

**PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN  
SUMMARY SCHEDULE OF CHANGES TO THE PLAN  
JULY 2017**

<b>Objective/ Policy / Other</b>	<b>Title / Area / Theme</b>	<b>Summary of Error/Clarification which have been corrected in submission version of JLP</b>	<b>Summary of minor modifications</b> (specific wording changes to be completed prior to public examination)
SO6	Delivering a prosperous and sustainable South West Devon		Conserve' instead of 'preserve' in point 8; 'Conserve and enhance' instead of 'celebrating' in point 9
SO7	Maintaining a strong network of Main Towns		Addition of word 'historic' in point 4
SO9	Maintaining the viability of the many sustainable villages in the rural area		Make clearer reference to the role sustainable villages supporting the wider network of villages
SO10	Maintaining a beautiful and thriving countryside		Conserve' instead of 'preserve' ; broaden scope of objection so it doesn't read as just being about residential development but all development; other minor wording changes to provide greater consistency with the objective of a <u>naturally</u> beautiful countryside.
SO11	Delivering high quality development		Wording changes to strengthen and clarify the objective, relating to development is of the right type for its location and of good quality
SPT2	Sustainable linked neighbourhoods and sustainable rural communities		The wording could be changed to state 'higher density appropriate to the local area' to cover the differences between the Plymouth Policy Area and the Thriving Towns and Villages.
SPT7	Working with neighbouring areas	Changes to reflect Marine Action Plans that affect the plan area.	Minor wording change to SPT 7. Replace "special landscapes" with "special qualities"; Add a bullet point to para 3.57 setting out the relationship with Devon CC, and their aspirations in relation to the formation and delivery of the JLP; Add a clause to the policy dealing with AONB
SPT9	Strategic principles for transport planning and strategy	Minor change to transport hierarchy criteria to avoid ambiguity.	
SPT11	Strategic approach to the natural environment		Amendments to clarify the natural environment hierarchy and respond to specific suggestions about how to improve the policy - to be coordinated through a statement of common ground with Natural England and other parties
SPT12	Strategic infrastructure measures to deliver the spatial strategy	Replaced "European Protected Sites" with "European Sites"	
SPT13	European Protected Sites - mitigation of recreational impacts from development	Replaced "European Protected Sites" with "European Sites" within SPT12 point 5, and SPT13 title. Para 3.98 Changed "Plymouth Sound and Tamar Estuaries SAC" to "Plymouth Sound and Estuaries SAC". Changed "Tamar Estuaries Special Protection Area" to "Tamar Estuaries Complex Special Protection Area".	

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PLY5	Safeguarding Plymouth's minerals resources		Wording clarifications and amendments, subject to statement of common ground with Devon County Council; strengthen provisions relating to restoration and aftercare (habitat recreation / restoration)
PLY6	Improving Plymouth's city centre		Provision in policy for encouraging improved weather protection; add reference to flood defences; reference to City Centre Masterplan role of Armada Way and linkages to adjoining areas in accordance with statement of common ground to be sought with Historic England
PLY8	Royal Parade		New clause to help ensure development conserves and enhances the historic environment
PLY10	Cornwall St East		Wording amendments that clarify the intention to protect high quality non designated buildings
PLY11	Cornwall St West	Reference to the Armada Way frontage deleted as the site has no frontage to Armada Way.	
PLY12	New George Street West		Change wording to reflect language used in City Centre Masterplan about good and highest quality buildings
PLY14	Derrys Cross		Additional reference to preserving the significance and setting of the listed crescent
PLY15	Civic Centre and Council House		Use of 'conserves and enhances' instead of 'respects' in point 5
PLY18	History Centre / Tavistock Place / Chapel Street		Minor amendment to give encourage to mix of uses to develop synergy between business and education uses
PLY23	Plymouth Fruit Sales site		Include reference to flood risk management measures
PLY24	Sutton Road West		Include reference to flood risk management measures
PLY25	Sugar House		Include reference to flood risk management measures
PLY26	Fish Quay		Include reference to flood risk management measures; minor amendment to point 2 to refer to development rather than uses
PLY27	Register Office		Amended wording to make clearer that the development should preserve or enhance the character or appearance of the conservation area and Registered Park and Garden
PLY28	North of Cliff Road		Amended wording to make clearer that the development should preserve or enhance the character or appearance of the conservation area and Registered Park and Garden
PLY29	Millbay Waterfront		Include reference to flood risk management measures
PLY30	Bath Street West		Amended wording to incorporate aspiration for east/west linkages and to use 'conserve' and 'enhance' instead of 'respect'
PLY31	Bath Street East		Amended wording to incorporate aspiration for east/west linkages and to use 'conserve' and 'enhance' instead of 'respect'
PLY38	Derriford Commercial Centre		Include retail floorspace threshold for impact / sequential test to be consistent with other policies in plan
PLY40	Seaton Neighbourhood		Add provisions relating to landscape treatment of future proposals

