

City of Plymouth Local Plan 1995-2011. First Deposit.

Summary of Area Specific Representations.

Plympton Erle and Plympton St. Mary Wards

July 2002

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Introduction

This is one of a series of reports being published to inform people of the formal representations made on Plymouth's Local Plan for 2001-2011 at its First Deposit Stage.

The Local Plan was on public deposit from 25th January to 15th March 2002. In that period 3,569 representations were received, 64% objecting to a part of the Plan and 36% supporting a part of the Plan. (See Table 1 in Annex 1). This compares to 1,188 representations, 89% objecting and 11% in support, for the Local Plan which was adopted in 1996.

This report summarises, in map and table format, representations received relating to site and area-specific issues in *Plympton Erle and Plympton St. Mary* wards. Other reports will summarise site and area-specific representations for:

- *Compton, Efford and Mount Gould* wards,
- *Honicknowle, Budshead, Ham, and St. Budeaux* wards,
- *Plymstock Dunstone and Radford* wards,
- *Southway, Eggbuckland, Estover* wards,
- *Stoke, Trelawny and Drake* wards,
- *Sutton, St. Peter and Keyham* wards,

each covering a group of wards represented by an Area Committee of Plymouth City Council.

A *general report* summarising representations on the Plan's strategies and policies, and other representations of a general and city-wide nature, will be produced separately.

In considering the information on representations set out in the maps and tables, the *following should be noted*:

1. The summaries of individual representations made in the tables are written to help the reader have a feel for the nature of the representation submitted. They are not the representation in full, and it is the full representation that the City Council will consider.
2. The information included in the tables represents the best available information at the time of producing the report. As representations are considered it may be that the nature of a representation is clarified. This could result in an adjustment to the summary of the representation and the overall figures. Such fine-tuning of the Local Plan representation database is in the nature of the process.

Next Steps

Having summarised all of the representations made on the Local Plan, Planning Officers need to ***consider all of the comments made and make recommendations to the City Council*** on whether or not to make changes to the Plan. In considering the representations, Officers will contact and have discussions with many of the people and organisations who have objected. Their aim will be to resolve the objection if this is possible. This process will continue into the ***Autumn 2002***. The City Council views the process of considering representations as a very positive one, which will enable the Plan to be improved.

In addition to considering representations, ***additional research*** will be undertaken to ensure that the Plan is based upon sound information and its impacts have been properly assessed. The main areas of research anticipated at this stage include:

- A study into the best practicable environmental option for waste management.
- Assessment of transport implications of Local Plan proposals, including the testing of options for transport improvements.
- An update of the Plymouth Urban Capacity Study to ensure that brownfield development opportunities are maximised, and that such development is achievable and sustainable.
- An update of the Plymouth and South Hams Housing Needs Study.
- Studies into employment and marine employment land requirements.

This research will be completed by ***early 2003***.

A Revised Deposit Version of the Local Plan will then be published in the ***Spring or early Summer of 2003***. This will be placed on public deposit for a 6 week period. It is important to note that the only representations that can be considered at this stage will be ones made to a part of the Plan that has changed from the First Deposit Version.

A Local Public Inquiry to consider all unresolved objections from the First Deposit stage and new objections to the Revised Deposit Plan will be held towards the ***end of 2003, or early 2003***. This will be overseen by a Government-appointed Inspector.

For further information

Contact the Local Plan team on 01752 305473, or at local.plan@plymouth.gov.uk.

Annex 1. Maps.

These Maps are extracts from the Local Plan Proposals Map, annotated to identify representations relating to particular sites. Where site boundaries have been provided with representations, these are highlighted. Where not, the general area covered by the representation is indicated. Some representations cover very wide areas and these have not been mapped. The Maps are indicative only, in order to aid the readers consideration of the nature of representations received.

The details of the representations can be found in Tables 3, 4 and 5.

Representations identified on the Maps fall into the following categories:

- Representations relating to particular **Proposals** in the Local Plan. These can be found in the Section of the Tables headed ***3.Representations relating to Part Three: Local Plan Proposals.***
- Representations relating to particular **Policies** in the Local Plan. These can be found in the Section of the Tables headed ***4.Representations relating to Part Four: Local Plan Policies.***
- Representations relating to particular sites designated as **Greenscape Areas**. These can be found in the Section of the Tables headed ***7.Representations relating to Greenscape Areas.***
- Representations relating to the non-allocation of sites for particular types of development (**Proposal Omission sites**). These can be found in the Section of the Tables headed ***8.Representations relating to omissions.***
- Representations relating to the lack of a policy for a particular site / area (**Policy Omission sites**). These can be found in the Section of the Tables headed ***8.Representations relating to omissions***

map 22 map 23 map 29 map 30 map 31 map 36 map 37 map 38

Annex 2. Tables.

These Tables include information about the representations received on the Local Plan, having regard particularly to area and site-specific representations affecting the Plymstock wards.

Representations in support are distinguished from objections by highlighting them in ***bold and italic***.

