

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and **underlined bold** text for additions, or by specifying the modification in words in *italics*.

Ref	Part of JLP (Submission version) affected	Main modification
MM1	Spatial Strategy – Policy SPT1	<p>1 iii Strategically important local economic assets are protected for the purpose of economic activity. ...</p> <p>3i The effective Efficient use of land is made for development through optimising reuse of previously developed sites, therefore reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes.</p> <p>3ii Overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites where possible. ...</p>
MM2	Spatial Strategy – Policy SPT2 para 3.17	<p><i>Amend Para 3.17:</i> Figure 3.2 below sets out a series of measures that the LPAs will use in implementing Policy SPT2 and the other policies of the plan. The measures are aspirational, in the sense that they represent sustainability outcomes that are aspired to for an area. However, they also represent standards that individual development proposals will be considered against, as part of the overall planning judgment.</p> <p><u>The measures are not intended to be applied through an inflexible ‘tick box’ exercise to determine the acceptability or otherwise of development, given that such an approach could restrict development that is fundamentally sustainable and makes a significant positive contribution to delivering the vision and strategy of the plan. However, the measures do contribute to the overall planning judgement, including the need for appropriate mitigation.</u></p> <p>Some of these figures will be updated during the life of the plan. The most up to date standards will always be available in the evidence base documents informing the plan and the accompanying Supplementary Planning Documents.</p> <p><i>Add new paragraph to follow para 3.17:</i> <u>It should be noted that the measures in Fig 3.2 do not relate to the sustainable villages of the TTV Policy Area. This recognises the more remote rural context of such settlements, which are characterised by limited provision of physical services and amenities and may depend on a wider network of villages to meet their wider service requirements. Local communities are able to produce evidence and develop local policies as</u></p>

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		<u>part of their neighbourhood planning processes to support the delivery of sustainable development in these villages.</u>
MM3	Spatial Strategy – Policy SPT3 and related amendments to narrative and Annex 2	<p>The LPAs will plan, monitor and manage the delivery of housing from 2014 to 2034 in accordance with <u>the apportionment between Policy Areas</u>, the spatial strategy and the site allocations set out in this plan. Housing provision will be made for at least 26,700 dwellings (net) in the Plan Area during the plan period 2014 to 2034, comprising the policy area totals and the related market housing and affordable housing provision as follows:</p> <ul style="list-style-type: none"> • Within the Plymouth Policy Area - at least 19,000 new homes, of which 4,550 should be affordable. • Within the Thriving Towns and Villages Policy Area - at least 7,700 new homes of which 2,050 should be affordable. <p>... The delivery and availability of housing land will be monitored annually. Any necessary adjustments will be made in order to deliver the overall local plan housing target and maintain a rolling 5-year supply of deliverable housing land, consistent with the policy area totals. <u>The Policy Area housing requirements are separate and non-transferable. Only housing proposals within each Policy Area will be considered to contribute to meeting the housing requirement for that Policy Area. Any shortfall in the supply of housing sites in a Policy Area must be made up within that Policy Area, and cannot be remedied in the other Policy Area.</u></p> <p>Para 3.22: Full details of the OAN calculation, and the approach taken by the LPAs to meeting the need for housing, are set out in the Strategic Housing Market Needs Assessment 2017 (SHMNA) and the <u>Revised Housing Topic Paper, February 2017 January 2018 and the Addendum October 2018.</u></p> <p>Para 3.24: The housing land supply for the JLP is set out in Figure 3.3. It includes:</p> <ul style="list-style-type: none"> • A figure for dwellings already completed during the first two <u>three</u> years of plan period (April 2014 to April 2016 <u>2017</u>), the number of dwellings under construction at April 2016 <u>2017</u> and the number of outstanding committed planning permissions not started at April 2016 <u>2017</u>. This information was sourced from the councils' annual residential land availability surveys undertaken in April each year. • ...

