DECIDING HOW LAND IS USED IN PLYMOUTH AND SOUTH WEST DEVON

This consultation is all about the land in Plymouth, South Hams and West Devon (excluding Dartmoor National Park) and gives an indication of what Plymouth City, South Hams District and West Devon Borough Councils think with regards to:

- Which land should be developed over the next 20 years?
- Which land should be protected?

This consultation follows on from all previous work which has already been carried out separately by the three councils on the Plymouth Plan, South Ham’s ‘Our Plan’ and West Devon’s ‘Our Plan’. Eventually they will be integrated to create a single strategy for the area entitled the Plymouth and South West Devon Joint Local Plan.

This booklet covers Plymouth and its surrounding area (see map below):

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FINDING YOUR WAY AROUND THE CONSULTATION

While this consultation is part of the development of the Plymouth and South West Devon Joint Local Plan, this document specifically looks at the land within Plymouth and its surrounding area, to see more details on the proposed changes to land within South Hams and West Devon please visit: www.southhams.gov.uk/jointlocalplan or www.westdevon.gov.uk/jointlocalplan

This booklet:
• Gives an explanation of how we assessed the sites
• Gives details on what could happen on each site and what the final Plan could say about them
• Lists the sites which have been rejected for development
• Lists the sites which have been rejected for local green space

There is also a map which shows:
• Every site which the Council considers may have potential to be developed, and the kinds of uses the site could be used for
• The spaces which the Council thinks could be protected

On the back of the map there is some information which sets out:
• What the Plymouth Plan says so far
• Information on the Joint Local Plan
• The three areas of Plymouth which will go through the most changes and suggests a vision to guide those areas

Please note: This has been published to engage people in a discussion. No decisions have been made yet about the sites. The final allocations will be included in the draft Plymouth and South West Devon Joint Local Plan due for consultation in Autumn 2016.

HOW TO MAKE YOUR COMMENTS

To make your comments on what the Council is proposing please:
• Visit our consultation portal online: www.plymouth.gov.uk/ppgetinvolved
• Email your response to plymouthplan@plymouth.gov.uk
• Write to us at: Strategic Planning and Infrastructure Service, Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ

Any questions please ring planning policy on 01752 305477.

The final deadline for comments is 5pm, 12th August 2016.

BRINGING THE PLAN TOGETHER - WHAT HAPPENS NEXT?

This engagement is giving you the chance to comment on key elements of the work we have been doing before we draw up our final draft of the Plymouth and South West Devon JLP. A great deal of work has been done and remains to be done to produce the plan, but your views are crucial to us moving forwards. Once we have produced our draft plan, it will be considered by the Full Councils of all three local authorities in October 2016, before being subject to a final round of formal consultation in November and December. Following this, the JLP will be sent to a Government Planning Inspector who will hold an Examination and address all outstanding objections.

Shortly after this Examination, if the Inspector believes the Plan is ‘sound’, the Councils will be given the go ahead to adopt the JLP.
WE NEED MORE HOMES BUT WHERE SHOULD THEY GO?

Housing is a real challenge for the city. We need to build 30,300 new homes between 2014 and 2034 in the Plymouth Housing Market Area, as the city grows 21,000 of these new homes will need to be found at Plymouth. Some of these new homes will be built in the ‘urban fringe’ – the area immediately around the city.

Over the last ten years we have delivered 8,575 homes, 92 per cent of those have been on previously developed land. In Plymouth there are at present 645 dwellings under construction and there is consent for a further 4,740 dwellings which have yet to commence construction. In addition a further 5,180 dwellings have been consented at Sherford.

WHAT ELSE DO WE NEED TO DEVELOP OR PLAN FOR?

A growing population means that we need more services to keep the city running and to make sure it is a great place to live.

Infrastructure is important and includes the public systems, services and facilities that are necessary for economic and social activity, it includes roads, schools, telecommunications, power and water supplies, hospitals and play areas. Collectively these ensure Plymouth is a great place to live.

Infrastructure affects us every day. When the right infrastructure is in place and it works well, it goes unnoticed but nevertheless continues to contribute to economic growth and social wellbeing. When it doesn’t work, it can have dramatic and serious implications.

If the right ‘strategic’ infrastructure is not in place at the right time, then this can delay or undermine the delivery of homes and jobs. Where the provision of infrastructure does not keep pace with new development, it can have significant negative impacts on local communities. This is why we are taking the provision of infrastructure very seriously in the Plan and supporting documents.

A comprehensive assessment of the city’s infrastructure needs is taking place. The Infrastructure Needs Assessment (PINA2016) is an evidence based document, which will be used to inform decisions. It will demonstrate the Council’s clear understanding of the city’s infrastructure needs through to 2034. It will also provide an assessment of the funding required and therefore help to guide decisions on the Community Infrastructure Levy (CIL) and S106.

The Plan for Infrastructure and Investment will turn these identified infrastructure needs into a delivery plan that will coordinate and sequence the infrastructure required to enable delivery of the Plan’s aspirations, and ensure local communities are not impacted negatively. It will also establish investment priorities, exploring alternative delivery and funding mechanisms, as well planning for contingencies.
WHAT SITES COULD BE DEVELOPED?

To decide which sites could be developed in the future the Council looked at its database of over 900 sites from various sources, including sites put forward by communities, developers and landowners. Several hundred sites did not require further assessment for a variety of reasons, including: some sites already had planning permission and some were already under construction or completed. Other sites were excluded because they were below the site size threshold (0.25ha) or because they were in current occupation and/or not available for development and unlikely to come forward. Altogether 340 sites were assessed which were put forward by communities, developers and landowners.