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PLY44	Woolwell urban extension / park		Clarify in relation to mitigation and enhancement in relation to natural environment; further policy amendments can be agreed to be considered through statement of common ground with landowners, particularly relating to timing of design code and biodiversity enhancement requirements; add provisions in relation to secondary school contributions
PLY46.8	Land at Tamerton Foliot Road	Correction to the TPO reference in the policy as the TPO belt goes wider than just the north east fringe of the site.	
PLY48	Sherford		Include specific reference to the need for pollution control, flood risk management and green buffers/corridors within the development itself.
PLY55	Hazeldene Quarry		issues raised by an objector raise the need for some further investigation about the extent and role of the minerals safeguarded area, which could lead to some minor modifications (as yet undetermined)
PLY58.2	Home Park		Set out that enabling as well as ancillary uses could be acceptable where they are complementary to the sporting use of Home Park and the wider recreational use of Central Park.
PLY58.18	Weston Mill		Amended to policy to only constrain trading of retail development to securing and completion of the sports improvements
PLY59.5	Stirling House and Honicknowle Clinic	Corrected site name	
PLY59.11	Ernesettle Lane		New criteria to require completion of historic environment assessment
PLY59.18	Chaucer Way		Add requirement to retain existing playing field
PLY60.10	Newnham Road, Colebrook		Amend to include require for masterplan to be prepared
PLY60.11	Boringdon Park		Provision to be made for enabling development
TTV1	Prioritising growth through a hierarchy of sustainable settlements		Wording changes to help understand the nature of sustainability in rural areas, the relationship between villages, the relationship of the policy with SPT1 and 2, and to clarify delivery mechanisms for each layer in the settlement hierarchy
TTV3	Strategic infrastructure measures for the Main Towns		Delete the second part of criterion 4: 'including an improved service between Noss Marina and Dartmouth (this will be delivered through the Noss on Dart development)' since the detail of delivery will be determined through a planning application
TTV4	Spatial priorities for development in Dartmouth		Expansion of existing schools and developer contributions to public transport improvements to be added as spatial priorities; clarify in supporting text relationship of policy to AONB
TTV6	Noss-on-Dart, (Dartmouth)		Wording modifications in relation to historic environment elements of policy and supporting narrative; biodiversity and water environment provisions