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		<ul style="list-style-type: none"> <li data-bbox="661 349 1885 682"> <p>A Sustainable Villages allowance for the Thriving Towns and Villages Policy Area, which are anticipated to be delivered primarily through neighbourhood plans. Presently, there are 32 At end March 2017, 40 neighbourhood plans were being prepared in South Hams and West Devon. Some of these plans will contain site allocations, so an assessment has been made of the potential number of new homes which could come forward through these plans over the plan period, taking account of the sustainability characteristics of the villages, their location in relation to the AONBs, and available sites identified in the Strategic Housing Land Availability Assessment (SHLAA) or sites proposed in neighbourhood plans. The assessment of supply excluded sites at settlements in the AONB unless the sites had received consent or were proposed in neighbourhood plans that had reached an advanced stage.</p> <li data-bbox="661 690 745 714">... <p data-bbox="611 755 1073 787">Figure 3.3 Overall Housing supply</p> <table border="1" data-bbox="611 820 1581 1334"> <thead> <tr> <th data-bbox="611 820 940 889"></th> <th data-bbox="940 820 1129 889">Plymouth Policy Area</th> <th data-bbox="1129 820 1413 889">Thriving Towns and Villages Policy Area</th> <th data-bbox="1413 820 1581 889">Plan Area</th> </tr> </thead> <tbody> <tr> <td data-bbox="611 889 940 959">Completions 2014-16 2014-17</td> <td data-bbox="940 889 1129 959">1,696 2,705</td> <td data-bbox="1129 889 1413 959">876 1,394</td> <td data-bbox="1413 889 1581 959">2,572 4,099</td> </tr> <tr> <td data-bbox="611 959 940 1029">Under construction Apr 2016 2017</td> <td data-bbox="940 959 1129 1029">644 901</td> <td data-bbox="1129 959 1413 1029">3,926 371</td> <td data-bbox="1413 959 1581 1029">13,300 1,272</td> </tr> <tr> <td data-bbox="611 1029 940 1099">Outstanding commitments Apr 2017</td> <td data-bbox="940 1029 1129 1099">8,730 8,523</td> <td data-bbox="1129 1029 1413 1099">3,337</td> <td data-bbox="1413 1029 1581 1099">11,860</td> </tr> <tr> <td data-bbox="611 1099 940 1201">Identified supply 2016-34 2017-34 (site allocations)</td> <td data-bbox="940 1099 1129 1201">9,485 8,412</td> <td data-bbox="1129 1099 1413 1201">2,823 2,861</td> <td data-bbox="1413 1099 1581 1201">12,318 11,273</td> </tr> <tr> <td data-bbox="611 1201 940 1271">Sustainable Villages allowance</td> <td data-bbox="940 1201 1129 1271">0</td> <td data-bbox="1129 1201 1413 1271">720 550</td> <td data-bbox="1413 1201 1581 1271">720 550</td> </tr> <tr> <td data-bbox="611 1271 940 1334">Windfall allowance</td> <td data-bbox="940 1271 1129 1334">630 602</td> <td data-bbox="1129 1271 1413 1334">664 796</td> <td data-bbox="1413 1271 1581 1334">1,294 1,398</td> </tr> </tbody> </table>		Plymouth Policy Area	Thriving Towns and Villages Policy Area	Plan Area	Completions 2014-16 2014-17	1,696 2,705	876 1,394	2,572 4,099	Under construction Apr 2016 2017	644 901	3,926 371	13,300 1,272	Outstanding commitments Apr 2017	8,730 8,523	3,337	11,860	Identified supply 2016-34 2017-34 (site allocations)	9,485 8,412	2,823 2,861	12,318 11,273	Sustainable Villages allowance	0	720 550	720 550	Windfall allowance	630 602	664 796	1,294 1,398
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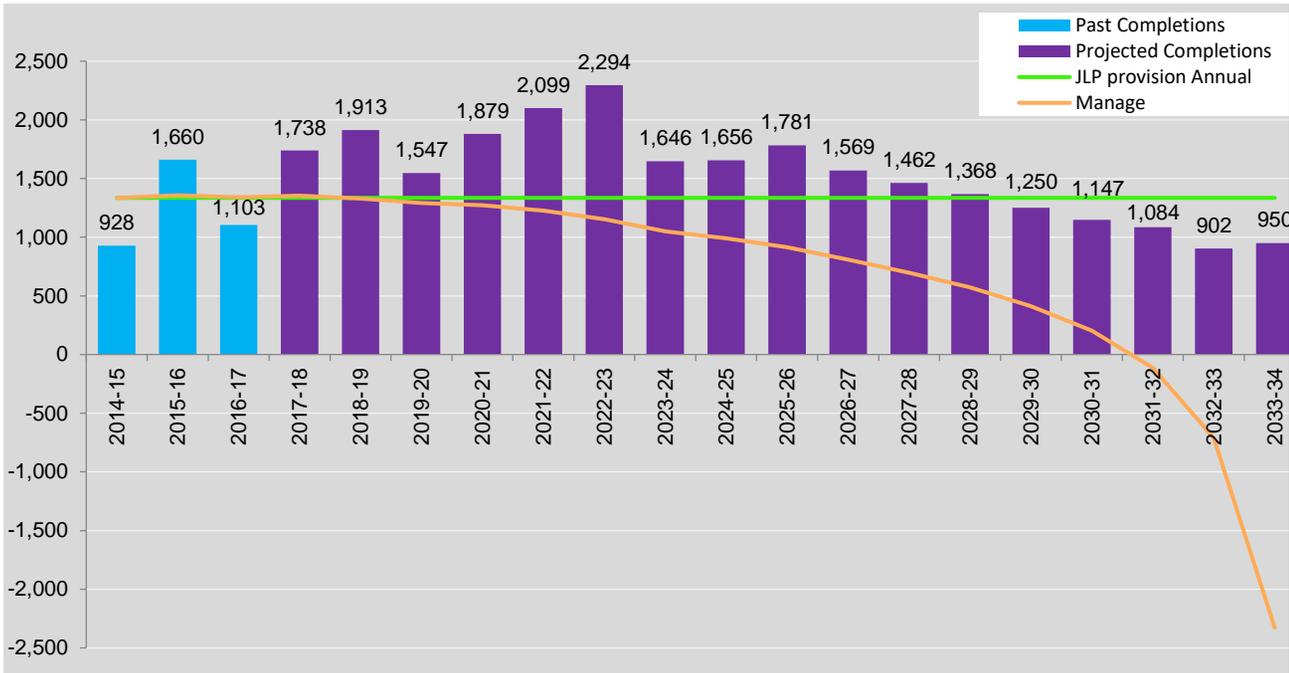
Ref	Part of JLP (Submission version) affected	Main modification			
		Allowance for student accommodation allowance for student Houses in Multiple Occupation being released back into general housing	225 397	0	225 397
		Demolitions	-621 -872	0	-621 -872
		Total Supply	20,789 20,668	9,019 9,309	29,808 29,977
