

ADDENDUM REPORT

Planning Committee



Item Number: 03

Site: Land Off Lake View Close Plymouth

Application Number: I6/02295/OUT

Applicant: Ms D Forshaw

Letters Of Representation

A further 17 letters of objection has been received since publication of the officer's report.

A number of these are from residents who wish to support the Joint Local Plan allocation and re-iterate comments they have already raised on this planning application.

The majority of issues raised have already been addressed in the report. An additional comment has been made regarding the lack of jobs in the area and the need to travel further for work. The highway impacts have already been addressed in the report.

Joint Local Plan representations

As detailed in the report the site is allocated as a Strategic Landscape Area (policy DEV26) and Local Greenspace (policy DEV29) in the emerging Joint Local Plan (JLP). The JLP has now been subject to a 6 week consultation period pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. At least 32 letters of support have been received specifically regarding this parcel of land (this does not include any representations that may have been received in paper form which are still being processed). An objection from the land owner has also been received which has raised the following issues:

- Questions the Objectively Assessed Need (This relates to the housing need).
- Considers the site can be developed, boosting housing supply whilst not adversely impacting the landscape.
- Considers the present proposal demonstrates that the site can be developed in such a way so as to fulfil the requirements of the Landscape Impact Assessment which forms part of the JLP evidence base.
- Questions whether the allocation of this site is necessary as the site should be considered under paragraph 74 of the NPPF in any case.

When determining the weight to be given to the emerging JLP members should be mindful of these representations and the unresolved nature of the site.

Corrections

1. The last sentence in the '5 year housing land supply' section should read:
'Paragraph 14 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining **housing applications**'.
2. The reference to policy **PLY58** in paragraph 4 of the analysis section should be **deleted** as it is not relevant to this application.

Plans

For the avoidance of doubt the plans being considered are as follows:

I568 S-01/A

I568 (PL)01/C

I568 (SEPT 16)

04489-TCP-B-2016

I568 (PL-)02/A

RECOMMENDATION

The recommendation remains as within the report.