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TTV7	Spatial priorities for development in Ivybridge		Identify improving rather than maintaining the retail offer; add a reference to the need to contribute to a traffic and transport study; Expansion of existing schools to be added as spatial priorities
TTV8	East of Ivybridge		Amendment of criterion 3 to state "A landscape strategy which addresses the site's scale and prominence, and the edges of the development, and mitigates visual and landscape setting impacts on Dartmoor National Park"
TTV9	Filham		Additional provision could be incorporate to make clear that the expectation is that this proposal would contribute to wider transport / access improvements as identified as a priority in TTV7.3
TTV11.1	Stowford Mill		Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan;
TTV11.3	Cornwood Road		Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan
TTV11.4	Dame Hannah		Provisions of INP5 and INP7 of the Ivybridge Neighbourhood Plan can be added to the Ivybridge site allocations and / or the Infrastructure Delivery Plan
TTV12	Spatial priorities for development in Kingsbridge		Identify public transport on A381, expansion of local schools, and addressing water quality issues as additional spatial priorities.
TTV13	The Quayside, Kingsbridge		Due to close proximity to estuarine waters a contamination investigation to also be required. Minor changes to text to strengthen and clarify protection of special qualities of the AONB and sensitivities of the site Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened Add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV14	Belle Hill	Criterion 1 corrected to refer to the quality and character of its setting in relation to the AONB; original wording erroneous in that it suggests site with within AONB	Add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV15.1	NW Kingsbridge		Add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV15.2	West Alvington Hill		Add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV16	Spatial priorities for development in Okehampton		Add as a priority the link road between Exeter Road and Crediton Road; incorporate reference to conserving and enhancing historic character of the town
TTV18	East of Okehampton		Add appropriate wording to ensure heritage assets safeguarded, reinforcing what has already been required through existing planning consent

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TTV21	Callington Road		Subject to statement of common ground discussions with Historic England, add detail to provide clarity to applicants as to what the issues, considerations and capacity of the site are and how they need to respond to the World Heritage Site or the conservation area
TTV24.1	New Launceston Road		Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England;
TTV24.2	Butcher Park Hill		Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV24.4	The Trendle		Potential strengthening of provisions in relation to historic environment, wording to be discussed as part of statement of common ground with Historic England
TTV24.5	Kelly Preparatory College		Potential strengthening of provisions in relation to historic environment, wording to be discussed as part of statement of common ground with Historic England; possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England; mitigating potential impact on setting of DNP to be expressed in policy wording.
TTV25	Spatial priorities for development in Totnes		Highlight the need for developer contributions to subsidise some rural bus services in order to make them financially viable in the future.
TTV27	Baltic Wharf		Inclusion of appropriate provisions for safeguarding historic environment impacts and any mitigation could be incorporated in the policy, wording to be discussed with Historic England through statement of common ground discussions; provisions to ensure that all contamination is remediated as part of the development
TTV28.1	Dartington Lane		Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
TTV28.5	ATMOS		Should include the need for flood risk mitigation, remediation of contamination and habitat enhancement/creation as requirements. The contribution towards the Totnes Flood Defence Scheme to be acknowledged.
TTV29.11	Hatherleigh Market		Provisions relating to safeguarding of historic environment, wording to be considered as part of statement of common ground discussions with Historic England; Provisions to secure contribution to new school
TTV29.12	Hatchmoor		Amendment could be agreed in order to safeguard land to ensure sufficient expansion of the school site as necessary; Provisions to secure contribution to new school
TTV29.13	Glenhaven		Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened

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TTV29.15	West of Palm Cross, Modbury		Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV29.16	Pennpark		Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
TTV29.17	West of Barracks Road		Subject to further discussions with Historic England, the provisions of the policy seeking to safeguard the historic environment could be clarified / strengthened
TTV29.18	Bathway Fields, N Tawton	Criteria now identifies N Tawton as a town not a village	
TTV29.19	Bonfire Hill		Possible to add generic landscape requirement, wording to be discussed as part of statement of common ground discussions with Natural England
TTV29.20	Shadycombe		Potential strengthening of provisions in relation to historic environment, wording to be discussed as part of statement of common ground with Historic England
TTV30	Empowering local residents to create strong and sustainable communities	Deleted 'in the usual way' as unnecessary wording	Further explanation to be provided in the supporting text to explain that neighbourhood plans are also supported in other areas, even though the policy relates specifically to the sustainable villages.
TTV31	Development in the Countryside		Clarify that this policy relates to development outside settlement boundaries; move horse related elements to separate policy; minor wording clarifications
TTV32	Residential extensions and replacement dwellings in the countryside		Add more flesh to policy in relation to proposals for extensions
DEV1	Protecting health and amenity		Wording changes to cover more general amenity impacts; not just residential amenity
DEV2	Air, water, soil, noise and land	Minor wording clarifications relating to light pollution	Broaden provisions for securing contributions to mitigation of air quality risks
DEV4	Playing pitches		Remove last para of policy - not supported by Sport England and duplicates some of DEV3
DEV5	Community food growing and allotments	Correction of minor wording errors	
DEV8	Meeting local housing need in the Thriving Towns and Villages Policy Area	Clarified definition of High Value Areas; clarified provisions in relation to dwellings less than 6 dwellings in HVAs; added more to reasoned justification of policy	Make consistent with DEV7 re ref to 'subject to viability' and use of words 'at least'
DEV15	Supporting the rural economy		Making the policy clearer about managing residual impacts and managing caravan, camping and similar facilities
DEV20	Place shaping and the quality of the built environment		Strengthen policy to around the aspiration to deliver good design solutions; add reference to local distinctiveness
DEV21	Conserving the historic environment	Drafting error in point 1 - clarified	Wording changes to highlight enjoyment of historic environment; rationalise the 2 HE policies into one with minor wording adjustments