		<p>Para 3.25: Local Plans must demonstrate that a five year land supply of specific deliverable sites is available at the point of adoption of the plan, measured against their housing requirements. The JLP sets out a housing requirement figure for the Plan Area as a whole as well as for the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. It must therefore demonstrate a five year land supply against each of these targets. Additionally, for monitoring purposes the five year land supply will be assessed at local planning authority level.</p> <p>Para 3.26: Detailed information on the 5 year land supply calculations is set out in the Revised Housing Topic Paper, January 2018, and the Addendum October 2018. The target for the five year land supplies is made up of five years worth of the annualised plan requirements, plus any shortfall, or minus any residual surplus from the first two relating to the years since the start of the plan period, (2014–2016) plus an allowance of 5 per cent or 20 per cent to take account of persistent under delivery previously. Past under delivery has resulted in a buffer of 20 per cent being applied to the Plymouth Policy Area calculations in Figure 3.4. For Thriving Towns and Villages Policy Area, a buffer of 5 per cent is appropriate for the calculations in Figure 3.4, as no under delivery has occurred across the Plan Area. Figure 3.4 uses these components to set out the five year land requirements for the Plan Area and the two policy areas at the anticipated point of plan adoption.</p> <p><i>Delete Figure 3.4 and Figure 3.5 and replace with:</i></p>			

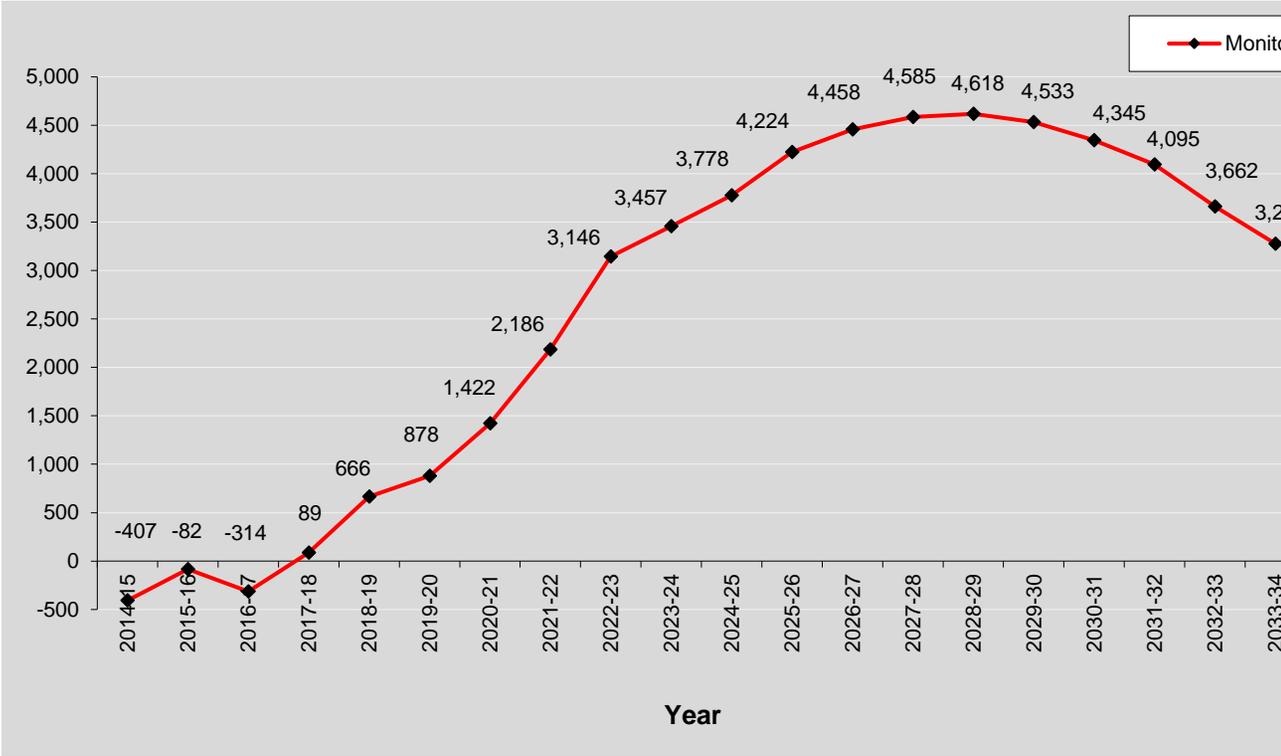
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		<p data-bbox="611 375 1822 407">Figure 3.4. The five year land requirements from point of adoption (April 2019 estimate)</p> <table border="1" data-bbox="611 443 1745 1101"> <thead> <tr> <th data-bbox="611 443 684 545"></th> <th data-bbox="684 443 1423 545"><u>Steps in five year land supply calculation (forecast for 5 year period 1 April 2019 to 31 March 2024)</u></th> <th data-bbox="1423 443 1577 545"><u>Plymouth Policy Area</u></th> <th data-bbox="1577 443 1745 545"><u>TTV Policy Area</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="611 545 684 578">A</td> <td data-bbox="684 545 1423 578">JLP requirement</td> <td data-bbox="1423 545 1577 578">19,000</td> <td data-bbox="1577 545 1745 578">7,700</td> </tr> <tr> <td data-bbox="611 578 684 610">B</td> <td data-bbox="684 578 1423 610">Annualised requirement</td> <td data-bbox="1423 578 1577 610">950</td> <td data-bbox="1577 578 1745 610">385</td> </tr> <tr> <td data-bbox="611 610 684 683">C</td> <td data-bbox="684 610 1423 683">Housing completions (net) 1 April 2014- 31 March 2019</td> <td data-bbox="1423 610 1577 683">4,997</td> <td data-bbox="1577 610 1745 683">2,344</td> </tr> <tr> <td data-bbox="611 683 684 756">Di</td> <td data-bbox="684 683 1423 756">Shortfall/surplus against requirement since 1 April 2014 (Bx5) - C</td> <td data-bbox="1423 683 1577 756">-247</td> <td data-bbox="1577 683 1745 756">-419</td> </tr> <tr> <td data-bbox="611 756 684 821">Dii</td> <td data-bbox="684 756 1423 821">Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/15)x5</td> <td data-bbox="1423 756 1577 821">-82</td> <td data-bbox="1577 756 1745 821">-140</td> </tr> <tr> <td data-bbox="611 821 684 854">E</td> <td data-bbox="684 821 1423 854">Five year requirement (Bx5)</td> <td data-bbox="1423 821 1577 854">4,750</td> <td data-bbox="1577 821 1745 854">1,925</td> </tr> <tr> <td data-bbox="611 854 684 886">F</td> <td data-bbox="684 854 1423 886">Five year requirement with shortfall/ surplus</td> <td data-bbox="1423 854 1577 886">4,668</td> <td data-bbox="1577 854 1745 886">1,785</td> </tr> <tr> <td data-bbox="611 886 684 959">G</td> <td data-bbox="684 886 1423 959">F with 20% buffer (for Plymouth Policy Area) / 5% buffer (for TTV Policy Area)</td> <td data-bbox="1423 886 1577 959">5,601</td> <td data-bbox="1577 886 1745 959">1,874</td> </tr> <tr> <td data-bbox="611 959 684 992">H</td> <td data-bbox="684 959 1423 992">Deliverable supply 1 April 2019- 31 March 2024</td> <td data-bbox="1423 959 1577 992">6,050</td> <td data-bbox="1577 959 1745 