A total of 149 sites are being suggested as suitable for development. To see a list of sites which were put forward by communities, developers and landowners which have been rejected at this stage, please see Appendix I. Only those rejected sites which were suggested to Plymouth City Council and South Hams District Council in the most recent Call for Sites are shown in the appendix.

HOW WE ASSESSED EACH SITE

Every site which has been put forward for development has been assessed by a planning officer with a set methodology which resulted in a list of constraints for each site. These constraints have helped to inform what uses the Council is considering and will also help inform the specific details of any site allocation policies that are incorporated in the draft plan. We are interested to receive views on whether or not we have identified the correct constraints and what the implications of these should be for the sites and future policies.

For every site put forward for development on the map there is a corresponding section in the booklet which gives the:

• Site reference number
• Site address
• Whether the site is previously developed land
• Constraints which may influence the type/scale of development that takes place on the site as well as any measures that might need to be taken should development happen
• An indication of what the Council thinks should go on that site

CONSTRAINTS

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to play space 600m</td>
<td>The site is not within 600m of a play space</td>
</tr>
<tr>
<td>Access to high quality green space 400m</td>
<td>The site is not within 400m of a green space</td>
</tr>
<tr>
<td>Access to bus stop, 400m</td>
<td>The site is not within 400m of a bus stop</td>
</tr>
<tr>
<td>Economic importance</td>
<td>The site is of economic importance to the city</td>
</tr>
<tr>
<td>Existing green space designation</td>
<td>The site is part of an already existing green space designation</td>
</tr>
<tr>
<td>Sustainable linked communities</td>
<td>The site may be relatively disconnected from some important local services, for example, local shops and GP surgeries</td>
</tr>
</tbody>
</table>

Natural Environment

Natural Environment

The site may contain important greenspace features for example playing pitches, parks or allotments or the site may have landscape or agricultural value

Nature Conservation

The site may contain important biodiversity features and/or be designated as one of the following: A Local Nature Reserve, a Site of Special Scientific Interest or a County Wildlife Site

Historic Environment

The site may contain Listed Buildings, Scheduled Ancient Monuments or be in a Conservation Area

Physical Limitations

Access/highways

The site has access issues which will need to be addressed

Infrastructure

If the site is developed, there will need to be significant investment in transport and/or utilities infrastructure
We are really keen to know what you think should happen on the sites. If you don’t agree with a suggested site you are welcome to use these constraints, which were used by the council officers to assess the sites, to tell us why you think the suggested use is not appropriate. Or if there are other reasons why you think a site should not be considered for the types of development indicated in this booklet.

PROTECTING OUR GREEN SPACES

Green spaces are really important. They improve our health and wellbeing, are spaces to enjoy and they contribute to fantastic views around the city.

The Plymouth and South West Joint Local Plan will create site allocations for Strategic Green Spaces and designate local green spaces for protection. Having listened to all the comments so far in Plymouth this is what is suggested:

Local Green space designations: 168 sites were put forward by local people for local green space designation. The Council agree that 106 of these should be designated for protection. You can see these sites on the map. Plymouth City Council are also putting forward a further 109 sites as local green spaces because they fall under one of the following categories: Allotments, Cemeteries, Parks, County Wildlife Sites and Local Nature Reserves.

62 sites were not agreed. 11 of these were rejected because they fall within Strategic Green Infrastructure sites for which there will be detailed site allocations. These reasons sites have been rejected from Local Green Space designation are listed in the Appendix II.

Strategic Green spaces: Some natural spaces are strategically important for the whole city and the wider region. We are proposing the following strategic areas which will have allocations detailing the policies for these areas:

- Plymouth Sound & Tamar Estuaries European Marine Site
- Central Park
- Sherford Community Park
- Derriford Community Park
- Plym Valley
- Saltram Countryside Park
**Trees:** The Plan will protect Plymouth’s special trees including Ancient Woodlands, Tree Protection Orders, Ancient Trees and Plymouth Pear Trees

**Protecting biodiversity and the wider landscape:** Looking after the wider landscape that makes Plymouth feel and look the way it does is important. The Council thinks that the Plan needs to protect the undeveloped coast and the cities relationship with designated landscapes such as our neighbouring Areas of Outstanding Natural Beauty and Dartmoor National Park.

You can explore the evidence base used to understand the landscape online and comment on the draft version of the Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment, available here: www.plymouth.gov.uk/ppgetinvolved

**HOW ARE WE MEETING THE REGULATIONS?**

Plymouth City Council, South Hams District Council and West Devon Borough Council have been working on their respective Local Plans for some time:

- **The West Devon ‘Our Plan’** went through a Regulation 18 consultation in May to June 2014 and reached Regulation 19 stage in February 2015 with consultation on a draft plan including an updated strategy, housing numbers, distribution and strategic allocations. This was supported by a Strategic Housing and Employment Land Availability Assessment (SHELAA) identifying potential sites for development.

- **The South Hams ‘Our Plan’** had not reached such an advanced stage. It went through a Regulation 18 consultation in May-June 2014, and work has progressed on housing need and the identification of sites in a SHELAA.

- **The Plymouth Plan** has been through a number of ground-breaking consultation phases since 2012 when its Regulation 18 stage commenced, which are set out in the local development scheme (LDS). It has reached a stage where Part One of the Plymouth Plan (which sets out overarching strategy and strategic objectives, plus policies to show how the objectives will be met and a spatial strategy) was approved by the Full Council in September 2015. Part Two of the Plymouth Plan sets out the site allocations and designations to meet our needs. The LDS sets out that the Part Two work would progress through 2016, with an informal engagement on sites being considered for allocation and designation taking place in summer 2016. The Part Two work would then be amalgamated with the Part One plan to produce a single plan, and finalised for a pre-submission consultation in autumn/winter 2016. The plan would then be submitted in January 2017.
The three local authorities have now decided to combine these three plan processes into a single Joint Local Plan – the **Plymouth and South West Devon Joint Local Plan**. A joint LDS for the Joint Local Plan setting out a timetable which will mirror that set out in the Plymouth Plan LDS, and in accordance with timescales adopted by South Hams and West Devon, will be published shortly.