**Table 1. Local Plan 1995-2011. First Deposit Version.
Overview of representations.**

| Part of Plan | Total representations | Objections | Percentage | Representations in support | Percentage |
|-------------------------------------|------------------------------|-------------------|-------------------|-----------------------------------|-------------------|
| Part One. Purpose and Context | 8 | 4 | 50% | 4 | 50% |
| Part Two. Strategy | 222 | 147 | 66% | 75 | 34% |
| Part Three. Proposals | 1716 | 1320 | 77% | 396 | 23% |
| Part Four. Policies | 1078 | 496 | 46% | 582 | 54% |
| Part Five. Appendices | 17 | 12 | 71% | 5 | 29% |
| Proposals Map and Annexes | 18 | 11 | 61% | 7 | 39% |
| Greenscape Areas | 318 | 99 | 31% | 219 | 69% |
| Omissions | 192 | 192 | 100% | 0 | 0% |
| TOTAL | 3569 | 2281 | 64% | 1288 | 36% |

Table 2. Local Plan Representations for Plympton: Cumulative totals.

| Table 2. Local Plan Representations for Plympton: Cumulative totals. | | | |
|---|-------------------|-----------------------------------|------------------------------|
| Part of Plan | Objections | Representations in support | Total representations |
| 1. Representations relating to Part One: Local Plan Purpose and Context. | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| 2. Representations relating to Part Two: Local Plan Strategy. | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| 3. Representations relating to Part Three: Local Plan Proposals. | | | |
| Proposal 93. Tavistock Junction Freight Yard, March Mills. | 3 | 4 | 7 |
| Proposal 94. Land at Redwood Drive, Chaddlewood. | 3 | 9 | 12 |
| Proposal 95. Plympton St. Maurice Conservation Area. | 2 | 10 | 12 |
| Proposal 97. Land rear of Woodford Close, Plympton. | 7 | 1 | 8 |
| Proposal 98. Land at Little Woodford Farm. | 8 | 0 | 8 |
| Proposal 99. Woodford. | 6 | 2 | 8 |
| 4. Representations relating to Part Four: Local Plan Policies and allocation of sites under particular policies. | | | |
| Policy 1. Established Employment Areas (Boringdon Mill). | 1 | 0 | 1 |
| Policy 26. Established Residential Areas (Plympton Cattle Market). | 0 | 1 | 1 |
| Policy 89. Development in areas of flood risk (Market Road) | 1 | 0 | 1 |
| Policy 89. Development in areas of flood risk.(Newnham Road) | 1 | 0 | 1 |
| 5. Representations relating to Part Five: Local Plan Appendices. | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| 6. Representations relating to Local Plan Proposals Map and Annexes. | | | |
| Plympton Erle part of the plan. | 0 | 2 | 2 |
| Plympton part of the plan. | 0 | 3 | 3 |
| 7. Representations relating to Greenscape Areas. | | | |
| Greenscape site 97 Plym valley and Glenholt valley | 1 | 0 | 1 |
| Greenscape site 111 Boringdon. | 2 | 0 | 2 |
| Greenscape site 196 Cot Hill. | 0 | 1 | 1 |
| Greenscape site 197 Marsh Mills playing fields. | 1 | 0 | 1 |

| Table 2. Local Plan Representations for Plympton: Cumulative totals. | | | |
|---|-------------------|-----------------------------------|------------------------------|
| Part of Plan | Objections | Representations in support | Total representations |
| Greenscape site 198 Land rear of Plymouth Road retail park. | 1 | 0 | 1 |
| Greenscape site 218 Plympton Pathfields. | 0 | 2 | 2 |
| Greenscape site 219 Plympton Castle. | 0 | 2 | 2 |
| Greenscape site 220 Amados Hill. | 0 | 1 | 1 |
| Greenscape site 221 Hardwick Wood. | 0 | 2 | 2 |
| Greenscape site 222 Land at Hardwick (larger areas). | 1 | 19 | 20 |
| Greenscape site 222 Land rear of Copse Rd. | 6 | 0 | 6 |
| Greenscape site 223 Plympton Covert and Hardwick. | 1 | 2 | 3 |
| Greenscape site 224 Plympton Covert. | 0 | 2 | 2 |
| Greenscape site 225 Land at Quarry Cottages. | 0 | 2 | 2 |
| Greenscape site 235 Downfield Way open space. | 0 | 2 | 2 |
| Greenscape site 236 Green Acres Wood. | 0 | 2 | 2 |
| Greenscape site 242 St Peters Convent. | 0 | 3 | 3 |
| Greenscape site 243 Cherry Tree Lane allotments and graveyard. | 0 | 2 | 2 |
| Greenscape site 244 Land south of Wolverwood Lane. | 0 | 2 | 2 |
| Greenscape site 249 Copse at Plympton hill. | 0 | 2 | 2 |
| <i>8. Representations relating to omissions (i.e. things not included in the First Deposit Version of the Local Plan).</i> | | | |
| Policy Omission Park & Ride A38 | 1 | 0 | 1 |
| Proposal Omission 12 Newnham Road | 1 | 0 | 1 |
| Proposal Omission Agricultural land north of Woodford | 1 | 0 | 1 |
| Proposal Omission Extension of China Clay Works | 1 | 0 | 1 |
| Proposal Omission Hardwick Farm | 2 | 0 | 2 |
| Proposal Omission Land at Boringdon | 4 | 0 | 4 |
| Proposal Omission Land South Newnham Road | 1 | 0 | 1 |
| Proposal Omission Newnham Road | 1 | 0 | 1 |
| Proposal Omission Plympton Cattle Market | 1 | 0 | 1 |
| Proposal Omission Siege Mound designation as Historic Site | 1 | 0 | 1 |
| Proposal Omission St Peters Convent | 2 | 0 | 2 |

Table 3. Summary of area and site specific representations relating to both wards of Plympton.