992">3,416</td> </tr> <tr> <td data-bbox="611 992 684 1101">I</td> <td data-bbox="684 992 1423 1101">Five year land supply position (20% buffer / 5% buffer) (G/ (H divided by 5))</td> <td data-bbox="1423 992 1577 1101">5.4 years</td> <td data-bbox="1577 992 1745 1101">9.1 years</td> </tr> </tbody> </table> <p data-bbox="611 1138 1163 1170"><i>Amend para 3.27-3.29, 3.32 and 7.23 as follows:</i></p> <p data-bbox="611 1203 1854 1370">Para 3.27 That Figure 3.4, supported by the evidence set out in the Revised Housing Topic Paper, January 2018 and Addendum October 2018, demonstrates shows that a five year land supply of specific deliverable sites can be demonstrated across the Plan Area, and for the two policy areas at the point of adoption. Figure 3.5 sets out the five year land supply figures in relation to the requirements set out in Figures 3.4</p>		<u>Steps in five year land supply calculation (forecast for 5 year period 1 April 2019 to 31 March 2024)</u>	<u>Plymouth Policy Area</u>	<u>TTV Policy Area</u>	A	JLP requirement	19,000	7,700	B	Annualised requirement	950	385	C	Housing completions (net) 1 April 2014- 31 March 2019	4,997	2,344	Di	Shortfall/surplus against requirement since 1 April 2014 (Bx5) - C	-247	-419	Dii	Residualised surplus for next 5 years (Surplus/Remaining years) x 5 years (Di/15)x5	-82	-140	E	Five year requirement (Bx5)	4,750	1,925	F	Five year requirement with shortfall/ surplus	4,668	1,785	G	F with 20% buffer (for Plymouth Policy Area) / 5% buffer (for TTV Policy Area)	5,601	1,874	H	Deliverable supply 1 April 2019- 31 March 2024	6,050	3,416	I	Five year land supply position (20% buffer / 5% buffer) (G/ (H divided by 5))	5.4 years	9.1 years
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		<p>Para 3.28: The councils have also set out in the Revised Housing Topic Paper, January 2018 and the Addendum, October 2018 detailed housing trajectories. These trajectories demonstrate show that a rolling five year land supply can be demonstrated across for the Plan Area each policy area for the life remainder of the plan period. Annex 5 provides plan-monitor-manage graphs illustrating the 2017 Monitoring Point trajectories for the whole plan and policy areas.</p> <p>Para 3.29: The analysis summarised above and set out in detail in the Revised Housing Topic Paper, January 2018 and the Addendum, October 2018 shows that:</p> <ul style="list-style-type: none"> • At the point of adoption of the JLP, five year land supplies can be demonstrated against the housing requirement targets for the Plan Area (6.1 years), the Thriving Towns and Villages Policy Area (7.3 9.1 years) and the Plymouth Policy Area (5.5 5.4 years), including a 5 per cent and 20per cent buffer respectively. • Trajectories setting out projected housing delivery for the plan period up to 2034 show a rolling five year land supply can be demonstrated for the Plan Area and each of the two policy areas. • The JLP shows a total supply of 29,808 29,977 dwellings against the plan requirement of 26,700 dwellings - a surplus of 3,108 3,277 dwellings demonstrating a flexible supply which will meet the target in full. ... <p>Para 3.32: The JLP's Housing Implementation Strategy: In addition to the strategy set out in the JLP</p> <p>Figure 5.1 Site allocation totals by settlement type</p> <table border="1" data-bbox="615 1128 1333 1334"> <thead> <tr> <th data-bbox="615 1128 863 1230">Settlement Type</th> <th data-bbox="863 1128 1077 1230">New Homes 2014 - 2034</th> <th data-bbox="1077 1128 1333 1230">New employment space 2014 – 2034</th> </tr> </thead> <tbody> <tr> <td data-bbox="615 1230 863 1334">Main Towns</td> <td data-bbox="863 1230 1077 1334">4,471 4,417</td> <td data-bbox="1077 1230 1333 1334">110,870 103,070 sq m</td> </tr> </tbody> </table>	Settlement Type	New Homes 2014 - 2034	New employment space 2014 – 2034	Main Towns	4,471 4,417	110,870 103,070 sq m
