

Plymouth and South West Devon Joint Local Plan

Statement of Common Ground

Between

Devon County Council

and

The JLP Authorities

Relating to Joint Local Plan Policies:

SPT7, SPT11

PLY5, PLY44

TTV6, TTV16, TTV20, TTV29.11-13, TTV29.18

DEV21, DEV33, DEV35

12/2017

## Introduction

This Statement of Common Ground has been agreed by Devon County Council and Plymouth City Council/South Hams District Council/West Devon Borough Council/the JLP authorities of Plymouth, South Hams and West Devon Councils. This Statement has been prepared to assist the Inspectors conducting the Examination in Public of the Plymouth and South West Devon Joint Local Plan and clarifies those matters that have been agreed and those that remain outstanding in relation to representation number 38874 of the submission version of the PSWD JLP.

## Background and policy context

This statement addresses issues raised by Joe Keech, Chief Planner at Devon County Council at the pre-submission stage. In their representation, Devon County Council express full support for the joined up and coordinated approach taken by the local planning authorities to prepare a Joint Plan for the sub-region. In particular, the County Council recognise their fundamental role in the planning and delivery of strategic developments outside of the Plymouth City Council boundary, specific reference is made to JLP Policy PLY44 Woolwell sustainable urban extension and community park and more generally, the role of the County Council as Highway Authority, Education Authority and Minerals and Waste Planning for the area.

The County Council submitted detailed comments on the JLP which have been summarised with preliminary responses in the Regulation 22 Statement (Response Report) (Document SUB22) and its appendices.

<https://www.plymouth.gov.uk/sites/default/files/Regulation22StatementResponseReport.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfRepresentationsConsulteeID.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfRepresentationsPolicyObjectiveThemeArea.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfRepresentationsJLPOtherSupportingDocuments.pdf>

<https://www.plymouth.gov.uk/sites/default/files/ScheduleOfLateRepresentations.pdf>

## Matters agreed by both parties

As part of the ongoing commitment to fulfil the Duty to Cooperate, the County Council have had continuing dialogue with the JLP Councils in order reach agreement on potential modifications to the plan. The modifications agreed are set out in the schedule below.

Devon County Council confirm that, subject to these modifications being made their representations in relation to the plan are satisfied.

The JLP Councils confirm that they are happy for these modifications to be identified as potential minor modifications to the plan.

Ref	Part of JLP (Submission version) affected	Potential modification
M7	Spatial Strategy – Policy SPT7	<b>NEW POINT</b> Cooperate with the Tamar Valley and South Devon AONB Partnerships in the implementation of the plan's policies for conserving the landscape and scenic beauty of the AONBs.
M8	Spatial Strategy – new para after para 3.57	Additionally, given its roles and responsibilities for planning and infrastructure in the Plan Area - especially for the TTV Policy Area and the Plymouth urban fringe within South Hams - Devon County Council has played a key role in the preparation of the plan and will continue to do so in relation to its implementation.
M11	Spatial Strategy – para 3.67	The opportunity exists to make better use of the rail networks in the sub region, through the realisation of the Plymouth Metro, with the city at its hub, <b>within a wider Devon Metro strategy</b> and including taking advantage of plans to re-open the local rail link to Tavistock as an initial step to ...

