

PLYMOUTH POLICY AREA - BROWNFIELD REJECTED AT REG 18 STAGE - site area & summary SHLAA assessment

Site ref	Site	Use under consideration	Reg 18 source	Site area (hectares)	SHLAA assessment			Summary reason for site not being c/f to Reg 19 plan
					Available	Suitable	Achievable	
0020	TAVR Centre, Prospect Place, West Hoe	Housing	Reg 18 booklet (July 2016)	0.99	No	Yes	No	No land owner support; no delivery strategy
0024	Commercial, Elphinstone & Phoenix Wharfs - including Lambhay Hill car park	Mixed use opportunities to support the enhanced use of the site for water sports, maritime events and leisure and tourism, including complementary enabling commercial uses.	Reg 18 booklet (July 2016)	1.49	No	Yes	No	Deliverability concerns; historic environment concerns - but identify as opportunity site
0026	Exeter Street	Mixed use - commercial / housing	Reg 18 booklet (July 2016)	0.41	No	Yes	No	Lack of evidence of deliverability. However development would be strongly supported given regeneration benefits. Therefore identify as Opportunity Site
0071b	Land at St.Levan Gate (including gap sites on St Levans Road)	Car parking for dockyard and infill; housing	Reg 18 booklet (July 2016)	1.49	No	No	No	Not supported by landowner & MoD given strategic requirements for Naval Base; no strategy for delivery
0089	R/O Acterna Way Burrington Way	Employment (B1b,c, B2, B8 use classes)	Reg 18 booklet (July 2016)	1.44	Yes	No	No	Expansion site which can be covered by general policy
0116	Embankment Boatyard, Embankment Road	Mixed use - Housing and marine related uses	Reg 18 booklet (July 2016)	2.5	No	No	No	Flood risk; site not justified for bringing forward in absence of delivery strategy
0118	Mount Gould Hospital	Mixed use - health / housing	Reg 18 booklet (July 2016)	3.08	No	Yes	No	Too much uncertainty about delivery
0140	Plymouth Boat Yard	Mixed use - commercial and housing	Reg 18 omission site (July 2016)	1.02	Yes	No	No	Loss of marine employment focus; unsuitable housing site
0146	Land East Stenlake Terrace	Housing	Reg 18 booklet (July 2016)	0.4	Yes	No	No	Not considered deliverable; highway constraints; unsuitable site
0187	Looseleigh Lane	Housing	Reg 18 booklet (July 2016)	0.37	No	No	No	Historic environment constraints - test through DM process if to come forward
0276	Crownhill Fort	Heritage & visitor use	Reg 18 booklet (July 2016)	5.05	No	No	No	No specific proposals; use and enhancement can be dealt with through general policy provisions for historic environment
0287	Motor Transport Section, North Yard	Housing	Reg 18 booklet (July 2016)	2.27	No	No	No	No land owner support; no delivery strategy
0398	Eaton Business Park, Estover	Housing	Reg 18 omission site (July 2016)	3.98	Yes	No	No	Loss of employment land; impact on opportunity for re-establishing aviation use at airport site
0399	Airport Business Centre	Housing	Reg 18 omission site (July 2016)	2.57	Yes	No	No	Loss of employment land; impact on opportunity for re-establishing aviation use at airport site
0401	Land at Thornbury Road	Industrial uses or alternatively residential C3 providing it can be demonstrated that such development would not compromise future operation of Plymouth Airport.	Reg 18 omission site (July 2016)	6.32	Yes	No	No	Loss of employment land; impact on opportunity for re-establishing aviation use at airport site
0587a	Plymouth Airport	Housing led mixed use	Reg 18 omission site (July 2016)	41.99	No	No	No	Site safeguarded for aviation uses