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MM4	New Annex and consequential amendments to housing supply information in Policies PLY28, PLY36.1, PLY36.3, PLY46.10, PLY48, PLY58.5, PLY58.6, PLY58.15, PLY59.19, TTV11.3, TTV14, TTV15.2,	<p data-bbox="615 992 1894 1060"><u>Annex 5</u> <u>HOUSING TRAJECTORIES - ILLUSTRATIVE GRAPHS</u></p> <p data-bbox="615 1105 1894 1214"><u>1. The plan-monitor-manage graphs in this Annex illustrate the housing trajectories relating to the plan period for the JLP plan area and the two policy areas. The plan period is 1 April 2014 – 31 March 2034.</u></p> <p data-bbox="615 1260 1894 1373"><u>2. The trajectories illustrated by the graphs rely on housing supply evidence based on the end-March 2017 monitoring point. The detailed evidence for the JLP, PPA and TTVPA trajectories is set out in Examination documents TP3J, TP3K and TP3L respectively, which</u></p>						

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	TTV28.2, TTV29.6, TTV29.15 and the supporting text	<p><u>provide the latest trajectories available to the JLP Examination. The detailed explanation of those graphs is set out in the Revised Housing Topic Paper Addendum October 2018- Appendix 4.</u></p> <p><u>3. The graphs are a ‘snap-shot’ in time. Delivery of housing supply in the plan period will be monitored. The LPAs therefore commit to update the housing trajectories plus the related graphs and analysis with supply evidence at subsequent monitoring points, and to publish this annually in the Authority Monitoring Reports.</u></p> <p><u>Illustrative graphs (Based on end March 2017 Housing Trajectories)</u></p> <p><u>1. Plymouth and South West Devon Joint Local Plan –Plan Area (annualised target)</u></p> <p><u>SPT3 Housing Provision Target is at least 26,700 dwellings (annualised 1,335 pa)</u></p> <p><u>Housing Trajectory illustrated by graphs : Plan, Monitor, Manage housing land supply</u></p>

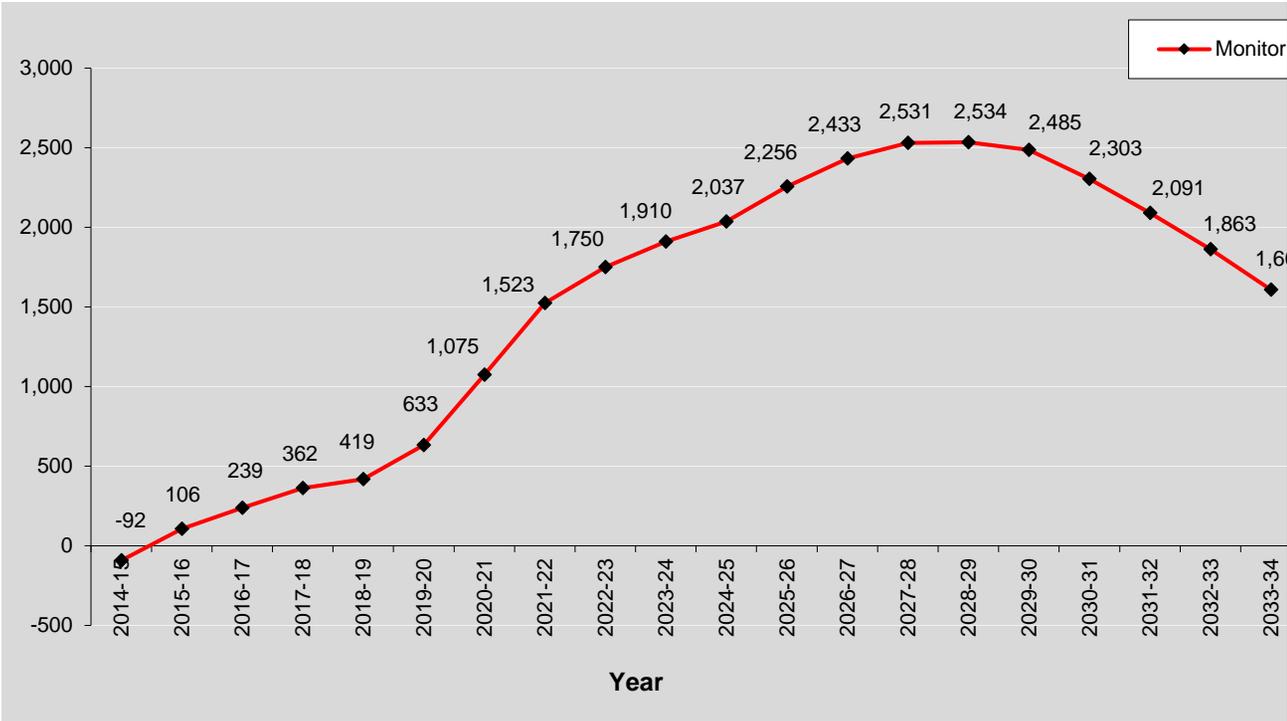
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		<p data-bbox="611 391 1346 423">Graph 1a JLP – Plan Area – Plan / Manage – Dwellings</p>  <table border="1" data-bbox="611 488 1900 1161"> <thead> <tr> <th>Year</th> <th>Past Completions</th> <th>Projected Completions</th> <th>JLP provision Annual</th> <th>Manage</th> </tr> </thead> <tbody> <tr><td>2014-15</td><td>928</td><td></td><td>1,300</td><td>1,300</td></tr> <tr><td>2015-16</td><td>1,660</td><td></td><td>1,300</td><td>1,280</td></tr> <tr><td>2016-17</td><td>1,103</td><td></td><td>1,300</td><td>1,260</td></tr> <tr><td>2017-18</td><td></td><td>1,738</td><td>1,300</td><td>1,240</td></tr> <tr><td>2018-19</td><td></td><td>1,913</td><td>1,300</td><td>1,220</td></tr> <tr><td>2019-20</td><td></td><td>1,547</td><td>1,300</td><td>1,200</td></tr> <tr><td>2020-21</td><td></td><td>1,879</td><td>1,300</td><td>1,180</td></tr> <tr><td>2021-22</td><td></td><td>2,099</td><td>1,300</td><td>1,160</td></tr> <tr><td>2022-23</td><td></td><td>2,294</td><td>1,300</td><td>1,140</td></tr> <tr><td>2023-24</td><td></td><td>1,646</td><td>1,300</td><td>1,120</td></tr> <tr><td>2024-25</td><td></td><td>1,656</td><td>1,300</td><td>1,100</td></tr> <tr><td>2025-26</td><td></td><td>1,781</td><td>1,300</td><td>1,080</td></tr> <tr><td>2026-27</td><td></td><td>1,569</td><td>1,300</td><td>1,060</td></tr> <tr><td>2027-28</td><td></td><td>1,462</td><td>1,300</td><td>1,040</td></tr> <tr><td>2028-29</td><td></td><td>1,368</td><td>1,300</td><td>1,020</td></tr> <tr><td>2029-30</td><td></td><td>1,250</td><td>1,300</td><td>1,000</td></tr> <tr><td>2030-31</td><td></td><td>1,147</td><td>1,300</td><td>980</td></tr> <tr><td>2031-32</td><td></td><td>1,084</td><td>1,300</td><td>960</td></tr> <tr><td>2032-33</td><td></td><td>902</td><td>1,300</td><td>940</td></tr> <tr><td>2033-34</td><td></td><td>950</td><td>1,300</td><td>920</td></tr> </tbody> </table>	Year	Past Completions	Projected Completions	JLP provision Annual	Manage	2014-15	928		1,300	1,300	2015-16	1,660		1,300	1,280	2016-17	1,103		1,300	1,260	2017-18		1,738	1,300	1,240	2018-19		1,913	1,300	1,220	2019-20		1,547	1,300	1,200	2020-21		1,879	1,300	1,180	2021-22		2,099	1,300	1,160	2022-23		2,294	1,300	1,140	2023-24		1,646	1,300	1,120	2024-25		1,656	1,300	1,100	2025-26		1,781	1,300	1,080	2026-27		1,569	1,300	1,060	2027-28		1,462	1,300	1,040	2028-29		1,368	1,300	1,020	2029-30		1,250	1,300	1,000	2030-31		1,147	1,300	980	2031-32		1,084	1,300	960	2032-33		902	1,300	940	2033-34		950	1,300	920
