

# Hearing Statement

Plymouth & South West Devon  
Joint Local Plan Examination

## Matter 9

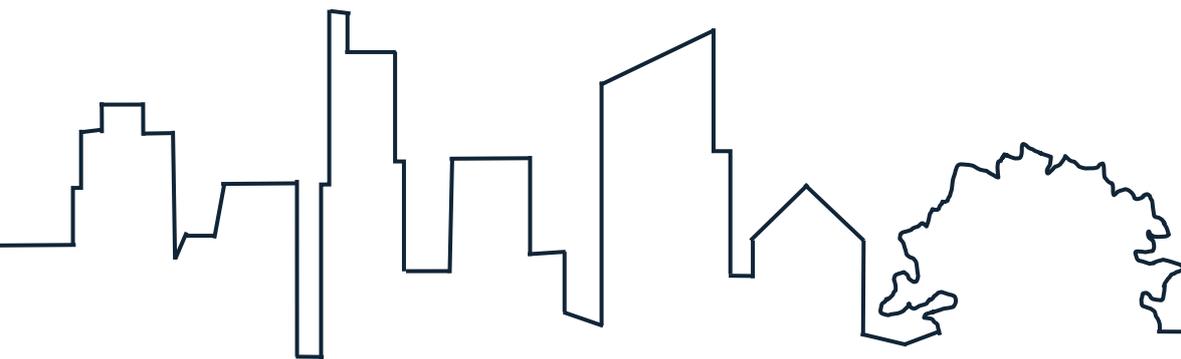
On behalf of Land Value Alliances Ltd  
Person ID: 1096270

January 2018

### **Walsingham Planning**

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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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## **APPENDICES**

APPENDIX I – Site Location Plan

## I INTRODUCTION

- I.1.1 This Hearing Statement has been prepared by Walsingham Planning, formerly Ian Jewson Planning Ltd (IJP) on behalf of Land Value Alliances Ltd (LVA) 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 LVA has a specific interest in relation to land north of the A3072 in Hatherleigh as edged red on the plan attached at **Appendix I**. This land has previously been identified as a proposed allocation for mixed use development (SHLAA reference WD 06 13 16) in the Extra Sites and Topic Paper Consultation (November 2016) for the Thriving Towns and Villages. However, the site was omitted from the pre-submission Regulation 19 version of the JLP in favour of land on the opposite side of the A3072 known as 'Hatchmoor' (Site 12 in Policy TTV 29). LVA have previously argued that the inclusion of this site as a proposed allocation has not been adequately justified based on available evidence.
- I.1.3 It is recognised that the LVA site is not a specific matter for the Examination but reference to it is included to explain the context of the LVA proposals. A planning application for a mixed use development including 80 dwellings is currently before the Council for determination (LPA Ref: 1885/17/OPA).
- 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 and 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.*~~

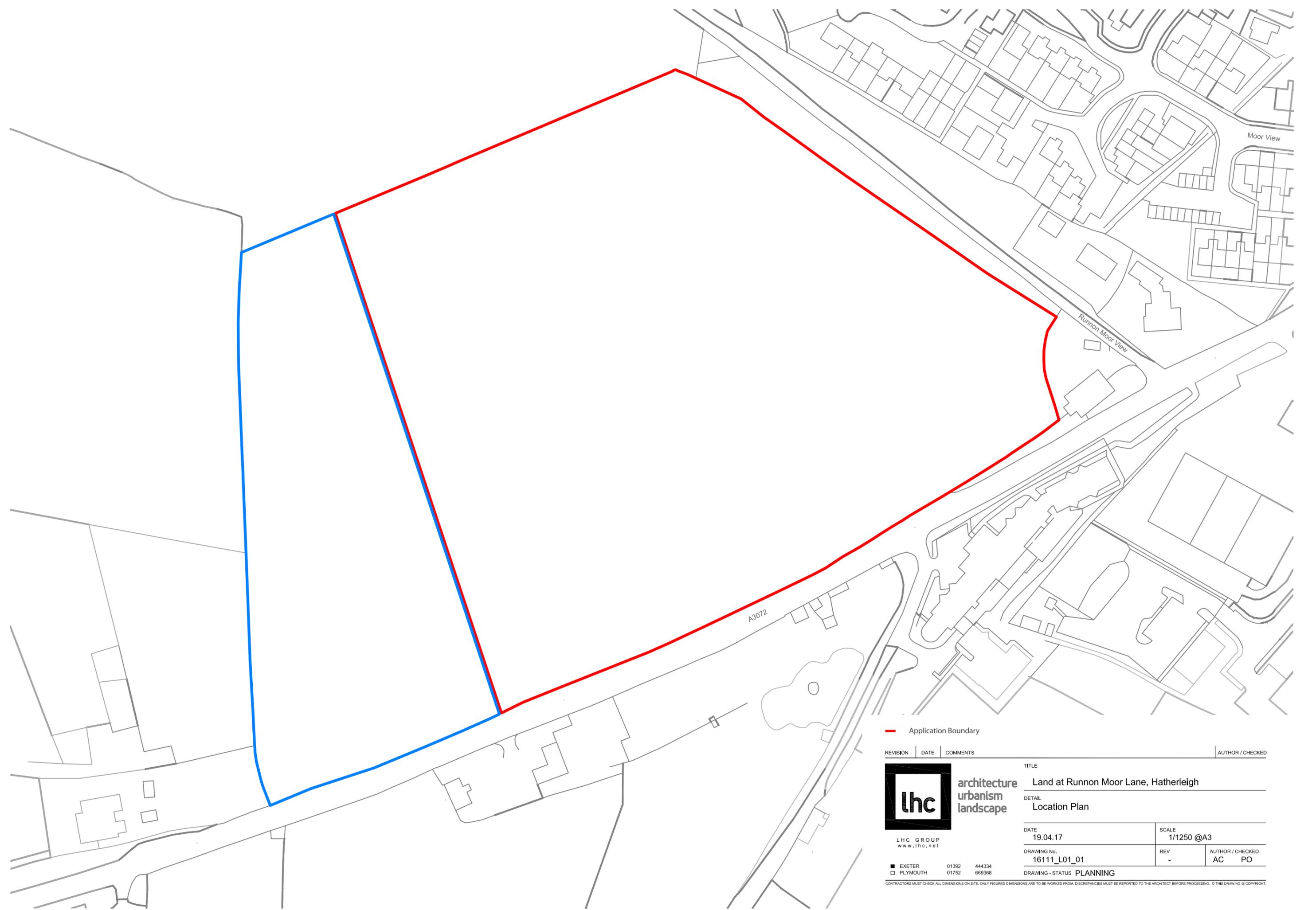
### 2.2 **Climate change, flooding and coastal change (Policies DEV34-DEV38)**

- 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**



— Application Boundary

REVISION	DATE	COMMENTS	AUTHOR / CHECKED
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architecture  
urbanism  
landscape

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TITLE  
**Land at Runnon Moor Lane, Hatherleigh**

DETAIL  
**Location Plan**

DATE  
**19.04.17**

SCALE  
**1/1250 @A3**

DRAWING No.  
**16111\_L01\_01**

REV  
**-**

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DRAWING - STATUS **PLANNING**

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