Ref	Part of JLP (Submission version) affected	Potential modification
M12	Spatial Strategy – Policy SPT11	The <b>distinctive characteristics</b> , special <del>and unique</del> qualities <b>and valued features</b> of the natural environment of the Plan Area will be protected, <b>conserved</b> and enhanced. <b>This will be</b> through a strategic approach which <del>takes account of</del> <b>protects</b> the hierarchy of <del>legal status</del> <b>international, national and locally designated sites, commensurate with their status,</b> and <del>takes account of</del> the natural infrastructure functions of different sites, <b>habitats and features</b> . <b>Key principles include:</b>
M28	Strategy for Plymouth Policy Area – Policy PLY5 (title)	<del>Safeguarding</del> <b>Sustainable use of Plymouth's mineral resources</b>
M33	Strategy for Plymouth Policy Area – para 4.19	The policy provides a strategic framework for the use and extraction of minerals resources within the city boundary. <b>Outside of the city boundary, the Minerals Planning Authority is Devon County Council, and the Devon Minerals Plan 2011-2031 was adopted in February 2017. In this respect, Policy PLY5 will help to shape representations the councils make in relation to minerals developments within the Devon Minerals Plan area.</b> <del>(given that minerals policies for the areas outside of the city boundary are covered by the Devon Minerals Plan).</del> The starting principle <b>for the policy</b> is to prioritise the <del>reuse and use of recycling</del> <b>recycled and of secondary aggregates as far as practicable.</b> However, Plymouth's growth will increase demand for primary aggregates to supply construction projects.
M34	Strategy for Plymouth Policy Area – para 4.20	4.20 ... The EU has defined tungsten as a critical raw material, and the British Geological Survey have placed tungsten <del>joint</del> <b>close to the top</b> of its global risk list due to its scarcity ...
M35	Strategy for Plymouth Policy Area – new para after para 4.26	<b>In addition to providing for and safeguarding minerals extraction, the policy also protects key infrastructure relating to the handling, processing and distribution of minerals. This includes key marine infrastructure in the Cattedown Harbour area, with Cattedown Wharf, Pomphlett Wharf, Corporation Wharf and Victoria Wharf all providing important facilities.</b>
M87	Strategy for Plymouth Policy Area – Policy PLY44	5. Appropriate local facilities to support the new and existing residents and to enhance the sustainability of the area, including a new primary school <b>and appropriate contributions to mitigate the impact of the development on secondary schools in Plymouth.</b>
M118	Strategy for TTV Policy Area – para. 5.17	Being able to travel on public transport from the rural areas to larger settlements to access services and employment continues to present challenges, with the viability of many rural services difficult to achieve. ... As such, proposals that contribute to securing rural public transport services will be encouraged, <b>with developer contributions sought where appropriate.</b>
M121	Strategy for TTV Policy Area – para 5.23	The plan directs the majority of development to the most sustainable locations, which are the six Main Towns. .... Transport infrastructure is a key element and the projects identified will maintain links between the towns and between them and the lower order settlements, <b>as well as supporting sustainable growth.</b> <del>The growth and function of Ivybridge, Tavistock, Totnes and Okehampton in particular are constrained by the highway network, necessitating highway, public transport, cycling and walking measures to alleviate congestion and encourage greater use of alternatives modes of transport to the private car.</del>
M126	Strategy for TTV Policy Area – Policy TTV6	2. <b>Retention and</b> improved provision of existing educational facilities.
M162	Strategy for TTV Policy Area – Policy TTV16	7. The delivery of a new primary school in the east of the town, <del>and</del> the relocation of the post 16 provision at Okehampton College, <b>and the expansion of existing schools in the town.</b>
M168	Strategy for TTV Policy Area – Policy TTV20	5. The delivery of a new primary school in the west of the town <b>and expansion of existing schools.</b>
M182	Strategy for TTV Policy Area – para 5.98	<b>Totnes is one of the principal heritage attractions of the region.</b> The town <del>is</del> is characterised by its distinct identity and its historic town centre, and the quality of the surrounding landscape, extending downstream towards Dartmouth. ...
M191 (modified)	Strategy for TTV Policy Area – new para after 5.126	<b>Additional primary school capacity may be needed during the plan period. Land to the south of Hatherleigh primary school was identified for this purpose in the West Devon Local Plan 2005 (Policy H45), and this will be an option for further consideration with Devon County Council. Should it be determined that additional land is required this will be identified through local planning documents linked to the provisions of Policy SPT12.</b>