In order to align the three plan processes into a single Joint Local Plan, the West Devon Our Plan has reverted to the Regulation 18 stage, to match the fact that both the South Hams Our Plan and the Plymouth Plan were still formally in Regulation 18. Any representations made when the West Devon Our Plan was published as a pre-submission draft plan will be used as part of the development of the Joint Local Plan.

Therefore, for the purposes of The Town and Country Planning (Local Planning) (England) Regulations 2012, this engagement is taking place under Regulation 18. It is the first time that a Regulation 18 engagement has taken place on the Joint Local Plan – albeit each local authority has previously engaged on what their individual local plans should contain.

**We are therefore asking, under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012, for any comments or views you may have on what further areas of policy the Plymouth and South West Devon Joint Local Plan as described in the consultation material should contain.**

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**OTHER DOCUMENTS WHICH WILL BE AVAILABLE FOR COMMENT:**

- Draft Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment
- City Centre and Waterfront Strategic Master plans
- Growth Area Draft Visions
- Thriving Towns and Villages Sites Booklet
- The Plymouth Retail Study 2016
- Plymouth and South West Devon Joint local Plan - Establishing the ‘Objectively Assessed Need’ by PBA June 2016
- Plan for Managing Local Flood Risk

Please visit: [www.plymouth.gov.uk/ppevidencebase](http://www.plymouth.gov.uk/ppevidencebase) to see a full list of the emerging evidence base.
Site Ref: 0001
Address: Civic Centre
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR MIXED USE (mixed use refurbishment)...

Site Ref: 0003
Address: Colin Campbell Court
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (mixed use housing / retail)

Site Ref: 0020
Address: TAVR Centre, Prospect Place
Previously Developed Land: Mixed

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0021
Address: MS05 Trinity Pier
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR MIXED USE (cultural & arts)...

Site Ref: 0024
Address: Commercial, Elphinstone & Phoenix Wharfs, and land at Lambhay Hill
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR MIXED USE (marine uses/leisure/hotel/residential)...

Site Ref: 0026
Address: Exeter Street
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR MIXED USE (commercial & housing)...

Site Ref: 0071
Address: Land at St. Levan Gate
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR MIXED USE (employment & parking)...

Site Ref: 0078
Address: Princess Yachts, South Yard
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT (marine)...

Site Ref: 0078
Address: Princes Yachts, South Yard
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT (marine)...

<table>
<thead>
<tr>
<th>Site Ref: 0089</th>
<th>Address: R/O Acterna Way Burrington Way</th>
<th>Previously Developed Land: Yes</th>
</tr>
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<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
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<tr>
<td>THIS SITE IS CONSIDERED FOR EMPLOYMENT...</td>
<td>![Icon] ![Icon] ![Icon]</td>
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<thead>
<tr>
<th>Site Ref: 0090</th>
<th>Address: Weston Mill sports pitches and car park</th>
<th>Previously Developed Land: Mixed</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
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<tr>
<td>THIS SITE IS CONSIDERED FOR COMMUNITY SPORTS AND LEISURE (enhanced sports and community facilities)...</td>
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<tr>
<th>Site Ref: 0100</th>
<th>Address: Former Woodlands School Site Whitleigh</th>
<th>Previously Developed Land: Yes</th>
</tr>
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<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>NONE</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
</tr>
<tr>
<td>THIS SITE IS CONSIDERED FOR HOUSING...</td>
<td>![Icon] ![Icon] ![Icon]</td>
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<table>
<thead>
<tr>
<th>Site Ref: 0116</th>
<th>Address: Embankment Boatyard, Embankment Road</th>
<th>Previously Developed Land: Yes</th>
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<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
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<tr>
<td>THIS SITE IS CONSIDERED FOR MIXED USE (housing and marine employment)...</td>
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<tr>
<th>Site Ref: 0118</th>
<th>Address: Mount Gould Hospital</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
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<tr>
<td>THIS SITE IS CONSIDERED FOR MIXED USE (health and housing)...</td>
<td>![Icon] ![Icon] ![Icon]</td>
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<thead>
<tr>
<th>Site Ref: 0138</th>
<th>Address: Former Western National site, Laira Bridge</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
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<tr>
<td>THIS SITE IS CONSIDERED FOR HOUSING / HOUSING LED MIXED USE (housing/hotel)...</td>
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<tr>
<th>Site Ref: 0141</th>
<th>Address: Plymouth Fish Market</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRAINTS:</td>
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<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
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<tr>
<td>THIS SITE IS CONSIDERED FOR FISH MARKET IMPROVEMENTS (exploring opportunities for complementary leisure use)</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Site Ref: 0146</th>
<th>Address: Land East of Stenlake Terrace</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONSTRAINTS:</td>
<td>NONE</td>
<td>![Icon] ![Icon] ![Icon] ![Icon] ![Icon]</td>
</tr>
<tr>
<td>THIS SITE IS CONSIDERED FOR HOUSING (self-build opportunity)...</td>
<td>![Icon] ![Icon] ![Icon]</td>
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</tbody>
</table>
Site Ref: 0161
Address: Plymouth Railway Station, Intercity House and Land Adjacent
Previously Developed Land: Yes

THIS SITE IS CONSIDERED FOR MIXED USE (railway improvements /university)...
Site Ref: 0202
Address: Land at Tamerton Foliot Road
Previously Developed Land: No

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (incorporating green corridor)...  