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		<p align="center">Graph 3.1b Thriving Towns and Villages Policy Area – Monitor - Dwellings</p>  <table border="1" data-bbox="613 407 1900 1128"> <caption>Data for Graph 3.1b: Monitor - Dwellings</caption> <thead> <tr> <th>Year</th> <th>Monitor (Dwellings)</th> </tr> </thead> <tbody> <tr><td>2014-15</td><td>-92</td></tr> <tr><td>2015-16</td><td>106</td></tr> <tr><td>2016-17</td><td>239</td></tr> <tr><td>2017-18</td><td>362</td></tr> <tr><td>2018-19</td><td>419</td></tr> <tr><td>2019-20</td><td>633</td></tr> <tr><td>2020-21</td><td>1,075</td></tr> <tr><td>2021-22</td><td>1,523</td></tr> <tr><td>2022-23</td><td>1,750</td></tr> <tr><td>2023-24</td><td>1,910</td></tr> <tr><td>2024-25</td><td>2,037</td></tr> <tr><td>2025-26</td><td>2,256</td></tr> <tr><td>2026-27</td><td>2,433</td></tr> <tr><td>2027-28</td><td>2,531</td></tr> <tr><td>2028-29</td><td>2,534</td></tr> <tr><td>2029-30</td><td>2,485</td></tr> <tr><td>2030-31</td><td>2,303</td></tr> <tr><td>2031-32</td><td>2,091</td></tr> <tr><td>2032-33</td><td>1,863</td></tr> <tr><td>2033-34</td><td>1,600</td></tr> </tbody> </table> <p><i>Amend the following policies and paragraphs:</i></p> <p>PLY28 - Land north of Cliff Road, The Hoe ... 80 88 homes. ...</p>	Year	Monitor (Dwellings)	2014-15	-92	2015-16	106	2016-17	239	2017-18	362	2018-19	419	2019-20	633	2020-21	1,075	2021-22	1,523	2022-23	1,750	2023-24	1,910	2024-25	2,037	2025-26	2,256	2026-27	2,433	2027-28	2,531	2028-29	2,534	2029-30	2,485	2030-31	2,303	2031-32	2,091	2032-33	1,863	2033-34	1,600
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		<p>PLY36.1 – Melville Building, Royal William Yard ... 40 homes-...</p> <p>PLY36.3 – Mount Wise, Devonport – Area D ... 75 <u>73</u> homes-...</p> <p>PLY46.10 – Land adjacent to Plumer Road, Crownhill ... 20 <u>61</u> homes-...</p> <p>PLY48 – Sherford new community ... 5,500 new homes (4,508 <u>4,254</u> of which are anticipated to be delivered within the plan period) ...</p> <p>PLY58.5 – North Prospect re-development Phase 4 ... 190 <u>182</u> homes (a net increase of 50 <u>42</u> homes)...</p> <p>PLY58.6 – North Prospect re-development Phase 5 ... 133 <u>143</u> homes (a net increase of 35 <u>45</u> homes)...</p> <p>PLY58.15 – Savage Road, Barne Barton ... 230 <u>226</u> homes (net increase of 40)...</p> <p>PLY59.19 – Former Lakeside residential home ... 14 <u>15</u> homes-...</p> <p>TTV11.3 – Cornwood Road ... 38 <u>37</u> homes ...</p> <p>TTV14 – West of Belle Hill ... 100 <u>96</u> homes ...</p>

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		<p>TTV15.2 – North West of Kingsbridge ... 135 111 homes ...</p> <p>TTV28.2 – Great Court Farm ... 75 74 homes ...</p> <p>TTV29.6 – Brimhay Bungalows, Dartington ... 12 14 homes ...</p> <p>TTV29.15 – West of Palm Cross, Modbury ... 93 92 homes ...</p> <p>Para 4.143: Taken together the City Centre and Waterfront Growth Area site allocations provide for 3,802 3,778 new homes ...</p> <p>Para 4.184: Taken together the Derriford and Northern Corridor Growth Area provides for 4,171 3,972 new homes, ...</p> <p>Para 4.220: Taken together the Eastern Corridor Growth Area provides for 7,043 6,789 new homes, ...</p> <p>Para 4,223: Taken together they deliver 1,730 1,703 new homes ...</p> <p>Para 5.40: Taken together, Dartmouth and Noss provide for 550 576 new homes ...</p> <p>Para 5.51: Taken together Ivybridge provides for in the order of 1,079 1,078 new homes ...</p> <p>Para 5.61: Taken together Kingsbridge provides for 395 267 new homes and ...</p> <p>Para 5.95: Taken together Tavistock provides for 1,143 1,203 new homes and ...</p>