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M198	Strategy for TTV Policy Area – Policy TTV29.11	<b>NEW POINT</b> Contributions to expanding primary school capacity in the area.
M199	Strategy for TTV Policy Area – Policy TTV29.12	<b>NEW POINT</b> Contributions to expanding primary school capacity in the area.
M200	Strategy for TTV Policy Area – Policy TTV29.13	<b>NEW POINT</b> Contributions to expanding primary school capacity in the area.
M203	Strategy for TTV Policy Area – Policy TTV29.18	<b>NEW POINT</b> Contributions to expanding primary school capacity in the area.
M248	Development Policies – Policy DEV21	<p>The LPAs will pursue a proactive and solution-orientated approach for the conservation <b>and enjoyment</b> of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness, forms a strategic context for regeneration and development, and is conserved as part of the area's cultural offer, <del>by protecting and enhancing the character and special interest of heritage assets and their setting, including Scheduled monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology). Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment.</del></p> <p><b>In particular they will</b> supporting proposals for heritage-led regeneration and working with developers and investors to encourage them to see historic and culturally led regeneration as the first choice method to achieve a quality legacy. In this respect, development should make a positive contribution to local character and the enhancement of local distinctiveness.</p>
M290	Development Policies – Policy DEV33	3. All planning applications for major development <b>in the Plymouth administrative area</b> will be required to include a site waste management plan demonstrating how the demolition, construction and operational phases of the development will minimise the generation of waste. <b>The provisions of Policy W4 of the Devon Waste Plan will apply to the South Hams and West Devon administrative areas.</b>
M291	Development Policies – Policy DEV33	<del>5 i There is a need for the facility and that there are no other appropriate and more suitable facilities for waste management in a reasonable proximity.</del>
M292	Development Policies – Policy DEV33	5 ii The proposals are compatible with the objective of moving the management of waste up the waste hierarchy. Landfill of waste arisings <b>within Plymouth</b> will not be supported <del>in Plymouth.</del>
M297	Development Policies – Policy DEV35	2. The proposal has been robustly assessed <b>and shown to be acceptable, both individually and cumulatively</b> , in terms of its likely impact on landscape sensitivity <b>and capacity, and on designated and undesignated environment and heritage assets.</b> <del>It should also be and it is demonstrated that it the proposal does not compromise the purposes of internationally or nationally important nationally designated landscapes, environmental or heritage assets.</del>
NEW	Spatial Strategy – Policy SPT12	The LPAs will work in partnership with key funding partners and investors in order to ensure that the infrastructure needed to deliver the spatial strategy is <del>prioritised</del> <b>delivered.</b>
NEW	Plymouth Policy Area – Policy PLY5	<del>7. Seeking appropriate planning conditions and agreements in relation to minerals extraction outside of the city boundary which impacts on the city's environment and local communities. This should include the development of a comprehensive access strategy which takes construction and other heavy goods traffic more directly to the A38, avoiding Plympton's urban road network.</del>
NEW	Plymouth Policy Area – para 4.20	... Decisions made within Plymouth therefore need to have regard to these wider interests, whilst also recognising the complementary role of Devon Minerals Plan in safeguarding the city, its residents and its overall landscape setting from damaging environmental, amenity and transport impacts of these open cast operations. <b>In this respect, the Plymouth minerals planning authority would seek appropriate planning conditions and agreements in relation to minerals extraction outside of the city boundary which impacts on the city's environment and local communities. This should include where</b>

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		appropriate the development of a comprehensive access strategy which takes construction and other heavy goods traffic more directly to the A38, avoiding Plympton's urban road network.

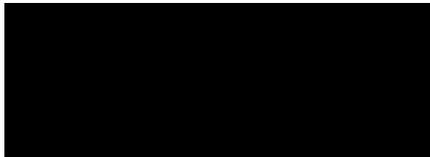
## Outstanding matters that cannot be agreed by both parties

NONE

## Date of consideration by JLP Management

## Date of consideration by JLP Steering Group

The contents of this document are agreed for the purposes of the Plymouth and South West Devon Joint Local Plan Examination.

Signed on behalf of Devon County Council		
Name and position	Signature	Date
Mike Deaton Chief Planner		3/01/2018

Signed on behalf of Plymouth City Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		4/01/2018

Signed on behalf of South Hams District Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		4/01/2018

Signed on behalf of West Devon Borough Council		
Name and position	Signature	Date
Richard Grant Local Planning Manager		4/01/2018