| Table 3. Summary of area and site specific representations relating to both wards of Plympton. | | | |
|---|--|---|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>1. Representations relating to Part One: Local Plan Purpose and Context.</i> | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| <i>2. Representations relating to Part Two: Local Plan Strategy.</i> | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| <i>3. Representations relating to Part Three: Local Plan Proposals.</i> | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| <i>4. Representations relating to Part Four: Local Plan Policies and allocation of sites under particular policies.</i> | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| <i>5. Representations relating to Part Five: Local Plan Appendices.</i> | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| <i>6. Representations relating to Local Plan Proposals Map and Annexes.</i> | | | |
| S/6/5025/0036 | Annex 4 All Plympton Greenscape sites. | Mr William Black | Supports protection of remaining, although limited, green space in Plympton. |
| S/6/5055/0074 | Plympton | Mrs S M Libby | Supports the provisions of the Plan for her area of Plympton. |
| <i>7. Representations relating to Greenscape Areas.</i> | | | |
| No area or site specific representations for Plympton relating to this part of the Plan. | | | |
| <i>8. Representations relating to omissions (i.e. things not included in the First Deposit Version of the Local Plan).</i> | | | |
| O/8/6926/1755 | Policy Omission Park & Ride A38 | South Hams District Council Mr Alan Robinson | LP should refer to the need for a Park and ride site on the A38 –(presumably on the east side of the city). |

Table 4. Summary of area and site specific representations. Plympton Erle.

