

**Strategic Opportunity Areas**






-  City Centre
-  The Barbican and Hoe
-  East End
-  Millbay and Stonehouse
-  Devonport

**Policies**

**Economy**

-  Established Employment Areas (Policy 1)
-  Marine Employment Areas (Policy 3)
-  Manufacturing Land (Policy 4)
-  Core Tourism Area (Policy 8)
-  City Centre and District Shopping Centres (Policies 10 and 11 - see also Annex 1 of Proposals Map)
-  Local Shopping Centres (Policies 10 and 11 - see also Annex 1 of Proposals Map)
-  Mixed Use Areas (Policy 21)
-  Union Street (Policy 22)

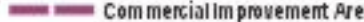

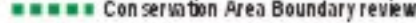
**Social Needs**

-  Established Residential Areas (Policy 26)
-  Student housing target area (Policy 36)
-  Areas of concentration of hostels/homes (Policy 37)
-  Airport Public Safety Zone (Policy 50)
-  University campus and surrounding area (Policy 55)

**Environment**

-  Greenscape Areas (Policy 69)  
(See Annex 4 of Proposals Map for schedule of Greenscape sites)
-  Greenscape Areas - incorporating water bodies (Policy 69)  
(See Annex 4 of Proposals Map for schedule of Greenscape sites)
-  Conservation Areas (Policy 75)
-  Areas of Flood Risk (Policy 89)
-  Mineral Resource Areas (Policy 95)
-  Buffer Zones (Policy 96)





**Proposals**

-  Economy  
 Commercial Improvement Area
-  Social Needs  
 Waterfront Walkway and Sutton Heritage Trail  
 (Proposal 124)
-  Environment  
 Conservation Area Boundary review
-  Mixed Use





Note: The numbers shown on the maps for the above notations refer to the Proposal Number. See table on the right of this key "Summary of Proposals of Local Plan".

**Commitments**

Sites with planning permission (See Part Five, Appendix 5)

-  Employment
-  Shopping
-  Housing
-  Minerals

**Other**

-  Strategic Transport Network
-  Defence and Public Utility Land
-  Existing Minerals Site
-  Boundary of Plymouth City

Please Note: The notes in the bottom panel of some of the maps contain important information about the way some of the above notations are displayed. Please read these as appropriate.

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Maps 1 to 51 are to a scale of 1:5000