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		<p>Para 5.110: Taken together Totnes provides for 529 528 new homes and ...</p> <p>Para 5.122: As set out in Policy Policies TTV29 and TTV(NEW1), 282 254 new homes ...</p> <p>Para 5.152: Taken together the smaller towns and key villages provide for 970 911 new homes and ...</p>
MM5	Spatial Strategy – Policy SPT4, para 3.38, fig 3.6, Policies PLY46.2 and PLY59.6 and consequential amendments to the supporting text	<p>Policy SPT4 Provision for employment floorspace The LPAs will provide for a net increase of at least 312,700 375,208 sq.m. of employment floorspace land within the plan period (equating to approximately 82 ha. of land) to ensure that land is available in sufficient quantity and of the right quality to drive the economic growth of the city and support the prosperity of rural South West Devon.</p> <p>Within the Plymouth Policy Area provision will be made for at least:</p> <ol style="list-style-type: none"> 1. B1a offices - 93,000 111,600 sq.m., with the City Centre as the primary location for new office development and Derriford as a secondary location. 2. B1/B2 industrial - 51,000 61,100 sq.m. 3. B8 storage and distribution - 99,000 118,700 sq.m. <p>Within the Thriving Towns and Villages Policy Area provision will be made for at least:</p> <ol style="list-style-type: none"> 1. B1a offices - 24,000 28,900 sq.m., with town centres identified as the primary location for new office development. 2. B1/B2 industrial - 18,100 21,700 sq.m. 3. B8 storage and distribution - 27,600 33,100 sq.m. <p>Langage Strategic Employment Site will continue to play a strategic role in meeting the employment land needs of the Plan Area in relation to B1b,c, B2 and B8 employment uses.</p> <p><i>Amend para 3.38: Figure 3.6 summarises the assumed employment land supply totals across the Plan Area. The Plymouth Policy Area figure includes Langage, which provides opportunity for 241,800 sq.m. of B1b,c, B2 and B8 floorspace. It should be noted however that Langage, which has potential to provide at least 243,000 sqm of B1b,c, B2 and B8 employment floorspace (see Policy PLY51), is not included in this table. This is in acknowledgement of the unique strategic nature of the site</i></p>

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		<p data-bbox="611 347 1883 542">to the Plan Area, with the plan’s primary aim for Langage being to identify and protect the opportunity for strategic employment investment. The site is considered to be in a category of its own, supporting the Plan Area as a whole rather than either particular policy area., as the strategic employment site, plays a role in helping meet the needs of both the Plymouth and the Thriving Towns and Villages Policy Areas, and in maintaining a high quality of supply into the future which can be unlocked over time.</p> <p data-bbox="611 581 1157 610">Fig 3.6 Employment Land Supply (sq m)</p> <table border="1" data-bbox="611 613 1745 1230"> <thead> <tr> <th rowspan="2"></th> <th colspan="3">Plymouth Policy Area</th> <th colspan="3">Thriving Towns and Villages Policy Area</th> <th>Plan Area</th> </tr> <tr> <th>BIa office</th> <th>BI/B2</th> <th>B8</th> <th>BIa office</th> <th>BI/B2</th> <th>B8</th> <th>All B uses</th> </tr> </thead> <tbody> <tr> <td>Completions 14-16-2014-17</td> <td>2,283 5,587</td> <td>10,627 4,130</td> <td>5,033 15,728</td> <td>1,204 1,351</td> <td>4,759 6,479</td> <td>3,865 4,443</td> <td>27,771 29,728</td> </tr> <tr> <td>Outstanding permissions Apr 2017</td> <td>42,405 35,249</td> <td>89,950 82,957</td> <td>35,628 26,355</td> <td>1,446 2,302</td> <td>9,399 12,715</td> <td>5,267 4,730</td> <td>184,096 164,308</td> </tr> <tr> <td>Identified Allocated sites</td> <td>96,366</td> <td>175,404 38,160</td> <td>141,217 9,540</td> <td>33,397 28,910</td> <td>70,986 64,630</td> <td>58,787 56,310</td> <td>576,137 