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DEV22	Development affecting the historic environment		Wording changes to highlight enjoyment of historic environment; rationalise the 2 HE policies into one with minor wording adjustments
DEV23	Cornwall and West Devon Mining Landscape World Heritage Site		Some wording changes to provide more consistency with adopted SPD and clarify the approach to development in the WHS area
DEV24	Landscape character		Minor text edits for consistency with industry guidance and European landscape convention.
DEV25	Undeveloped coast	Changed policy title to "Undeveloped Coast and Heritage Coast"; omitted "2" from references to Shoreline Management Plan - replaced with "the current Shoreline Management Plan"; corrected policy formatting error.	New clause to ensure development is consistent with Heritage Coast objectives (as contained within the relevant AONB Management Plan); also in relation to enabling biodiversity to adapt to climate change
DEV26	Strategic Landscape Areas (Plymouth Policy Area)	Minor wording clarifications to make consistent with other parts of plan	
DEV27	Nationally protected landscapes		Minor text amendments would improve the clarity and effectiveness of the policy
DEV28	Protecting and enhancing biodiversity and geological conservation	Incorrect reference to North Devon Biosphere Reserve removed	Naming of priority inter-tidal habitats to be provided for somewhere in the plan; consequential changes to section on hierarchy arising from changes to SPT11 to be agreed with Natural England; some minor wording changes to improve clarity and effectiveness of policy
DEV29	Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)		Clarify that intention is not to require development to address local deficiencies in green spaces but to mitigate the impacts of development
DEV30	Trees, woodlands and hedgerows	Para 6.103 corrected to say NPPF para 118, not 18	Add 'orchards' and 'hedgerow trees'
DEV31	Specific provisions relating to transport		Amplify the provisions of the policy relating to impacts on natural and built environment, including historic environment
DEV33	Waste management		Amendments if necessary to prevent duplication / conflict with Devon Waste Plan and to clarify some Plymouth elements of the policy.
DEV34	Delivering low carbon development	Very minor wording change to improve clarity of point 1	Wording amendment to clarify point 4 (access to natural light); inclusion of carbon reduction target (aiming to halve 2005 levels of carbon emissions by 2034), as currently the case in Plymouth and supported by the evidence base for the Plan Area
DEV35	Renewable and low carbon energy (including heat)		Point 2 to provide greater clarification regarding the level of harm considered unacceptable for all types of landscape and to heritage assets; point 4 to be amended to require the biodiversity mitigation to be of a proportionate scale to the proposal; point 5 to clarify that proposals should be required to show how they have positively responded to early community consultation; point 9 can be removed as duplication of other policies