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|---|---|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| 1. Representations relating to Part One: Local Plan Purpose and Context. | | | |
| No area or site specific representations for Plympton Erle relating to this part of the Plan. | | | |
| 2. Representations relating to Part Two: Local Plan Strategy. | | | |
| No area or site specific representations for Plympton Erle relating to this part of the Plan. | | | |
| 3. Representations relating to Part Three: Local Plan Proposals. | | | |
| O/3/6599/2221 | 93 Tavistock Junction Freight Yard Marsh Mills | Railtrack | Support principle but lorry parking shouldn't prejudice the freight function, especially on land south of the railway |
| O/3/6904/3093 | 93 Tavistock Junction Freight Yard Marsh Mills | Highways Agency Mr David Whitton | Supports principle but objects until the impact on Marsh Mills junction is fully assessed. |
| O/3/6907/3127 | 93 Tavistock Junction Freight Yard Marsh Mills | Environment Agency Mr Mike Robins | Need for flood risk assessment and possible flood protection measures. |
| S/3/5940/1692 | 93 Tavistock Junction Freight Yard Marsh Mills | Plympton St Maurice Civic Association Mrs Jennifer Mercer | Supports |
| S/3/5941/1695 | 93 Tavistock Junction Freight Yard Marsh Mills | Plympton St Maurice Civic Association Dr David Mercer | Supports |
| S/3/6601/2243 | 93 Tavistock Junction Freight Yard Marsh Mills | Transport 2000 Cornwall/Plymouth & District Group Mr Don Allen | Supports |
| S/3/6866/2952 | 93 Tavistock Junction Freight Yard Marsh Mills | Maritime Plymouth Captain A G Dyer | Support – need to upgrade the line to Exeter, should link to potential improvements to sea freight at Cattedown. |
| O/3/5194/0267 | 94 Land at Redwood Drive, Chaddlewood. | Dr T W Everslade | Harmful impact of increased traffic. A magnet for youths and anti-social behaviour. Should have full time park supervision, policing, CCTV and lighting. |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|---|--|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| O/3/5195/0268 | 94 Land at Redwood Drive, Chaddlewood. | Mrs P Everslade | The field should be left alone there are parks nearby. It will become a hangout for teenagers. |
| O/3/5413/0542 | 94 Land at Redwood Drive, Chaddlewood. | Mrs P Clark | Concerned about noise, litter and disturbance from youths gathering. |
| S/3/5034/0045 | 94 Land at Redwood Drive, Chaddlewood. | Mr Roy Barlow | Support. |
| S/3/5096/0148 | 94 Land at Redwood Drive, Chaddlewood. | Mrs M M B Smeeth | Support proposal – need open spaces given recent housing development. |
| S/3/5097/0149 | 94 Land at Redwood Drive, Chaddlewood. | Mr & Mrs R Westlake | Fields an asset to the area of high-density housing. |
| S/3/5109/0164 | 94 Land at Redwood Drive, Chaddlewood. | Mrs B I Treeby | Needed for the children. Does not want anymore houses. |
| S/3/5131/0187 | 94 Land at Redwood Drive, Chaddlewood. | Mr N R Frame | Support retention of precious green site. |
| S/3/5222/0310 | 94 Land at Redwood Drive, Chaddlewood. | Mr Michael Wall | Support |
| S/3/5940/1693 | 94 Land at Redwood Drive, Chaddlewood. | Plympton St Maurice Civic Association Mrs Jennifer Mercer | Agree with proposal. |
| S/3/5941/1696 | 94 Land at Redwood Drive, Chaddlewood. | Plympton St Maurice Civic Association Dr David Mercer | Agree with proposal. |
| S/3/6900/3050 | 94 Land at Redwood Drive, Chaddlewood. | Sport England South West Region Mr Gary Parsons | Support proposal. |
| O/3/5954/1278 | 95 Plympton St. Maurice Conservation Area. | Plympton St Maurice Civic Association Mr E F Mills | Generally supports proposal. Should modify the proposed southern boundary so that it follows the hedge line of the field south of Fore Street. |
| O/3/6574/2142 | 95 Plympton St. Maurice Conservation Area. | Plympton Pathfields Preservation Group Mr Kevin Owen | Generally supports the proposal. The proposed north boundary should be extended to include important features such as Devon hedges, protected trees, ancient Longbrook, and the stone bridge on Dark Street Lane. |
| S/3/5008/0009 | 95 Plympton St. Maurice Conservation Area. | Mr M Blackey | Fully supports the proposal to include land at Pathfields, along with the allocation of St. Peters Convent gardens and fields as a greenscape area. |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|--|---|---|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/3/5092/0142</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Mr Bill Arkle</i> | <i>Generally supports the proposal. The value of properties will rise if the improved footpaths and cycle links result in the area looking more attractive. Blots on the landscape such as Vospers car park should be removed.</i> |
| <i>S/3/5243/0331</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Mr D Luscombe</i> | <i>Generally supports the proposal. Would like to see the field south of Fore Street also included within the proposed boundary.</i> |
| <i>S/3/5244/0332</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Mrs S Luscombe</i> | <i>Generally supports the proposal. Would like to see the field south of Fore Street also included within the proposed boundary.</i> |
| <i>S/3/5940/1250</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Supports the proposal to include Pathfields within the conservation area.</i> |
| <i>S/3/5941/1251</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Supports the proposal to include Pathfields within the conservation area.</i> |
| <i>S/3/6220/1597</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Mrs Jill Gubbins</i> | <i>Fully supports the proposal. Inclusion of these areas will help to conserve the setting and character of the Plympton St.Maurice area.</i> |
| <i>S/3/5940/1694</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully supports the proposal for Plympton St.Maurice Conservation Area.</i> |
| <i>S/3/5941/1697</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully supports the proposal for Plympton St.Maurice Conservation Area.</i> |
| <i>S/3/6574/2141</i> | <i>95 Plympton St. Maurice Conservation Area.</i> | <i>Plympton Pathfields Preservation Group Mr Kevin Owen</i> | <i>Fully supports the proposal to extend the conservation area of Plympton St. Maurice.</i> |
| <i>4. Representations relating to Part Four: Local Plan Policies and allocation of sites under particular policies.</i> | | | |
| <i>S/4/5419/0551</i> | <i>26 (Plympton Cattle Market)</i> | <i>Plympton Cattle Market (1909) Ltd</i> | <i>Supports the inclusion of Plympton Cattle Market in the Established Residential Area as this site is unsuitable for alternative commercial uses.</i> |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|---|---|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| O/4/6902/3068 | 89 Development in areas of flood risk (Market Road) | Cavanna Homes (Devon) Ltd Mr Michael Griffin | Although the policy is supported there is a concern that 'flood risk areas' as identified on the proposals map are drawn to widely and do not actually relate to areas that are actually at risk from flooding, thus undermining the credibility of the designation. Only areas that are actually at risk from flooding and need protection should be shown on the proposals map. In particular this site should be deleted from the flood risk policy designation, as it is at very little risk from flooding. |
| 5. Representations relating to Part Five: Local Plan Appendices. | | | |
| No area or site specific representations for Plympton Erle relating to this part of the Plan. | | | |
| 6. Representations relating to Local Plan Proposals Map and Annexes. | | | |
| S/6/5440/0577 | <i>Plympton Erle</i> | <i>Mrs Jennifer Paternoster</i> | <i>Supports the provisions of the Plan for Plympton Erle.</i> |
| S/6/5441/0578 | <i>Plympton Erle</i> | <i>Mr Lucio Paternoster</i> | <i>Supports the provisions of the Plan for Plympton Erle.</i> |
| 7. Representations relating to Greenscape Areas. | | | |
| S/7/5024/0034 | 196 Cot Hill. | Mr & Mrs Mudge | Welcomes that site is designated as green space and not for commercial use. |
| O/7/6359/1795 | 197 Marsh Mills playing fields. | St Boniface College The Board of Governors St Boniface College | It is expected that the playing fields will become surplus to need and being in such a prominent location at a gateway into the city the local plan should give guidance on its future use. The site should be allocated for some form of development opportunity. |
| O/7/6908/3183 | 198 Land rear of Plymouth Road retail park. | Plymouth & South West Co-operative | Scrub land between the retail ware house park and railway land possess no functions of greenscape importance and should be deleted, as its inclusion undermines the credibility of other greenscape areas. |
| S/7/5941/1303 | 218 Plympton Pathfields | Plympton St Maurice Civic Association Dr David Mercer | Fully support greenscape designation. |
| S/7/5940/1302 | 218 Plympton Pathfields. | Plympton St Maurice Civic Association Mrs Jenifer Mercer | Fully support greenscape designation. |
| S/7/5940/1301 | 219 Plympton Castle | Plympton St Maurice Civic Association Mrs Jenifer Mercer | Fully support greenscape designation. |
| S/7/5941/1304 | 219 Plympton Castle | Plympton St Maurice Civic Association Dr David Mercer | Fully support greenscape designation. |
| S/7/5024/0035 | 220 Amados Hill | Mr & Mrs Mudge | Welcomes that site is designated as green space. |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|------------------------------|---|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/7/5940/1300</i> | <i>221 Hardwick Wood</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1305</i> | <i>221 Hardwick Wood</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| O/7/6480/1960 | 222 Land rear of Copse Rd. | Mr Lee A Hamlyn | It is inappropriate to designate part of domestic back garden as part of a greenscape designation. The rear gardens of properties at eastern end of Copse Road should be re-designated as forming part of the Established Residential Area. |
