Dear Mr Young

Re: Plymouth and South West Devon Joint Local Plan Examination

Statements on behalf of Rockspring Barwood Plymouth Ltd. (ID No. 1095245)

I write on behalf of my clients, Rockspring Barwood Plymouth Limited (Barwood Land) who are promoting the land identified under policy PLY44 of the Joint Local Plan (JLP) as the "Woolwell Sustainable Urban Extension and Community Park".

We are grateful to have the opportunity to appear at the JLP Examination in respect of the following Matters:

- Matter 7 - Policy Area Strategies: Plymouth
- Matter 9 - Environment
- Matter 10 - Other Development Policies

I am pleased to attach a copy of Examination Statement in respect of Matter 7. I would ask you to note that, after careful consideration of the Inspectors’ questions in respect of Matters 9 and 10, we are content to rely on our original submissions at Regulation 19 Stage. We will still attend those sessions of the Examination where, to assist the Inspectors, I will be accompanied by specialist members of the Barwood project team with the intention of assisting the Inspectors as fully as possible. I return to this point below.

I would also respectfully draw your attention to the Statement of Common Ground which has been agreed between my clients and the JLP Authorities. This sets out not only the progress that has been made in bringing forward a planning application on the site but the level of agreement that has been reached on the policy framework including in respect of the wording of policy PLY44. The Statement of Common Ground should be read alongside our Matter 7 Statement.
Matter 7 – Policy Area Strategies: Plymouth

Our Matter 7 Statement sets out our position that the proposals for Woolwell under PLY44 are appropriate and deliverable and will achieve a sustainable and high quality development that will also deliver significant benefits for the existing community. The Statement has been informed by a significant amount of technical work including surveys and pre-application discussions with the JLP Authorities. Whilst, given the word limits imposed, it is neither possible nor appropriate to set out this technical work in any detail in this Statement, we would of course be happy to provide the Inspectors with further details if this is considered to be of use.

Matter 9 – Environment

As stated above, whilst we wish to attend and speak as necessary at the Matter 9 session of the Examination, having reviewed the Inspectors’ questions, we are mindful of the need to avoid repetition of issues raised previously. Therefore, and in accordance with paragraph 5.9 of EXC6, we are content to rely on our previous representations in respect of Matter 9 although we respectfully draw the Inspectors’ attention to the following points of clarification:

1. Our previous concerns (at Regulation 19 stage) in respect of DEV28 remain but should now also be considered alongside the revisions to PLY44 (4(vii)) as set out in the Statement of Common Ground; and

2. Our previous representations on DEV29, which specifically referred to Pick Pie Plantation Local Green Space, remain valid and should be considered alongside our response to Inspectors’ question 7.3 iv (c) in respect of Matter 7.

Matter 10 - Other Development Policies

As with Matter 9, we are keen to avoid repetition of issues that we have already raised in previous representations. Therefore, we have not submitted a further statement in respect of Matter 10 but will attend the session and speak as appropriate.

I trust that the above is in order but, should you require any further information, please don’t hesitate to contact me.

Yours sincerely

Alistair Macdonald
Director, Head of Boyer Bristol

Enc. Matter 7 Statement