Site Ref: 0206
Address: The White Cottage and Holtwood, Plymbridge Road, Glenholt
Previously Developed Land: Yes

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING...


Site Ref: 0232
Address: Pomphlett Industrial Estate
Previously Developed Land: Yes

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (housing/retail)...  


Site Ref: 0238
Address: Land at Moorcroft Quarry
Previously Developed Land: Yes

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR WASTE MANAGEMENT...


Site Ref: 0242
Address: Former Nursery, Haye Road
Previously Developed Land: Yes

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (with cycleway provision)...  


Site Ref: 0258
Address: Land off Darklake View
Previously Developed Land: No

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT...


Site Ref: 0264
Address: Coombe Way & Kings Tamerton Road
Previously Developed Land: No

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (self build and extension to Ham Woods local nature reserve)...  


Site Ref: 0273
Address: Land at Redwood Drive, Chaddlewood
Previously Developed Land: No

 CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING...
Site Ref: 0274
Address: Turnchapel Wharves, Turnchapel
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0276
Address: Crownhill Fort
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HERITAGE LED REGENERATION (visitor use, improvements to visibility of site)...

Site Ref: 0287
Address: Motor Transport Section, North Yard
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0297
Address: Tamar Valley School Barne Barton
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0303b
Address: North Prospect redevelopment phase 3
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0303c
Address: North Prospect redevelopment phase 4
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0303d
Address: North Prospect redevelopment phase 5
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0310
Address: Douglass House, Efford
Previously Developed Land: Yes

CONFLICTS

THIS SITE IS CONSIDERED FOR HEALTH HUB...
Site Ref: 0311
Address: Scout Hut, Delamere Road
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING (with provision for new scout hut)...

Site Ref: 0325
Address: Foot Anstey Offices, Derrys Cross
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR MIXED USE (housing)

Site Ref: 0327
Address: Leaves Yard, Windsor Road
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0344
Address: Plymouth Fruit Sales, Sutton Road
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (office/housing/leisure)...

Site Ref: 0349
Address: Land to South of Cann House, Tamerton Foliot Road
Previously Developed Land: No

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0362
Address: Land to west of Belliver Industrial Estate
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

Site Ref: 0379a (SH_04_03_08/13)
Address: Land at Woolwell
Previously Developed Land: No

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING (primary school and local community facilities as part of wider sustainable community in association with sites 0400a and 0409)...

Site Ref: 0381
Address: Plymouth Science Park Phase 6
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT...
Site Ref: 0412 (SH_04_10_08/13/16)  
Address: Field East of Roborough Farm  
Previously Developed Land: No

Site Ref: 0413 (SH_04_02_13)  
Address: Field East of Haxter Lodge  
Previously Developed Land: No

Site Ref: 0414 (SH_04_18_16)  
Address: Field North of Roborough Farm  
Previously Developed Land: No

Site Ref: 0421  
Address: Downham School  
Previously Developed Land: Yes

Site Ref: 0442  
Address: Land north of Hazeldene Quarry  
Previously Developed Land: No

Site Ref: 00587a  
Address: Former Plymouth Airport  
Previously Developed Land: Mixed

Site Ref: 0588  
Address: Former Environ Factory, Ernesettle  
Previously Developed Land: Yes

Site Ref: 0590c  
Address: Melville Building, Royal William Yard  
Previously Developed Land: Yes

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

THIS SITE IS CONSIDERED FOR HOUSING...

THIS SITE IS CONSIDERED FOR HOUSING...

THIS SITE IS CONSIDERED FOR AVIATION...

THIS SITE IS CONSIDERED FOR MIXED USE (hotel)...

CONSTRAINTS

CONSTRAINTS

CONSTRAINTS

CONSTRAINTS

CONSTRAINTS

CONSTRAINTS

CONSTRAINTS
THIS SITE IS CONSIDERED FOR HOUSING LED MIXED USE (including commercial uses and incorporating green corridor)...

Site Ref: 0728
Address: South West Water Site, Glacis Park
Previously Developed Land: Mixed

CONSTRASTS

600m
400m

Site Ref: 0729
Address: Former Plympton Hospital
Previously Developed Land: Yes

CONSTRANTS

600m
400m

Site Ref: 0742
Address: Land at Riga Terrace
Previously Developed Land: No

CONSTRANTS

600m
400m

Site Ref: 0744
Address: Former Southway Primary School and Playing Fields
Previously Developed Land: Yes

CONSTRANTS

Site Ref: 0798
Address: UCP Marjon
Previously Developed Land: Yes

CONSTRANTS

600m
400m

Site Ref: 0799
Address: Plymouth International Medical Technology Park
Previously Developed Land: Mixed

CONSTRANTS

600m
400m

Site Ref: 0824
Address: Mount Wise, Devonport
Previously Developed Land: Yes

CONSTRANTS

600m
400m
Site Ref: 0824a  
Address: Mount Wise, Devonport  
Previously Developed Land: Yes

**CONTRASTS**

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0839  
Address: Registry office, Lockyer Street  
Previously Developed Land: Yes

**CONTRASTS**

THIS SITE IS CONSIDERED FOR HOUSING/ HOUSING LED MIXED USE...

Site Ref: 0840  
Address: Land at Staddiscombe Road/Goosewell Road  
Previously Developed Land: No

**CONTRASTS**

THIS SITE IS CONSIDERED FOR HOUSING OR HOUSING LED MIXED USE (housing/small convenience store)...