| O/7/6481/1961 | 222 Land rear of Copse Rd. | Mr Michael Knee | It is inappropriate to designate part of domestic back garden as part of a greenscape designation. The rear gardens of properties at eastern end of Copse Road should be re-designated as forming part of the Established Residential Area. |
| O/7/6482/1962 | 222 Land rear of Copse Rd. | Mr Peter G Kendall | It is inappropriate to designate part of domestic back garden as part of a greenscape designation. The rear gardens of properties at eastern end of Copse Road should be re-designated as forming part of the Established Residential Area. |
| O/7/6483/1963 | 222 Land rear of Copse Rd. | Mr Robbie Bolton | It is inappropriate to designate part of domestic back garden as part of a greenscape designation. The rear gardens of properties at eastern end of Copse Road should be re-designated as forming part of the Established Residential Area. |
| O/7/6931/2417 | 222 Land rear of Copse Rd. | Mr David Prince | It is inappropriate to designate part of domestic back garden as part of a greenscape designation. The rear gardens of properties at eastern end of Copse Road should be re-designated as forming part of the Established Residential Area. |
| O/7/6859/2939 | 222 Land rear of Copse Rd. | Mrs E M Peck | It is inappropriate to designate part of domestic back garden as part of a greenscape designation. The rear gardens of properties at eastern end of Copse Road should be re-designated as forming part of the Established Residential Area. |
| O/7/6831/3377 | 222 Land at Hardwick. | Prowting Projects Ltd Mr Norman Kwan | The policy and its designation is overly restrictive and prevents development in an area where development has already occurred. The blanket designation is inappropriate and does not take into account local circumstance, is contrary to Government advice and sustainable development principles. |
| <i>S/7/5224/0312</i> | <i>222 Land at Hardwick.</i> | <i>Mrs Catherine Tank</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymouth, leaving the countryside to be enjoyed by all.</i> |
| <i>S/7/5225/0313</i> | <i>222 Land at Hardwick.</i> | <i>Mr Gavin Tank</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock, leaving the countryside to be enjoyed by all.</i> |
| <i>S/7/5226/0314</i> | <i>222 Land at Hardwick.</i> | <i>Mr Keith Jones</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock, leaving the countryside to be enjoyed by all.</i> |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|------------------------------|---|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/7/5227/0315</i> | <i>222 Land at Hardwick.</i> | <i>Mrs Francis M Jones</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock, leaving the countryside to be enjoyed by all.</i> |
| <i>S/7/5250/0338</i> | <i>222 Land at Hardwick.</i> | <i>Mr D B Taylor</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock, leaving the countryside to be enjoyed by all.</i> |
| <i>S/7/5327/0428</i> | <i>222 Land at Hardwick.</i> | <i>Mr Glenn Hayward</i> | <i>This large area of countryside must be preserved for the benefit of this and future generations. The area between Plympton & Plymstock should not be built upon.</i> |
| <i>S/7/5328/0429</i> | <i>222 Land at Hardwick.</i> | <i>Mrs Greta Hayward</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock, leaving the countryside to be protected and able to be enjoyed by everyone.</i> |
| <i>S/7/5333/0435</i> | <i>222 Land at Hardwick.</i> | <i>Mr Patrick Frank Marsh</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock.</i> |
| <i>S/7/5334/0436</i> | <i>222 Land at Hardwick.</i> | <i>Hardwick Farm Residents Association Mr Patrick Frank Marsh</i> | <i>Protects the countryside and acts as a buffer zone between Plympton and Plymstock. Also protects the area from encroachment by the new villages proposed by South Hams and gives amenity areas for Plymouth.</i> |
| <i>S/7/5335/0437</i> | <i>222 Land at Hardwick.</i> | <i>Mrs Anne Gayle Marsh</i> | <i>Land acts as a buffer between Plympton and Plymstock and keeps countryside free of building and available for future generations to enjoy.</i> |
| <i>S/7/5432/0569</i> | <i>222 Land at Hardwick.</i> | <i>Mr L Nicholls</i> | <i>Supports designation as it acts as a natural buffer between Plympton and Plymstock, leaving the countryside to be enjoyed by all.</i> |
| <i>S/7/5958/1283</i> | <i>222 Land at Hardwick.</i> | <i>Mr A R Ball</i> | <i>Buffer zone between Plympton and Plymstock should be permanently retained, leaving the area of countryside to be enjoyed by all, particularly its listed buildings and surrounding farmland/countryside.</i> |
| <i>S/7/5959/1284</i> | <i>222 Land at Hardwick.</i> | <i>Dr S W Millard</i> | <i>Clearly designates the separating function between Plympton and Plymstock, which is co-terminus with the countryside around and including Saltram House and Estate and west to Drake Memorial Cemetery. This tranquillity should be available to all in the area.</i> |
| <i>S/7/5954/1286</i> | <i>222 Land at Hardwick.</i> | <i>Plympton St Maurice Civic Association Mr E F Mills</i> | <i>Strongly supports this designation which provides a framework and rural setting to the medieval borough. The high environmental quality of this space relates to the conservation area in terms of its setting, both aesthetically and through its historic functions.</i> |
| <i>S/7/5961/1289</i> | <i>222 Land at Hardwick.</i> | <i>Dr K Clapton</i> | <i>The designation will maintain the natural skyline of trees and fields for residents of Plympton. The designation acts as a natural high ground buffer between built up area of Plympton and Elburton.</i> |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|-------------------------------------|---|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/7/5940/1299</i> | <i>222 Land at Hardwick.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1306</i> | <i>222 Land at Hardwick.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/6569/2132</i> | <i>222 Land at Hardwick.</i> | <i>Dr Paul Richard Giles</i> | <i>The designation protects the environment, ensures that Plympton maintains its rural feel and retains its separate identity It also safeguards against an increasing corridor of development along the A38 corridor towards Ivybridge.</i> |
| <i>S/7/6930/2418</i> | <i>222 Land at Hardwick.</i> | <i>Mrs Carolyn Giles</i> | <i>The area should remain as a greenscape area. There is not any suitable infrastructure to support further housing.</i> |
| <i>O/7/6831/3378</i> | <i>223 Plympton Covert.</i> | <i>Prowting Projects Ltd Mr Norman Kwan</i> | <i>The policy and its designation is overly restrictive and prevents development in an area where development has already occurred. The blanket designation is inappropriate and does not take into account local circumstance, is contrary to Government advice and sustainable development principles.</i> |
| <i>S/7/5954/1285</i> | <i>223 Plympton Covert.</i> | <i>Plympton St Maurice Civic Association Mr E F Mills</i> | <i>Strongly supports this designation which provides a framework and rural setting to the medieval borough. The high environmental quality of this space relates to the conservation area in terms of its setting, both aesthetically and through its historic functions.</i> |
| <i>S/7/5961/1288</i> | <i>223 Plympton Covert.</i> | <i>Dr K Clapton</i> | <i>The designation will maintain the natural skyline of trees and fields for residents of Plympton. The designation acts as a natural high ground buffer between built up area of Plympton and Elburton.</i> |
| <i>S/7/5940/1298</i> | <i>224 Plympton Covert.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1307</i> | <i>224 Plympton Covert.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5940/1297</i> | <i>225 Land at Quarry Cottages.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1308</i> | <i>225 Land at Quarry Cottages.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|--|---|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/7/5940/1296</i> | <i>235 Downfield Way Open Space.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1309</i> | <i>235 Downfield Way Open Space.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1310</i> | <i>236 Green Acres Wood</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5940/1295</i> | <i>236 Green Acres Wood.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5940/1293</i> | <i>242 St Peter's Convent.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1312</i> | <i>242 St Peter's Convent.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/6529/2047</i> | <i>242 St Peter's Convent.</i> | <i>Mr Douglas Burnapp</i> | <i>This area provides essential open space in what would be a dense residential area.</i> |
| <i>S/7/5941/1311</i> | <i>243 Cherry Tree Allotments and Graveyard</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5940/1294</i> | <i>243 Cherry Tree Allotments and Graveyard.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5940/1292</i> | <i>244 Land south of Wolverwood Lane.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5941/1313</i> | <i>244 Land south of Wolverwood Lane.</i> | <i>Plympton St Maurice Civic Association Dr David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>S/7/5940/1290</i> | <i>249 Copse at Plympton Hill.</i> | <i>Plympton St Maurice Civic Association Mrs Jenifer Mercer</i> | <i>Fully support greenscape designation.</i> |

