

PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN CONTENTS PAGE

The page numbers listed here refer to the visual numbers at the bottom of each page of SUB1 ([Plymouth and South West Devon Joint Local Plan: Submission](#))

Strategic Objective/Policy	Page number
Strategic Objective SO1 – Delivering the spatial strategy	12
Policy SPT1 - Delivering sustainable development	15
Policy SPT2 - Sustainable linked neighbourhoods and sustainable rural communities	17
Policy SPT3 - Provision for new homes	20
Policy SPT4 - Provision for employment floorspace	25
Policy SPT5 - Provision for retail development	27
Policy SPT6 - Spatial provision of retail and main town centre uses	29
Policy SPT7 - Working with neighbouring areas	34
Policy SPT8 - Strategic connectivity	36
Policy SPT9 - Strategic principles for transport planning and strategy	40
Policy SPT10 - Balanced transport strategy for growth and healthy and sustainable communities	42
Policy SPT11 - Strategic approach to the natural environment	46
Policy SPT12 - Strategic infrastructure measures to deliver the spatial strategy	49
Policy SPT13 - European Sites – mitigation of recreational impacts from development	50
Strategic Objective SO2 - Strengthening Plymouth's role in the region	53
Policy PLY1 - Enhancing Plymouth's strategic role	54
Policy PLY2 - Unlocking Plymouth's regional growth potential	55
Policy PLY3 - Utilising Plymouth's regional economic assets	56
Policy PLY4 - Protecting and strengthening Devonport Naval Base and Dockyard's strategic role	56
Policy PLY5 - Safeguarding Plymouth's mineral resources	58
Strategic Objective SO3 - Delivering growth in Plymouth's City Centre and Waterfront Growth Area	63
Policy PLY6 - Improving Plymouth's city centre	66
Policy PLY7 - Colin Campbell Court	68
Policy PLY8 - Land at Royal Parade (between Armada Way and Old Town Street)	69
Policy PLY9 - Mayflower Street East, City Centre	70
Policy PLY10 - Cornwall Street East, City Centre	71
Policy PLY11 - Cornwall Street West, City Centre	72
Policy PLY12 - New George Street West, City Centre	73
Policy PLY13 - Royal Assurance site, Armada Way, City Centre	74
Policy PLY14 - Land at 19 The Crescent, Derry's Cross, City Centre	75
Policy PLY15 - Civic Centre and Council House site	76
Policy PLY16 - Railway station	77
Policy PLY17 - Plymouth University and Plymouth College of Art	78
Policy PLY18 - Plymouth History Centre and land at Tavistock Place / Chapel Street	79
Policy PLY19 - Central Park - Strategic Green Space Site	80
Policy PLY20 - Managing and enhancing Plymouth's waterfront	82
Policy PLY21 - Supporting the visitor economy	88
Policy PLY22 - Cultural quarters	89
Policy PLY23 - Plymouth Fruit Sales site, Sutton Road, Sutton Harbour	89
Policy PLY24 - Sutton Road west, Sutton Harbour	90

Strategic Objective/Policy	Page number
Policy PLY25 - Sugar House, Sutton Harbour	91
Policy PLY26 - Sutton Harbour Fish Quay	92
Policy PLY27 - Register office, Lockyer Street, The Hoe	93
Policy PLY28 - Land north of Cliff Road, The Hoe	95
Policy PLY29 - Millbay waterfront	96
Policy PLY30 - Bath Street west	97
Policy PLY31 - Bath Street east	98
Policy PLY32 - Stonehouse Barracks	99
Policy PLY33 - Oceansgate	101
Policy PLY34 - Union Street	102
Policy PLY35 - Drakes Island	104
Policy PLY36 - Other site allocations in the City Centre and Waterfront Growth Area	105
Policy PLY37 - Strategic infrastructure measures for the City Centre and Waterfront Growth Area	108
Strategic Objective SO4 - Delivering growth in the Derriford and Northern Corridor Growth Area	111
Policy PLY38 - Derriford commercial centre	114
Policy PLY39 - Glacis Park, Derriford	119
Policy PLY40 - Seaton Neighbourhood	121
Policy PLY41 - Derriford Community Park Strategic Greenspace	123
Policy PLY42 - Plymouth airport	125
Policy PLY43 - University of St Mark and St John	126
Policy PLY44 - Woolwell sustainable urban extension and community park	127
Policy PLY45 - Plym Valley Strategic Greenspace	129
Policy PLY46 - Other sites allocations in the Derriford and Northern Corridor Growth Area	130
Policy PLY47 - Strategic infrastructure measures for the Derriford and Northern Corridor Growth Area	133
Strategic Objective SO5 - Delivering growth in Plymouth's Eastern Corridor Growth Area	136
Policy PLY48 - Sherford new community	140
Policy PLY49 - Sherford Community Park Strategic Greenspace	141
Policy PLY50 - Saltram Meadow, Plymstock	143
Policy PLY51 - Langage	144
Policy PLY52 - Land at West Park Hill, Newnham	145
Policy PLY53 - Former China Clay dryer complex, Coypool	145
Policy PLY54 - Saltram Countryside Park Strategic Greenspace	147
Policy PLY55 - Hazeldene Quarry Minerals Safeguarding Area and buffer zone	149
Policy PLY56 - Other sites allocations in the Eastern Corridor Growth Area	150
Policy PLY57 - Strategic infrastructure measures for the Eastern Corridor Growth Area.	153
Policy PLY58 - Site allocations in the south of Plymouth	155
Policy PLY59 - Site allocations in the north of Plymouth	162
Policy PLY60 - Site allocations in Plympton and Plymstock	167
Policy PLY61 - Strategic infrastructure measures	171
Strategic Objective SO6 - Delivering a prosperous and sustainable South West Devon	173
Policy TTV1 - Prioritising growth through a hierarchy of sustainable settlements	173
Policy TTV2 - Delivering sustainable development in the Thriving Towns and Villages Policy Area	176