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DEV37	Managing flood risk and water quality impacts		Wording changes to clarify and strengthen policy as sought by Environment Agency; clarification of drainage hierarchy; minor amendment of wording of point 8 in accordance with Natural England response
DEV38	Coastal Change Management Areas	Coastal Change Management Area now shown on the map after being erroneously omitted	Amendment to point 5 sought to ensure that this relates to all buildings and structures, not just dwellings
Para 3.4	Spatial strategy		Text to identify that there are inter-relationships between settlements within SW Devon as well as between Plymouth and SW Devon.
Para. 3.32	Provision for new homes (SPT3)	Added sub-heading 'Housing Implementation Strategy'	
Para 3.58	Working with neighbouring areas (SPT7)	Clarification to paragraph to add reference to South Inshore and Offshore Marine Plan and South Devon Heritage Coast	
Para 3.64	Strategic connectivity (SPT8)	Correction and clarification of harbour authorities in South Hames, and context in relation to them	
Para 3.66	Strategic connectivity (SPT8)		Specific wording clarifications on Plymouth Metro can be considered as part of a statement of common ground to be sought with Devon County Council.
Para 3.84	Natural environment (SPT11)	Clarification that European/international designations are above national designations in hierarchy	
Para 3.85	Natural environment (SPT11)	Clarification of the list of European sites	
Para 3.86, 87	Natural environment (SPT11)	Clarification and correction to list of designated sites	
Para 3.90	Natural environment (SPT11)	Reference to South Devon Heritage Coast, undeveloped coast and World Heritage Site added; minor wording adjustment to improve clarity of paragraph	
Para. 3.98	European Protected Sites - mitigation of recreational impacts from development (SPT13)	Correction of European sites names in narrative.	
Para 3.105	Measures of Success	Corrected omission of Measure of Success relating to environmental assets that was included in Annex 2	
Paras 4.19-26	Minerals (PLY5)		Add narrative after policy to listed minerals wharf sites that are safeguarded by virtue of the policy (Cattedown Wharf; Pomphlett Wharf; Corporation Wharf; Victoria Wharf)
Paras 4.85,86	Plymouth waterfront / Sutton Harbour (PLY20)		Addition of some text to emphasise how a cohesive approach for Sutton Harbour will be delivered, wording and approach to be developed through statement of common ground discussions with Sutton Harbour Holdings.
Para 4.132	Oceansgate (PLY33)	First sentence amended to read "some land", rather than "the land".	

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Para 4.180	Woolwell (PLY44)	Additional words to clarify that the potential recreational impacts of the development on Dartmoor National Park and the European Marine Site will need to be assessed and a strategy for their mitigation produced that addresses the identified issues (this is required by SPT13 and PLY44)	
Para 4.217	Minerals (PLY55)	Clarification of relationship between minerals safeguarding area and part of PLY48 (Sherford) / PLY54 (Saltram Countryside Park) which it overlaps	
Para. 5.13	Sustainable villages allowance	Amended text to clarify that whilst the allowance counts against the 5 year land supply for the Thriving Towns and Villages, and forms part of the housing trajectory for the policy area. The trajectory assumes that this source contributes to supply only in the later stages of the plan period, unless and until monitoring identifies actual commitments and completions.	
Para 5.23	Infrastructure for Main Towns (TTV3)		Text amendments to be considered as part of statement of common ground with Devon County Council, reflecting nature of transport network for the main towns
Para 5.86	Callington Road (TTV21)	Corrected supporting narrative as no part of site is within World Heritage Site	
Para 5.117	Bere Alston		Add words '... and upon the Outstanding Universal Value of the World Heritage Site' to the paragraph to make it clear that development needs also to respond to this aspect of the village's context.
Para 5.130	Lifton		Add reference that primary school will need expansion.
Para 5.137	North Tawton		Add reference that primary school will need expansion. Add reference to the significant heritage and archaeological assets.
Para 6.11	Sport and recreation (DEV3)	Clarification that the policy covers playing fields	
Para 6.31	Meeting local housing need (DEV9)	Reference to Affordable Housing Code of Practice added	
Para 7.10, 13, 15	Infrastructure	Clarification of relationship of JLP and Infrastructure Needs Assessment; edit to use consistent language between Infrastructure Needs Assessment and JLP	
Fig 3.1	Plymouth HMA	Dartmoor National Park boundary added to map	
Fig 3.3	Housing	Clarification of terminology relating to release of student HMOs back to main housing stock	
Fig 3.6	Employment supply	Employment floorspace supply - corrections to data to address issues found - formula error; double counting; 'netting-off existing f/s' errors	
Fig 3.8	Shopping centres	Formatting correction of incorrect header row	