| Table 4. Summary of area and site specific representations. Plympton Erle. | | | |
|---|---|---|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/7/5941/1315</i> | <i>249 Copse at Plympton Hill.</i> | <i>Plympton St Maurice Civic Association David Mercer</i> | <i>Fully support greenscape designation.</i> |
| <i>8. Representations relating to omissions (i.e. things not included in the First Deposit Version of the Local Plan).</i> | | | |
| O/8/6584/2460 | Proposal Omission Hardwick Farm | Persimmon Homes South West Limited Mr Richard Ayre | Land at Hardwick Farm should be allocated for a mixed use development, consisting of housing, employment, education, leisure and retail. |
| O/8/6831/3384 | Proposal Omission Hardwick Farm | Prowting Projects Ltd Mr Norman Kwan | Land at Hardwick Farm is considered suitable for an urban extension. There are no serious constraints to development and the site is constrained by the A38 to the south and west. The land is of minimal landscape value. The land should be allocated for housing development, which could be achieved to very high standards. |
| O/8/6902/3078 | Proposal Omission Plympton Cattle Market | Cavanna Homes (Devon) Ltd Mr Michael Griffin | The Cattle Market should be allocated for housing in line with Policy 25. It is previously developed land well related to facilities and should be a priority for development. It would help support local facilities and contribute towards affordable housing requirements. |
| O/8/6574/2143 | Proposal Omission Siege Mound designation as Historic Site | Plympton Pathfields Preservation Group Mr Kevin Owen | Generally supports the proposal. The current status of the Siege Mound ought to be recognised in the Local Plan as a Locally and Nationally important unscheduled archaeological and historic site. |
| O/8/6198/1553 | Proposal Omission St Peters Convent | Augustian Nursing Homes | The site should be allocated for residential development. Development can have regard to the listed building and conservation area issues. Development would benefit the community through improvements to the nursing home. The site is suitably located for residential development. |
| O/8/6587/2185 | Proposal Omission St Peters Convent | Plymouth Roman Catholic Diocese Trust Registered | The site should be allocated for residential development, for potentially 5 or 6 large detached dwellings. The land is under used and well located for development. Development could be undertaken that would respect the issues of historic interest in the vicinity. |