Site Ref: 0842  
Address: Stirling House, Honic-knowle Green  
Previously Developed Land: Yes

**CONTRASTS**

NONE

Site Ref: 0844  
Address: Devonport, land at Paradise Road  
Previously Developed Land: No

**CONTRASTS**

THIS SITE IS CONSIDERED FOR HOUSING OR OPEN SPACE...

Site Ref: 0845  
Address: Fort Austin Depot  
Previously Developed Land: Yes

**CONTRASTS**

THIS SITE IS CONSIDERED FOR AN OPPORTUNITY FOR COMMUNITY USE...

Site Ref: 0846  
Address: Woodland Fort  
Previously Developed Land: Yes

**CONTRASTS**

THIS SITE IS CONSIDERED FOR AN OPPORTUNITY FOR COMMUNITY USE...

Site Ref: 0852  
Address: Estover Industrial Estate  
Previously Developed Land: Yes

**CONTRASTS**

THIS SITE IS CONSIDERED FOR EMPLOYMENT...
Site Ref: 0854
Address: Adj. Drake Circus
Previously Developed Land: Yes

THIS SITE IS CONSIDERED FOR MIXED USE (Pavilion building - leisure / food and drink)...

Site Ref: 0855
Address: Toshiba Site, Northholt Road, Ernesettle
Previously Developed Land: Yes

CONSTRANTS

Site Ref: 0858
Address: Quality Hotel, land north of Cliff Road
Previously Developed Land: Yes

CONSTRANTS

Site Ref: 0863
Address: Land south of Langley Crescent
Previously Developed Land: Yes

Site Ref: 0864
Address: Land at Little Dock Lane, West Park
Previously Developed Land: No

Site Ref: 0865
Address: Southway Campus, Clittaford Road
Previously Developed Land: Yes

CONSTRANTS

Site Ref: 0866
Address: The Ship
Previously Developed Land: Yes

Site Ref: 0876
Address: Ham Drive, Pennycross
Previously Developed Land: Yes

CONSTRANTS

THIS SITE IS CONSIDERED FOR HOUSING...

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

THIS SITE IS CONSIDERED FOR MIXED USE (hotel / housing)...

THIS SITE IS CONSIDERED FOR HOUSING...

THIS SITE IS CONSIDERED FOR EMPLOYMENT (Reuse of listed building to support wider employment park function)...

THIS SITE IS CONSIDERED FOR HOUSING...
Site Ref: 0897
Address: Elburton East Edge
Previously Developed Land: No

CONTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE...

Site Ref: 0899
Address: Royal Parade and Old Town Street
Previously Developed Land: Yes

CONTRAINTS

NONE

This site is considered for mixed use (retail led mixed use (opportunities for refurbishment and extension)...

Site Ref: 0900
Address: Royal Parade and East of Armada Way
Previously Developed Land: Yes

CONTRAINTS

NONE

This site is considered for mixed use (retail led mixed use (opportunities for refurbishment and extension)...

Site Ref: 0903
Address: Charlton Crescent
Previously Developed Land: No

CONTRAINTS

This site is considered for housing...

Site Ref: 0906
Address: South Yard
Previously Developed Land: Yes

CONTRAINTS

This site is considered for employment (marine employment)...

Site Ref: 0908
Address: Drakes Island
Previously Developed Land: Yes

CONTRAINTS

This site is considered for heritage led regeneration (with controlled community access)...

Site Ref: 0909
Address: Richmond Walk
Previously Developed Land: Yes

CONTRAINTS

This site is considered for mixed use (marine employment)...

Site Ref: 0912
Address: Land East of Ernesettle Lane
Previously Developed Land: Yes

CONTRAINTS

This site is considered for employment...
Site Ref: 0913
Address: Woodvale Nurseries, Truro Drive
Previously Developed Land: Yes

CONTRAINTS

NONE

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0916
Address: Stonehouse Car Park
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR CAR PARKING (relating to Royal William Yard)...

Site Ref: 0917
Address: Land North of Lake View Close
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (with accessible green space improvements; or retain as green space)...

Site Ref: 0924
Address: Duke Street
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR CAR PARKING...

Site Ref: 0935
Address: Novacold Factory
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

Site Ref: 0939
Address: Chelson Meadow Recycling Centre
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR WASTE MANAGEMENT...

Site Ref: 0942
Address: Land at Stuart Road/Victoria Park
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0946
Address: Errill Retail Park, Plymouth Road
Previously Developed Land: Yes

CONTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING/MIXED USE (housing/health, as alternative to retail)...

400m
600m
2

20
THIS SITE IS CONSIDERED FOR MIXED USE (employment/transport)...

Site Ref: 0947
Address: Milehouse Bus Depot
Previously Developed Land: Yes

CONTRAIANTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0948
Address: Land south of Stoggy Lane
Previously Developed Land: No

CONTRAIANTS

THIS SITE IS CONSIDERED FOR HUB FOR SPORTING EXCELLENCE (with enabling housing)...

Site Ref: 0949
Address: Brickfields Recreation Ground
Previously Developed Land: Yes

CONTRAIANTS

THIS SITE IS CONSIDERED FOR SPORTS RELATED DEVELOPMENT...

Site Ref: 0950
Address: Vets and finance services office, Central Park
Previously Developed Land: Yes

CONTRAIANTS

THIS SITE IS CONSIDERED FOR HOUSING (as part of a wider comprehensive scheme)...

Site Ref: 0953
Address: Land West of Ernesettle Lane
Previously Developed Land: No

CONTRAIANTS

THIS SITE IS CONSIDERED FOR SPORTS/ARTIFICIAL GRASS PITCH...

