is recognised that the additional land is not a specific matter for the Examination but reference to it is included to explain the context of the Bovis Homes proposals.
- 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, 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 9: ENVIRONMENT

2.1 Place Shaping and Heritage (Policies DEV20 – DEV23)

- i. **Is it clear how the criteria in Policy DEV20 will be assessed when considering development proposals?**

2.1.1 As set out in our Regulation 19 Representations it is not clear how criteria 1, which tasks development proposals with ‘*Creating a positive legacy of decisions*’ will be assessed. In addition the requirement that proposals should ‘*seek to address Building for Life Criteria*’ is vague and will create potentially unreasonable barriers for development proposals to overcome. There is no justification for such an approach to be applied and as such criteria 1 should be deleted:

~~1. *Creating a positive legacy of decisions by ensuring that the lifetime of buildings, the quality of design, the resilience of the materials and opportunities to achieve a sustainable resource efficient design have been considered. Larger scale development should seek to address Building for Life criteria or a similar design framework.*~~

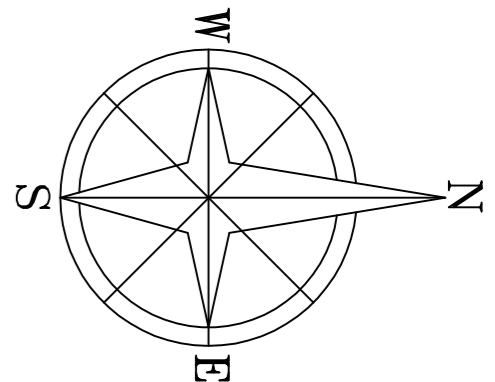
2.2 **Climate change, flooding and coastal change (Policies DEV34-DEV38)**

- i. **Does Policy DEV34 provide a positive strategy for delivering low carbon development? Is the policy, including points 5 and 6, justified and consistent with national policy? Is there justification for it to refer to a specific carbon reduction target? Is the policy consistent with the Plymouth plan in this respect?**

2.2.1 As set out in our Regulation 19 Representations we do not agree with point 6 of Policy DEV 34 which states ‘*Developments will be required to connect to existing district energy networks in the locality or to be designed to be capable of connection to a future planned network. Where appropriate, proportionate contributions will be sought to enable a network to be established or completed.*’

2.2.2 This will not be achievable in all cases and will result in higher than necessary infrastructure costs to the overall detriment of viability.

APPENDIX I – SITE LOCATION PLAN



<p>By _____</p> <p>Permeage Authority Approval Date _____</p> <p>Highway Authority Approval Date _____</p> <p>Drawn from the drawing file with permission of the client. The client is responsible for the accuracy of the information. The client is responsible for the accuracy of the information. The client is responsible for the accuracy of the information.</p>	
<p>BOVIS HOMES</p> <p>Bovis Homes Limited South West Region Bishops Cleeve, Cheshire, Cheshire, GL52 8JS Tel: 01242 682400 Fax: 01242 682850 DX: 137901 Bishops Cleeve 2</p>	
<p>Callington Road South Tavistock</p>	
<p>SP32a EXTENSION LAND</p>	<p>REV A</p>
<p>DATE AUGUST 2013</p>	<p>SCALE 1:2500 @ A1</p>