Table 5. Summary of area and site specific representations. Plympton St. Mary.

| Table 5. Summary of area and site specific representations. Plympton St. Mary. | | | |
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| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| 1. Representations relating to Part One: Local Plan Purpose and Context. | | | |
| No area or site specific representations for Plympton St Mary relating to this part of the Plan. | | | |
| 2. Representations relating to Part Two: Local Plan Strategy. | | | |
| No area or site specific representations for Plympton St Mary relating to this part of the Plan. | | | |
| 3. Representations relating to Part Three: Local Plan Proposals. | | | |
| O/3/5942/1252 | 97 Land rear of Woodford Close | Mr & Mrs T Phare | New houses would be out of character with the surrounding area. Loss of light Increase in traffic and noise. |
| O/3/6571/2137 | 97 Land rear of Woodford Close | Imerys Minerals Ltd Mr George Muskett | The proposal is too close to Marsh Mills China Clay Works and could cause problems for an important industry Contrary to policy on protecting employment uses The adjacent road is in use 24 hours a day Access to the works is also by nearby rail line Residential does not relate well to adjacent residential development , and it would be incompatible with adjacent land uses. Access will not be allowed from the adjacent private commercial road. |
| O/3/6589/2200 | 97 Land rear of Woodford Close | R. Cundy & Sons (Farms) Ltd | The site is too close to existing employment uses with potential for conflict |
| O/3/6437/2336 | 97 Land rear of Woodford Close | CTC Mr Colin Woodman | Policy should require cycle access to Plym Valley |
| O/3/6789/2603 | 97 Land rear of Woodford Close | Land South West Chartered Surveyors Mr M J Holden | Object to affordable homes requirement of 38%-55% Object to contribution to contribution to alternative employment provision Site not suitable for sheltered housing |
| O/3/6790/2673 | 97 Land rear of Woodford Close | House Builders Federation Ms Jo Hanslip | Objection to affordable housing requirement of proposal. Considered to be contrary to Circular 6/98. Not justified in Local Plan. Lack of a robust Housing Needs Assessment. Requirement prejudices the viability of development. |
| O/3/6858/2936 | 97 Land rear of Woodford Close | Princess Yachts International Plc | The site is too close to existing employment uses with potential for conflict Viable employment site with good transport links. Not a prominent site suited to continued employment use, Continued employment use will assist objective 4 of Local Plan Strategy. It is important to maintain a variety of employment sites |

| Table 5. Summary of area and site specific representations. Plympton St. Mary. | | | |
|---|---------------------------------------|--|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| <i>S/3/5092/0143</i> | <i>97 Land rear of Woodford Close</i> | <i>Mr Bill Arkle</i> | <i>Development will improve local footpath links Removal of an eyesore Improve local house prices. Improve appearance of the area</i> |
| O/3/5253/0341 | 98 Land at Little Woodford Farm | Mr Brian Frost | Poor visibility at junction on Larkham Lane adjacent to the Green |
| O/3/6239/1641 | 98 Land at Little Woodford Farm | Mrs R Cooper | Too high a density for the site. Problems with sewage system. Loss of green area Congestion and problem with highway network |
| O/3/6240/1642 | 98 Land at Little Woodford Farm | Miss L Cooper | Loss of greenspace,- keep fields open. Traffic congestion Sewerage problems Density is too high |
| O/3/6589/2199 | 98 Land at Little Woodford Farm | R. Cundy & Sons (Farms) Ltd | Owners request the listed buildings be excluded from the designation. The barn may be more suited to conversion to Office use. The proposed density, once the listed buildings are excluded is too high Affordable housing requirements are too high On site play provision should only be to meet the needs of the development Education contribution can only be required if there is no spare capacity in the schools |
| O/3/6597/2212 | 98 Land at Little Woodford Farm | Ms W Witherstone | Devaluation of adjacent property Density is too high Concern over loss of trees and possible noise |
| O/3/6773/2568 | 98 Land at Little Woodford Farm | Mrs Wendy Gardiner | Loss of local heritage Loss of open spaces More pressure on local schools Lack of children's play areas, and other facilities Medical facilities at capacity Traffic congestion |
| O/3/6789/2604 | 98 Land at Little Woodford Farm | Land South West Chartered Surveyors Mr M J Holden | Excessive affordable housing requirement |
| O/3/6790/2674 | 98 Land at Little Woodford Farm | House Builders Federation Ms Jo Hanslip | Objection to affordable housing requirement of proposal. Considered to be contrary to Circular 6/98. Not justified in Local Plan. Lack of a robust Housing Needs Assessment. Requirement prejudices the viability of development. |
| O/3/5417/0549 | 99 Woodford. | Mrs R Anderson | Do not object in principle, but objecting if the fields at the top of Meadow Way are used for entry to the site. |