Site Ref: 0954
Address: Fields to North of St Budeaux, A38 Junction
Previously Developed Land: No

CONTRAIANTS

THIS SITE IS CONSIDERED FOR HOUSING (with open space improvements/access to registered park and garden)...

Site Ref: 0956
Address: Open Space at Plympton House
Previously Developed Land: No

CONTRAIANTS

THIS SITE IS CONSIDERED FOR GYPSY & TRAVELLER SITE (within green space area)...

Site Ref: 0958
Address: Site off Weston Mill Lane
Previously Developed Land: No

CONTRAIANTS
Site Ref: 0969
Address: Land behind Maret Road, St Budeaux
Previously Developed Land: Yes

CONTRASTS

This site is considered for commercial or mixed use opportunity

Site Ref: 0971
Address: MDEC Central Park Avenue
Previously Developed Land: No

CONTRASTS

This site is considered for housing...

Site Ref: 0972
Address: Social Club Site, Milehouse Bus Depot
Previously Developed Land: Yes

CONTRASTS

This site is considered for housing...

Site Ref: 0973
Address: Open space near Manadon Junction
Previously Developed Land: No

CONTRASTS

This site is considered for sports/artificial grass pitch

Site Ref: 0974
Address: Royal Assurance site, Armada Way
Previously Developed Land: Yes

CONTRASTS

This site is considered for mixed use (retail/housing)...

Site Ref: 0975
Address: Savage Road, Barne Barton
Previously Developed Land: Yes

CONTRASTS

This site is considered for housing regeneration area (as proposed in draft Barne Barton Neighbourhood Plan)...

Site Ref: 0976
Address: Bull Point Barracks
Previously Developed Land: Yes

CONTRASTS

This site is considered for employment (employment and training, as proposed in draft Barne Barton Neighbourhood Plan)...

Site Ref: 0977
Address: Cornwall Street East
Previously Developed Land: Yes

CONTRASTS

This site is considered for mixed use (retail/housing)...

600m
400m
400m
£
£
£
600m
400m
400m
£
£
£
<table>
<thead>
<tr>
<th>Site Ref: 0978</th>
<th>Address: Cornwall Street West</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR MIXED USE (commercial/housing)...**

<table>
<thead>
<tr>
<th>Site Ref: 0979</th>
<th>Address: Seventrees, Baring Street, Greenbank</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR HOUSING...**

<table>
<thead>
<tr>
<th>Site Ref: 0980</th>
<th>Address: Plymouth University</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR UNIVERSITY IMPROVEMENTS...**

<table>
<thead>
<tr>
<th>Site Ref: 0981</th>
<th>Address: Elburton (Land at Candish Drive)</th>
<th>Previously Developed Land: No</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR HOUSING...**

<table>
<thead>
<tr>
<th>Site Ref: 0982</th>
<th>Address: North Hill/Tavistock Place</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR HERITAGE LED REGENERATION (History Centre)...**

<table>
<thead>
<tr>
<th>Site Ref: 0983</th>
<th>Address: Tavistock Place</th>
<th>Previously Developed Land: Yes</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR MIXED USE (education/commercial/housing)...**

<table>
<thead>
<tr>
<th>Site Ref: 0984</th>
<th>Address: Land North of Broadley Park Road</th>
<th>Previously Developed Land: No</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR EMPLOYMENT...**

<table>
<thead>
<tr>
<th>Site Ref: 0985 (SH_04_14_14)</th>
<th>Address: Land West of Broadley Park Road</th>
<th>Previously Developed Land: No</th>
</tr>
</thead>
</table>

**CONSTRANTS**

**THIS SITE IS CONSIDERED FOR EMPLOYMENT...**
Site Ref: 0986 (SH_04_13_14)  
Address: Land North of Belliver Way Industrial Estate  
Previously Developed Land: No

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

---

Site Ref: 0987  
Address: Land North of Tamerton Road  
Previously Developed Land: Yes

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

---

Site Ref: 0988  
Address: Land South of Roborough House  
Previously Developed Land: Yes

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

---

Site Ref: 0989  
Address: Land North of Clittaford Road  
Previously Developed Land: Yes

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR HOUSING...

---

Site Ref: 0990  
Address: Land at Keyham Road  
Previously Developed Land: Yes

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR HOUSING...

---

Site Ref: 0991  
Address: North West Quadrant, Derriford Business Park, former Seaton Barracks Parade Ground and sites on Brest Road  
Previously Developed Land: Yes

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR MIXED USE (new commercial centre for north of Plymouth, including; district centre, health, employment, housing and community uses - area regeneration opportunity)...

---

Site Ref: 0992  
Address: Land at Mowhay Road/Coombe Farm  
Previously Developed Land: No

**CONTRAINTS**

THIS SITE IS CONSIDERED FOR GREEN SPACE IMPROVEMENTS (incorporating gypsy & traveller site)...

---

Site Ref: 0993  
Address: Land adjacent to Plumer Road  
Previously Developed Land: Yes

**CONTRAINTS**

THIS SITE IS PROPOSED FOR HOUSING...
Site Ref: 0994
Address: Land off Newnham Road, Colebrook
Previously Developed Land: Yes

**CONCEPTS**

THIS SITE IS CONSIDERED FOR HOUSING...

---

Site Ref: 0995
Address: Former China Clay site, Coypool
Previously Developed Land: Yes

**CONCEPTS**

THIS SITE IS CONSIDERED FOR HOUSING (to be delivered as part of a masterplanned scheme for site as a whole, incorporating green space areas)...