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Fig 5.1	TTV site allocation totals	Added footnote to explain that the table refers only to sites allocated by the Joint Local Plan policies plus the allowance for potential supply at Sustainable Village. Corrected employment floorspace figures.	
Fig 5.8	Indicative levels of new housing in Sustainable Villages		Clarification to be provided in supporting narrative about how the numbers set out should be understood. Given that much of Wrangaton is within DNPA, it is considered appropriate to remove the settlement from the sustainable villages list. Clarification that schemes of fewer than 10 dwellings could also result in detrimental impact in AONB.
Section 5a	Strategic Outcome for strategic approach to development in South West Devon		Wording changes to give greater recognition to the significant of urban and rural landscapes in the area, reflecting the traditions of the historic landscape
Annex 1	Infrastructure	Filling in of omissions relating to infrastructure identified in the plan but not picked up in the Annex; correction of project titles	Subject to statement of common ground with Devon County Council, addition of new infrastructure projects relating to flood management in Ivybridge (these would also need to be listed in Ivybridge spatial priorities policy)
Annex 4	JLP Evidence Base	Added Okehampton Town Centre Access Road Summary (March 2017); Restructure section by theme	
Glossary		Added further definitions / clarify others as identified through analysis of representations	
Vision Diagram	Kingsbridge and Dartmouth	Diagram made clearer in respect of AONB boundary	
Policies Map (Plymouth Policy Area)	Shopping centres	Missing shopping centre boundaries (which were published in the Background paper) inserted; minor formatting errors on map about alignment on Primary Shopping Areas corrected	
Policies Map (Plymouth Policy Area)	Saltram Meadow (PLY50) and Saltram Park	Policy boundary corrected to exclude the registered Park and Garden.	
Policies Map (Plymouth Policy Area)	Local Green Spaces	Correct error in LGS boundary for Mutley Park; it should include Thorn Park Lodge	
Policies Map (Plymouth Policy Area) and Map 3, Plymouth Green Space	Local Green Spaces		Amendment of local green space boundary to exclude the land which has extant planning permission at Petersfield Close. This was an error which was not corrected prior to submission.

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Policies Map (TTV Policy Area)	Minerals	Added, for information, missing Minerals Safeguarding Areas from Adopted Devon Minerals Plan	
Map 1	Marine Conservation Zones	The proposed sites were highlighted to differentiate their legal status between proposed and adopted.	
Map 2	Biodiversity	Corrected / updated mapping of biodiversity data (strategic flyways for greater horseshoe bats). Definitions of terminology on Map 2 added to Glossary	
Omission policy	Sports and recreation		Subject to a statement of common ground with Sport England, include provisions to support / encourage wider community use of schools and education facilities for sport and recreation. This could be done in DEV3, 4 and/or 32.
Policies (general)	Natural environment		Review of potential minor changes to policies as part of statement of common ground discussions with Natural England, to make sure that mitigation of impacts and biodiversity enhancement are appropriately distinguished
Policies (general)	Spatial priorities in TTV area		Review of consistency of infrastructure priorities sought for main towns, as part of statement of common ground discussions with Devon County Council. Inclusion of green infrastructure priorities identified in GI delivery plans, to be considered as part of statement of common ground discussions with Natural England.
Text (general)		Updated 'Scheduled Ancient Monuments' to 'Scheduled Monuments' (wherever found in plan); Corrected 'Towns and Key Villages' to 'Smaller Towns and Key Villages' (wherever found in plan); Corrected miscellaneous typographical / grammatical errors	
Evidence base	Natural environment	Corrected erroneously omitted data for LGS site near Woolwell from Greenspace evidence base	