No	Site	Use Proposed	No	Site	Use Proposed
1	Land at Amada Way.	Food and drink provision.	62	Land at Alma Road, Pennycomequick.	Residential.
2	Colin Campbell Court	Rebil or mixed use.	63	Land at Western Park Road / Home Park Avenue.	Residential.
3	Land bounded by Mayflower Street (west), Amada Way and Cornwal Street (west).	Mixed use.	64	Land at Central Park.	Leisure and sport
4	Land bounded by Cornwal Street (west), Amada Way and New George Street (west).	Mixed use.	65	Leaves Yard, Windsor Road.	Residential.
5	Land at Derry's Cross.	Mixed use.	66	Land at Flax Terrace.	Residential.
6	Bretenside.	Mixed use.	67	Land at Hillerbin Close.	Residential.
7	Land adjacent to Plymouth Railway Station.	Mixed use.	68	Rymbridge Lane.	Employment
8	Pearl Assurance House, Royal Parade.	Residential.	69	Looseleigh.	Employment
9	Commercial Wharf, Phoenix Wharf and Elphinstone.	Mixed use.	70	Rymbridge Road, Estover.	Employment (Expansion land)
10	Land at Moon Street	Residential or mixed use.	71	Estover Road, Estover.	Employment (Expansion land)
11	Land between Lambhay Hill and Citadel Road East	Residential.	72	Derriford Hospital.	Health and medical cluster, and transport improvements.
12	The Hoe Centre, North Street	Residential or mixed use.	73	Derriford Science Park.	Medical school.
13	Grand Hotel site, Leigham Street	Residential or mixed use.	74	Plymouth International Business Park.	Employment and health / medical sector cluster.
14	Tinside pool and foreshore.	Heritage based regeneration.	75	Plymouth City Airport	Transport
15	Land at Clovelly Road / Breakwater Hill	Employment	76	Land at Rymbridge Road / Glenfield Road.	Airport safety area.
16	Land at Clovelly Road / Macadam Road	Employment	77	Land at Tavistock Road / Rymbridge Road.	Park and ride.
17	Former Bus Depot, Laim Bridge Road.	Mixed use or commercial.	78	Tavistock Road (A386) and 'The George' junction.	Highway improvements.
18	Embankment Road.	Commercial Improvement Area.	79	Land at Rymbridge Road / Buena Vista Drive.	Residential.
19	Land at Shepherd's Wharf / Rowe warehouse site, Sutton Road.	Mixed use.	80	Land at Rowland Drive.	Residential.
20	Land at Harbour Avenue / east of Sutton Road	Mixed use.	81	Land at Looseleigh Lane.	Residential.
21	Land bounded by Barbican Approach, Gdynia Way and St Johns Road.	Mixed use.	82	Land north of Durnaven Drive.	In formal public open space.
22	Penrose Yard, Commercial Road, Coxside.	Mixed use.	83	St Budeaux Square Car Park.	Food retail.
23	Land west of Astor Park.	Mixed use.	84	Land at Elm Drive / Beacon Park.	Residential.
24	Terrill Sidings.	Transport / coach parking.	85	Land at Fensdale Road, Western Mill.	Residential.
25	Land at Brenor Road.	Residential.	86	Former Hinchinbrook Sp.	Mixed use.
26	Land rear of Stanlake Terrace.	Residential.	87	Land at Carew Gardens.	Residential.
27	Land at Cattdown Road.	Residential.	88	Former employment land at Mardon.	Residential.
28	Western Power, Blot Road.	Residential.	89	Land at Mardon.	Sports.
29	Land at Teab Hill.	Residential.	90	Land at St Lewis's Gate, Keyham.	Employment
30	Land at Commercial Road, Coxside.	Residential.	91	Land at Seton Avenue.	Residential.
31	Prince Rock Primary School	Residential.	92	Land at Lipson Alotments.	Residential.
32	Land at Clovelly Road / Cattdown Road.	Community / community business use.	93	Tavistock Junction Freight Yard, March Mills.	Road to rail freight interchange, and lorry parking.
33	Millbay Docks.	Community garden.	94	Land at Redwood Drive, Chaddlewood.	District Park.
34	Millbay Eastern Dock.	Ferry Port	95	Rympton St Maurice Conservation Area.	Boundary review.
35	Millbay Road, between Hobart Street and Martin Street	Mixed use.	96	Bell Close, Newnham.	Employment (Expansion land).
36	Former Millbay laundry site / Battery Street flats.	Mixed use.	97	Land rear of Woodford Close, Rympton.	Residential.
37	Millbay Road, between Martin Street and Bath Street	Mixed use.	98	Land at Little Woodford Farm.	Residential.
38	Dumford Street / Millbay Road / Emma Rose.	Mixed use.	99	Woodford.	Golf course.
39	Royal William Yard.	Mixed use.	100	Former Redford Oil Fuel Depot	Residential.
40	T.A.V.R Centre Walker Terrace / West Hoe Road.	Residential.	101	Wakeham's Quarry.	Employment
41	Pier Street Car Park.	Residential.	102	Land at Breakwater Works, Creston.	Marine related employment use.
42	Land at Arundel Crescent	Residential.	103	Rymstock Quarry and Works.	Mixed use.
43	New Palace Theatre.	Leisure and the arts.	104	Hoechke Quarry.	Residential or mixed use.
44	Land at Union Street	New Conservation Area.	105	Radford Quarry.	Residential.
45	South Yard Heritage Area.	Heritage based regeneration.	106	Land at Pollard Close.	Residential.
46	South Yard / Granby Way.	Mixed use.	107	Hoe Lake.	Foot and cycle bridge.
47	South Yard off Chapel Street and Duke Street	Mixed use.	108	Hoe Barn, Hoe Road.	Community, arts and / or health uses.
48	Pottery Quay.	Mixed use.	109	Chelson Meadow.	Waste management
49	Granby Green / Park Avenue / St Aubyns Road.	Mixed use.	110	Land at St Budeaux Bypass.	Employment
50	Mo D Mount Wise.	Mixed use.	111	Kimberly Square, Barne Barton.	Mixed use.
51	Picquet Barracks.	Residential or mixed use.	112	Land at Foubton Avenue / Bull Point	Residential.
52	Duke Street	Residential.	113	Drake's Island.	Heritage based regeneration.
53	James Street / Bennett Street / Mount Street	Residential.	114	Land at South West Water Site, Belliver Way, and land north of Beutter Close.	Residential.
54	Mount Street (1a-1d) and Ker Street (1-21).	Residential or mixed use.	115	Tamerlan Foliot Conservation Area.	Boundary review.
55	Ker Street (2-98) and Monument Street (1-69).	Residential.	116	Stuart Road, Pennycomequick.	Employment
56	Duke Street (49-83).	Residential.	117	Land at Arney Depot Valley Road.	Residential.
57	Duke Street / Curio Street	Residential.	118	Fitzroy Joinery Works, Fitzroy Road.	Residential.
58	Brickfields.	Sports.	119	Stoke and Millbridge Conservation Area.	Boundary review.
59	Whitely Green.	Food store.	120	Brington Street	Commercial Improvement Area.
60	Lodington Avenue, Hill Lane.	Residential.	121	Land at Recreation Road.	Residential.
61	Royal Eye Infirmary.	Residential.	122	Land at Reverell Park Road.	Car park.
			123	Strategic Cycle Network.	Cycle network.
			124	Waterfront Walkway and Sutton Harbour Heritage Trail	Walkways.