Strategic Objective/Policy	Page number
Strategic Objective SO7 - Maintaining a strong network of Main Towns	178
Policy TTV3 - Strategic infrastructure measures for the Main Towns	179
Policy TTV4 - Spatial priorities for development in Dartmouth	181
Policy TTV5 - Land at Cotton	182
Policy TTV6 - Noss on Dart	183
Policy TTV7 - Spatial priorities for development in Ivybridge	185
Policy TTV8 - East of Ivybridge	186
Policy TTV9 - Land at Filham	187
Policy TTV10 - Land at Stibb Lane	188
Policy TTV11 - Other site allocations at Ivybridge	189
Policy TTV12 - Spatial priorities for development in Kingsbridge	192
Policy TTV13 - The Quayside	193
Policy TTV14 - West of Belle Hill	194
Policy TTV15 - Other site allocations at Kingsbridge	195
Policy TTV16 - Spatial priorities for development in Okehampton.	197
Policy TTV17 - Land at Exeter Road, Okehampton	198
Policy TTV18 - East of Okehampton	199
Policy TTV19 – Stockley	201
Policy TTV20 - Spatial priorities for development in Tavistock.	203
Policy TTV21 - Callington Road, Tavistock	204
Policy TTV22 - Plymouth Road, Tavistock	205
Policy TTV23 - Pixon Lane Employment Area, Tavistock	206
Policy TTV24 - Other site allocations in Tavistock	206
Policy TTV25 - Spatial priorities for development in Totnes	209
Policy TTV26 - Land at KEVICC	210
Policy TTV27 - Land at Baltic Wharf	211
Policy TTV28 - Other site allocations in Totnes	212
Strategic Objective SO8 - Maintaining the vitality and viability of the Smaller Towns and Key Villages	214
Policy TTV29 - Site allocations in the Smaller Towns and Key Villages	219
Strategic Objective SO9 - Maintaining the viability of the many sustainable villages in the rural area	228
Policy TTV30 - Empowering local residents to create strong and sustainable communities	229
Strategic Objective SO10 - Maintaining a beautiful and thriving countryside	231
Policy TTV31 - Development in the countryside	232
Policy TTV32 - Residential extensions and replacement dwellings in the countryside	234
Strategic Objective SO11 - Delivering high quality development	235
Policy DEV1 - Protecting health and amenity	236
Policy DEV2 - Air, water, soil, noise, land and light pollution	237
Policy DEV3 - Sport and recreation	238
Policy DEV4 - Playing pitches	239
Policy DEV5 - Community food growing and allotments	240
Policy DEV6 - Hot food take aways in Plymouth	240
Policy DEV7 - Meeting local housing need in the Plymouth Policy Area	241
Policy DEV8 - Meeting local housing need in the Thriving Towns and Villages Policy Area	242
Policy DEV9 - Meeting local housing need in the Plan Area	243
Policy DEV10 - Delivering high quality housing	245
Policy DEV11 - Houses in Multiple Occupation in the Plymouth Article 4 Direction Area	246

Strategic Objective/Policy	Page number
Policy DEV12 - Purpose built student accommodation in the Plymouth Policy Area	248
Policy DEV13 - Consideration of sites for Travellers and Travelling Showpeople	250
Policy DEV14 - Maintaining a flexible mix of employment sites	251
Policy DEV15 - Supporting the rural economy	253
Policy DEV16 - Providing retail and town centre uses in appropriate locations	254
Policy DEV17 - Promoting competitive town centres	256
Policy DEV18 - Protecting local shops and services	257
Policy DEV19 - Provisions for local employment and skills	259
Policy DEV20 - Place shaping and the quality of the built environment	260
Policy DEV21 - Conserving the historic environment	262
Policy DEV22 - Development affecting the historic environment	263
Policy DEV23 - Cornwall and West Devon Mining Landscape World Heritage Site	264
Policy DEV24 - Landscape character	265
Policy DEV25 - Undeveloped Coast and Heritage Coast	266
Policy DEV26 - Strategic Landscape Areas (Plymouth Policy Area)	267
Policy DEV27 - Nationally protected landscapes	268
Policy DEV28 - Protecting and enhancing biodiversity and geological conservation	269
Policy DEV29 - Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)	271
Policy DEV30 - Trees, woodlands and hedgerows	272
Policy DEV31 - Specific provisions relating to transport	274
Policy DEV32 - Meeting the community infrastructure needs of new homes	275
Policy DEV33 - Waste management	276
Policy DEV34 - Delivering low carbon development	278
Policy DEV35 - Renewable and low carbon energy (including heat)	280
Policy DEV36 - Community energy	281
Policy DEV37 - Managing flood risk and water quality impacts	282
Policy DEV38 - Coastal Change Management Areas	284
Strategic Objective SO12 – Delivering infrastructure and investment	286
Policy DEL1 - Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy	291
Annex 1 – Infrastructure Schedule	295
Annex 2 – Plan targets and direction of travel indicators	301
Annex 3 – Plan contingency measures	304
Annex 4 – Joint Local Plan evidence base	308
Glossary	316