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0740c	Plymstock Quarry centre	Housing	Reg 18 omission site (July 2016)	within PLY50 allocation	Yes	No	No	Needs to be tested in context of updated masterplan to fully understand the implications for the wider development. This site is covered in wider allocation
0742	Land at Riga Terrace	Housing	Reg 18 booklet (July 2016)	0.34	No	No	No	Highly constrained site; deliverability issues
0759	Ashery Drive Garages, Hooe	Housing	Reg 18 omission site (July 2016)	0.28	Yes	No	No	Site too constrained - but can test in more detail through application process
0845	Fort Austin Depot	Community use	Reg 18 booklet (July 2016)	0.79	No	No	No	No specific proposals; use and enhancement can be dealt with through general policy provisions for historic environment
0846	Woodland Fort	Community use	Reg 18 booklet (July 2016)	2.54	No	No	No	No specific proposals; use and enhancement can be dealt with through general policy provisions for historic environment
0852	Underhill Engineering, Plymbridge Road	Employment	Reg 18 booklet (July 2016)	0.66	Yes	No	No	Part of curtilage of existing business
0906	South Yard	Marine employment	Reg 18 booklet (July 2016)	9.21	No	No	No	Not supported by landowner & MoD given strategic requirements for Naval Base; no strategy for delivery
0909	Richmond Walk	Mixed use	Reg 18 booklet (July 2016)	2.36	Yes	No	No	General employment policies sufficient; no specific proposal being put forward for site; flood risk constraints
0916	Stonehouse Creek Car Park	Car parking for Royal William Yard	Reg 18 booklet (July 2016)	1.28	No	No	No	Not a sustainable site for housing development; existing use of car park does not require allocation in plan; flood zone 2.
0947	Milehouse Bus Depot	Mixed use - employment / transport	Reg 18 booklet (July 2016)	3.23	No	Yes	No	Too much uncertainty over deliverability; lack of support of transport operator.
0950	Vets and finance services office, Central Park	Sports related development	Reg 18 booklet (July 2016)	1.1	No	No	No	No clear proposition or deliverability identified
0959	PML site, Leigham Street	Housing or housing led mixed use	Reg 18 booklet (July 2016)	0.83	No	Yes	No	No land owner support; no delivery strategy for relocation of existing use.
0961	Mayflower Street West Armada Centre)	Mixed use - commercial / housing / office	Reg 18 booklet (July 2016)	0.98	No	No	No	Deliverability concerns - but identify as opportunity site
0967b	Sutton Road East	Mixed use - housing / employment	Reg 18 booklet (July 2016)	3.09	No	Yes	No	Too much uncertainty about delivery, but identify as opportunity site
0972	Social club site, Milehouse Bus Depot	Housing	Reg 18 booklet (July 2016)	1.04	No	Yes	No	Objections from landowner to residential use, site not available
0990	Land at Keyham Road	Mixed use - housing, food retail and car parking for dockyard	Reg 18 booklet (July 2016)	8.47	No	Yes	No	Not supported by landowner & MoD given strategic requirements for Naval Base; no strategy for delivery
0992	Land at Mowhay Road / Coombe Farm	Greenspace improvements incorporating gypsy & traveller site	Reg 18 booklet (July 2016)	8.7	No	No	No	Not needed to meet requirement for gypsies and travellers
0996	Land at Outland Road Depot	Sports and leisure	Reg 18 booklet (July 2016)	1.73	Yes	No	No	No clear proposition or deliverability yet identified
0996	Land at Outland Road Depot	Garden centre	Reg 18 booklet (Nov 2016)	1.73	Yes	No	No	No clear proposition or deliverability yet identified
0997	Agaton Fort	Opportunity for community use	Reg 18 booklet (July 2016)	3.54	No	No	No	No specific proposals; use and enhancement can be dealt with through general policy provisions for historic environment

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1004	Police & Fire Station, Glen Road, Plympton	Unspecified	Reg 18 omission site (July 2016)	1.09	No	Yes	No	No specific proposal advocated; deliverability concerns and flood risk issues
1012	Tesco Transit Way	Commerical/Housing	Reg 18 omission site (July 2016)	1.42	Yes	No	No	Insufficient information provided and parking requirements associated with the retail development,
1032	Eastern Gateway	As in Sutton Harbour AAP and/or Sutton Harbour vision document	Reg 18 omission site (July 2016)	4.42	No	No	No	Not a distinct development site; contrary to objective of safeguarding fishing market infrastructure
1058	Elliot Road, Cattedown	Not specified	Reg 18 omission site (Nov 2016)	0.31	No	No	No	Insufficient information provided as to the type of development being promoted