| Table 5. Summary of area and site specific representations. Plympton St. Mary. | | | |
|---|---|--|--|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| O/3/6241/1643 | 99 Woodford. | Mr Dean Kendall | Do not object in principle, but have reservations until have information on amount of land proposed, access roads and club house proposals. |
| O/3/6589/2202 | 99 Woodford. | R. Cundy & Sons (Farms) Ltd | The golf course has planning permission but is unviable due to a lack of market interest. Should allow housing in wooded clusters on the south of the proposal site and compensate for this by extending the golf course into the South Hams and part of the released adopted Local Plan employment site. Also propose 20 hectares of community woodland and links between Woodford and Woodford Woods and hence the Plym Valley and woodland. Proposal would be designed to overcome the problem of water run-of. |
| O/3/6694/2454 | 99 Woodford. | Luscombe Maye Chartered Surveyors Mr W R German | A golf course is not viable on its own and should be supported by residential/commercial/hotel or other leisure development. |
| O/3/6890/3000 | 99 Woodford. | Steen Mitchell Ltd Mr R H J White | Low density housing is needed to make the golf course viable. Low density single storey housing would not harm the environment in respect to the appearance or general ecology. |
| S/3/5092/0144 | 99 Woodford. | Mr Bill Arkle | Will improve the environment and footpath links. |
| S/3/6891/3001 | 99 Woodford. | Mr G P Bickford | Support providing there remains public access to the fields. |
| S/3/6900/3051 | 99 Woodford. | Sport England South West Region Mr Gary Parsons | Support proposal |
| 4. Representations relating to Part Four: Local Plan Policies and allocation of sites under particular policies. | | | |
| O/4/6832/2843 | 89 Development in Flood Risk Areas (Newnham Road) | Barratt Homes Exeter Ltd | Area at risk to flooding shown on Proposal Map 30 is greater than that indicated by the Environment Agency. |
| O/4/6603/2273 | 1 Boringdon Mill | London & Westcountry Estates Ltd Mr Michael Hockin | Objects to the property being included within an Established Employment Area. Wishes designation to be changed to Mixed Use Area, under Policy 21. |
| 5. Representations relating to Part Five: Local Plan Appendices. | | | |
| No area or site specific representations for Plympton St Mary relating to this part of the Plan. | | | |
| 6. Representations relating to Local Plan Proposals Map and Annexes. | | | |
| S/6/5442/0579 | Plympton | Mrs Patricia Willis | Supports the provisions of the Plan for her area of Plympton. |
| S/6/5443/0580 | Plympton | Mr John A B Willis | Supports the provisions of the Plan for his area of Plympton. |
| 7. Representations relating to Greenscape Areas. | | | |
| O/7/5566/0752 | 97 Plym and Glenholt Valleys. | Mr K Khan | The functions identified as existing on part of this greenscape site are incorrect and should be amended to reflect the correct situation. Part of the site which is in private ownership does not have public access and fulfil associated functions that are attributed to it. |

| Table 5. Summary of area and site specific representations. Plympton St. Mary. | | | |
|---|---|---|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| O/7/6585/2778 | 111 Land at Boringdon | Midas Commercial Developments Ltd | Objects to omission of employment land designation (12.8ha) |
| O/7/6857/2935 | 111 Land at Boringdon. | Mr David Cobbold | The local plan should go further than it does in complying with Government planning advice on housing development and allocate sites like this for housing development, rather than new communities in the countryside. This land would constitute a Government policy compliant urban extension and be more sustainable than a new community. Other aspects of the proposal would include new roads to serve this and other elements of the proposal and new community woodlands, all of which can be provided on land in the ownership of the objector. |
| <i>8. Representations relating to omissions (i.e. things not included in the First Deposit Version of the Local Plan).</i> | | | |
| O/8/6784/2581 | Proposal Omission 12 Newnham Road | Mr B W Hearn | The site should be removed from the 'Established Employment Area' policy designation and instead allocated for new housing development as appropriate. |
| O/8/6589/2198 | Proposal Omission Agricultural land north of Woodford | R. Cundy & Sons (Farms) Ltd | The land should be allocated for residential development. The land has no landscape value. Residential development extends as far on the eastern side of Plymbridge Road. With the implementation of the golf course the land would be an uneconomic remnant of agricultural land. The housing allocation would not be strategically significant. The allocation would enable drainage problems in the area to be properly addressed, when combined with the woodland proposals. |
| O/8/6571/2138 | Proposal Omission Extension of China Clay Works | Imerys Minerals Ltd Mr George Muskett | No provision has been made for any future development as an extension to the strategic china clay drying works at Marsh Mills. Additional adjacent land should be allocated |
| O/8/6585/2779 | Proposal Omission Land at Boringdon | Midas Commercial Developments Ltd | Objects to omission of employment land designation (41ha) |
| O/8/6858/2937 | Proposal Omission Land at Boringdon | Princess Yachts International Plc | Objects to omission of employment land designation (40.8 ha) |
| O/8/6589/2201 | Proposal Omission Land at Boringdon | R. Cundy & Sons (Farms) Ltd | Objects to omission of employment land designation (41 ha) |
| O/8/6927/3538 | Proposal Omission Land at Boringdon | South West of England Regional Development Agency | Objects to omission of employment land designation (12.8ha) |

| Table 5. Summary of area and site specific representations. Plympton St. Mary. | | | |
|---|---|------------------------------------|---|
| Reference | Part of Plan | Objector / Supporter | Summary of representation |
| O/8/6832/2841 | Proposal Omission Land South Newnham Road | Barratt Homes Exeter Ltd | This land should be allocated for residential development. The land is well located to an established residential area, which has good transport links to the town centre and is close to existing employment opportunities. Existing planning consents will adversely impact on the potential for this land to remain in employment use. Housing development could make contributions towards necessary infrastructure. |
| O/8/6867/2973 | Proposal Omission Newnham Road | Wincanton Group Ltd Mr Teasdale | This employment land is now surplus to requirements, being next to existing residential areas it would be suitable to redevelop the site for residential purposes. The land should be excluded from the existing employment area and allocated for residential development. |