---

Site Ref: 0996
Address: Land at Outland Road Depot
Previously Developed Land: Yes

**CONCEPTS**

THIS SITE IS CONSIDERED FOR MIXED USE - SPORTS AND LEISURE...

---

Site Ref: 0997
Address: Agaton Fort
Previously Developed Land: Yes

**CONCEPTS**

THIS SITE IS CONSIDERED FOR OPPORTUNITY FOR COMMUNITY USE...

---

Site Ref: 0999
Address: Chittleburn Hill
Previously Developed Land: No

**CONCEPTS**

THIS SITE IS CONSIDERED FOR PARK AND RIDE...
### APPENDIX I: Sites rejected for development at this stage

<table>
<thead>
<tr>
<th>Site Ref.</th>
<th>Site Address</th>
<th>Reasons for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td>0081</td>
<td>Victoria Snooker Centre, Victoria Road</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0150</td>
<td>1 Woodland Terrace, Greenbank Road</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0216</td>
<td>Hilltop Garage, Austin Crescent</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0314</td>
<td>Car Park North Hill</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0587a</td>
<td>Former Plymouth Airport</td>
<td>Policy constrained - safeguarded for future aviation uses therefore other forms of development</td>
</tr>
<tr>
<td>0730a</td>
<td>Land off Plymbridge Road</td>
<td>Policy constrained - landscape, historic environment, sustainable linked communities</td>
</tr>
<tr>
<td>0837</td>
<td>Weston Mill Civic Amenity Site</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0838</td>
<td>Plympton Police Station</td>
<td>Physically constrained - flood risk</td>
</tr>
<tr>
<td>0841</td>
<td>Exchange Street Car Park</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0843</td>
<td>Corner of Weston Park Road / Outland Road</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
<tr>
<td>0849</td>
<td>Land at Amados Hill, Merafield</td>
<td>Policy constrained - greenspace value</td>
</tr>
<tr>
<td>0879</td>
<td>Land off Sherford Road</td>
<td>Policy constrained - greenspace value, wildlife corridor</td>
</tr>
<tr>
<td>0891</td>
<td>Land off Belliver Way</td>
<td>Policy constrained in part - loss of playing pitch; remainder of site considered acceptable in principle by virtue of planning policy</td>
</tr>
<tr>
<td>0892</td>
<td>Sites at Jennycliff (land adjacent to Stamford Lane)</td>
<td>Policy constrained - greenspace value</td>
</tr>
<tr>
<td>0893</td>
<td>Sites at Jennycliff (land south of Lalebrick Road)</td>
<td>Policy constrained - greenspace value</td>
</tr>
<tr>
<td>0894</td>
<td>Sites at Jennycliff (land east of Jennycliff Lane and South of Lalebrick)</td>
<td>Policy constrained - greenspace value</td>
</tr>
<tr>
<td>0895</td>
<td>Sites at Jennycliff (land east of Jennycliff Lane)</td>
<td>Policy constrained - greenspace value</td>
</tr>
<tr>
<td>1000</td>
<td>Martin’s Gate Car Park</td>
<td>Site size below SHELAA threshold (0.25Ha)</td>
</tr>
</tbody>
</table>

- **SH_04_08_13**: Land at Whiston Farm, Whitsoncross Lane, Tamerton Foliot - Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
- **SH_04_11_08/13**: Land off Allern Lane, Tamerton Foliot - Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
- **SH_04_12_14**: Land at West Trehills, Tamerton Foliot - Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
- **SH_04_15_16**: Leigh Farm, Roborough - Policy constrained - Strategic GI Asset, ancient woodland, therefore identify as greenspace associated with Woolwell Extension.
- **SH_04_09_08/13**: Land north east of Haxter Lodge, Roborough - Policy constrained - part of the site within AONB has been rejected.
- **SH_07_07_08/13**: Land between Brixton and Elburton - Policy constrained - sustainable linked communities, access, wildlife designation, flood zone to north, strategic location of development in the urban fringe.
- **SH_07_14_16**: Dodovens Farm, Chittleburn Hill, Brixton - Policy constrained - landscape, sustainable linked communities, strategic location of development in the urban fringe.
- **SH_49_06_08/13**: Land at Old Newnham, Plympton - Policy constrained - landscape, not well related to services and facilities, listed buildings, flooding.
- **SH_49_05_08/13**: 8 Larch Grove, Plympton - Policy constrained - sustainable linked communities, landscape, not well related to services and facilities, mineral consultation zone.
- **SH_04_08_13**: Land at Whiston Farm, Whitsoncross - Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
- **SH_04_11_08/13**: Land off Allern Lane, Tamerton Foliot - Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
<table>
<thead>
<tr>
<th>Reference</th>
<th>Location</th>
<th>Constraints</th>
</tr>
</thead>
<tbody>
<tr>
<td>SH_04_12_14</td>
<td>Land at West Trehills, Tamerton Foliot</td>
<td>Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.</td>
</tr>
<tr>
<td>SH_04_15_16</td>
<td>Leigh Farm, Roborough</td>
<td>Policy constrained - Strategic GI Asset, ancient woodland, therefore identify as greenspace associated with Woolwell Extension</td>
</tr>
<tr>
<td>SH_04_09_08/13</td>
<td>Land north east of Haxter Lodge, Roborough</td>
<td>Policy constrained - part of the site within AONB has been rejected</td>
</tr>
<tr>
<td>SH_07_07_08/13</td>
<td>Land between Brixton and Elburton</td>
<td>Policy constrained - sustainable linked communities, access, wildlife designation, flood zone to north, strategic location of development in the urban fringe</td>
</tr>
<tr>
<td>SH_07_14_16</td>
<td>Dodovens Farm, Chittleburn Hill, Brixton</td>
<td>Policy constrained - landscape, sustainable linked communities, strategic location of development in the urban fringe</td>
</tr>
<tr>
<td>SH_49_06_08/13</td>
<td>Land at Old Newnham, Plympton</td>
<td>Policy constrained - landscape, not well related to services and facilities, listed buildings, flooding</td>
</tr>
<tr>
<td>SH_49_05_08/13</td>
<td>8 Larch Grove, Plympton</td>
<td>Policy constrained - sustainable linked communities, landscape, not well related to services and facilities, mineral consultation zone</td>
</tr>
<tr>
<td>SH_04_08_13</td>
<td>Land at Whiston Farm, Whitsoncross Lane, Tamerton Foliot</td>
<td>Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.</td>
</tr>
</tbody>
</table>
**APPENDIX II: Sites rejected from Local Green Space Nominations**

