



## JLP Councils note to Inspectors re. DEV10 point 6

### Context

With regard to draft policy DEV10 point 6, the Inspector sought confirmation of compliance with national planning guidance. We were also asked to cite the evidence which justified the approach taken in this part of the policy.

The Councils consider point 6 of draft policy DEV10 to be compliant with the National Planning Policy Framework (NPPF), in particular, paragraph 53, which states *'local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'*.

We note that the expectation of the NPPF is for LPAs to consider whether there is a case for policies relating to garden development. We have indeed considered the case which we have summarised below. Furthermore, we consider that the policy is justified on the basis of proportionate evidence.

Garden development is regularly raised as an area of concern amongst Members and the local community across the plan area and formally it was recorded as an issue in response to the Plymouth Plan Toolkit Consultation that took place from 28<sup>th</sup> September 2015 – 8<sup>th</sup> January 2016 (document reference PCC43 provides a summary of the consultation responses received).

Each Council has monitoring data confirming there has been a consistent appetite to deliver new homes on garden land over many years and the Councils are in agreement that it is necessary to place greater controls on such developments to protect the quality of the urban environment and prevent 'town cramming'. Through the Annual Monitoring Reports, garden land developments are closely monitored and over the last 10 years, approximately 3% of homes delivered within Plymouth were developed on garden land, which represents a total of 200 new dwellings. In the Thriving Towns and Villages approximately 9% of homes delivered over the last 6 years were on garden land, which also represents a total of 200 new dwellings during this 6 year period.

Development of garden space that is unregulated can have an adverse effect on the character, function and demographic profiling of an area. In some parts of the plan area, uncontrolled and inappropriate development of this type can disrupt urban wildlife and place pressure on infrastructure, schools and doctor's surgeries, for example.

In accordance with the NPPF (section 6), the JLP supports the delivery of a wide choice of high quality homes, in particular, point 6 of draft policy DEV10 seeks to ensure the full range of objectively assessed needs in the housing market area can be met. Document HO13A (page 111) includes Objectively Assessed Needs projections and proposes that the total population of families with children in the Housing Market Area (HMA) is going to rise significantly during the plan period from 56,247 (2014) to 63,558 (2034). It is conceivable that families with children are likely to look for homes with garden space as they can offer private, safe places for children to play. To ensure we can provide the right mix of homes for our local community now and in the future, we consider it necessary to include point 6 of draft policy DEV10.

In addition, NPPF (section 7) requires good design and stipulates that good design is a key aspect of sustainable development and it should contribute positively to making places better for people. Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces (which could include gardens) and wider development schemes.

Point 6 of draft policy DEV10 does not preclude garden land from development, rather it ensures new proposals do not have a detrimental impact on the character of an area or existing communities and it ensures such developments positively contribute to the creation of sustainable communities.