<table>
<thead>
<tr>
<th>Site name</th>
<th>Reason for rejection</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amados Hill and Hardwick Woods</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Bath Street / Union Street</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Bircham Wood (Ancient Woodland)</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Boringdon Fields</td>
<td>Extensive tract of land</td>
</tr>
<tr>
<td>Boringdon Primary School Playing Fields</td>
<td>School fields are not open to the community – not demonstrably of local significance</td>
</tr>
<tr>
<td>Brickfields</td>
<td>The site is being considered for housing and/or playing pitches</td>
</tr>
<tr>
<td>Brockhole / Binicliff Woods (Ancient Woodland)</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Cann Lodge</td>
<td>Not demonstrably of local significance</td>
</tr>
<tr>
<td>Careswell Avenue</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Central Park</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Central Park Allotments</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Church Close</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Conway Gardens</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Drake’s Island</td>
<td>Site is not close to a local population</td>
</tr>
<tr>
<td>Former Blue Monkey Pub</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Glen Road Verge</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
</tbody>
</table>

**Greenacres Recreation Ground**

School fields are not open to the community – not demonstrably of local significance

**Hardwick Wood (Ancient Woodland)**

Protection provided under Strategic Green Space

**Hatshill / Holt Woods, Plym Valley (Ancient Woodland)**

Extensive tract of land

**Heles School Playing Fields**

School fields are not open to the community – not demonstrably of local significance

**Hunter Close Open Space**

Protection provided under Strategic Green Space

**Land at Ernesettle (Individual field)**

The site is being considered for 3G playing pitches

**Land at Peirson House**

Private garden, not demonstrably of local significance

**Land North of Coombe Lane**

Extensive tract of land

**Land off Coombe Lane**

Extensive tract of land

**Land off Embankment Lane / Bridge Road**

Site is brownfield not green space

**Land off Lower Street**

Highways land is not demonstrably of local significance

**Land to east of Tothill Road viaduct bridge**

Site has planning permission

**Land to North of Elford Crescent**

Extensive tract of land

**Land to North of White Cross Court**

Highways land is not demonstrably of local significance

**Land to North West of Tamerton Foliot**

Extensive tract of land

**Land to south of Lisson Grove**

Railway land is not demonstrably of local significance

**Land to South of Pinewood Close**

Highways land is not demonstrably of local significance
<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larkham Lane Square</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Larkham Lane Triangle</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Long Meadow / South View Park</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Manadon Roundabout to Donnington Drive</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Marsh Mills Playing Field</td>
<td>School fields are not open to the community – not demonstrably of local significance</td>
</tr>
<tr>
<td>Mount Batten, Jennycliff and Staddiscombe</td>
<td>Extensive tract of land</td>
</tr>
<tr>
<td>Mowhay Road</td>
<td>Small parcel of private land, not demonstrably of local significance</td>
</tr>
<tr>
<td>North of Woodford and Boringdon Fields</td>
<td>Extensive tract of land</td>
</tr>
<tr>
<td>Oakapple Close Oval</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Old Cattedown Railway Line</td>
<td>Railway land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Paradise Road</td>
<td>The site is being considered for housing and/or playing pitches</td>
</tr>
<tr>
<td>Park Close Oval</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Plympton St Maurice Conservation Area (Eastern)</td>
<td>The site is being considered for housing</td>
</tr>
<tr>
<td>Rashleigh Avenue</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Ridgeway School Playing Fields</td>
<td>School fields are not open to the community – not demonstrably of local significance</td>
</tr>
<tr>
<td>Saltram Wood (Ancient Woodland)</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Sellars Acres (Ancient Woodland)</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>St. Margaret's Road Triangle</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Stoggy Lane / Hemerdon Heights</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Stonehouse Pool and Mudflats</td>
<td>Marine Area, not terrestrial</td>
</tr>
<tr>
<td>The Orchard Garden, 201</td>
<td>Private garden, not demonstrably of local significance</td>
</tr>
<tr>
<td>Waddon Close</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Weston Mill Lane</td>
<td>Small parcel of private land, not demonstrably of local significance</td>
</tr>
<tr>
<td>Weston Park Road to Churchill Way</td>
<td>Not a green space. Potential PROW being investigated</td>
</tr>
<tr>
<td>Wixenford Wood (Ancient Woodland)</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
<tr>
<td>Woodford Avenue Triangle</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Woodford Green</td>
<td>Highways land is not demonstrably of local significance</td>
</tr>
<tr>
<td>Woodford Primary School Playing Fields</td>
<td>School fields are not open to the community – not demonstrably of local significance</td>
</tr>
<tr>
<td>Woodford Wood (Ancient Woodland)</td>
<td>Protection provided under Strategic Green Space</td>
</tr>
</tbody>
</table>