293,916</td> </tr> <tr> <td>Total supply</td> <td>141,054 137,473</td> <td>275,984 116,987</td> <td>181,878 51,623</td> <td>36,048 32,563</td> <td>85,144 83,824</td> <td>67,899 65,482</td> <td>788,044 487,953</td> </tr> </tbody> </table> <p data-bbox="611 1235 1787 1295">Note: To prevent double counting, any completions and outstanding permissions relating to allocated sites are include in the Allocated sites row</p>		Plymouth Policy Area			Thriving Towns and Villages Policy Area			Plan Area	BIa office	BI/B2	B8	BIa office	BI/B2	B8	All B uses	Completions 14-16-2014-17	2,283 5,587	10,627 4,130	5,033 15,728	1,204 1,351	4,759 6,479	3,865 4,443	27,771 29,728	Outstanding permissions Apr 2017	42,405 35,249	89,950 82,957	35,628 26,355	1,446 2,302	9,399 12,715	5,267 4,730	184,096 164,308	Identified Allocated sites	96,366	175,404 38,160	141,217 9,540	33,397 28,910	70,986 64,630	58,787 56,310	576,137 293,916	Total supply	141,054 137,473	275,984 116,987	181,878 51,623	36,048 32,563	85,144 83,824	67,899 65,482	788,044 487,953
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		<p>Delete Policies PLY46.2 (Plymouth International Medical and Technology Park - Plot E) and PLY59.6 (Former Toshiba Site, Ernesettle Lane, Ernesettle)</p> <p>Amend the following paragraphs:</p> <p>Para 4.184: Taken together the Derriford and Northern Corridor Growth Area provides for 100,180 97,260 sq.m of employment floorspace ...</p> <p>Para 4.220: Taken together the Eastern Corridor Growth Area provides for ..., 325,625 321,325 sq.m. of employment floorspace ...</p> <p>Para 4.223: Taken together they deliver ... 29,140 10,440 sq.m. new employment floorspace.</p> <p>Para 5.51: Taken together Ivybridge provides for in the order of ... 10,400 4,600 sq.m. of employment floorspace.</p> <p>Para 5.61: Taken together Kingsbridge provides for ... 2,200 200 sq.m. of employment uses floorpace.</p> <p>Para 5.122: ...254 new homes and 17,300 sqm 11,800 sqm of employment floorspace...</p> <p>Para 5.152: Taken together the smaller towns and key villages provide for ... 51,400 46,780 sq.m. of employment floorspace.</p>
MM6	Spatial Strategy –para 3.34 (SPT4) and Annex 2	<p>Amend para 3.34: Economic forecasts which have been prepared alongside the review of the OAN for housing and the preparation of the SHMNA suggest that around 13,200 additional jobs will be generated in B-use class industries in the period up to 2034. It should also be noted that significant numbers of jobs will also be created by businesses and organisations that are not classified as traditional industrial 'B use' classes. For example, retail and service businesses, the health sector and residential institutions will all come forward during the plan period and create jobs which will be available to people living in the area. Policy SPT4 does not make provision for these developments, but the jobs created, currently estimated</p>

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		<p>at about 7,200 jobs, will clearly contribute to the growth and creation of sustainable communities across the Plan Area. In total, therefore, the plan supports the creation of an additional 20,400 jobs.</p> <p><i>Amend Annex 2:</i> 16 – Housing numbers and employment floorspace delivered and total jobs.</p>
MM7	Spatial Strategy – Policy SPT6 and figure 3.9	<p>Policy SPT6.3ii The village and community centres of the towns and larger villages Retail and community centres of the smaller towns and larger villages - primarily for top-up food shopping and local services.</p> <p>Fig 3.9: Village and community centres of the towns and larger villages Retail and community centres of the towns and larger villages</p> <p>Fig 3.9: Lifton Stokenham/Chillington</p> <p><i>Add new footnote to Figure 3.9: ‘Retail and community centres of the towns and larger villages are Local Centres in the retail hierarchy’</i></p>
MM8	Spatial Strategy – Policy SPT11 and para 3.91 and 3.95	<p>Policy SPT11 Strategic approach to the natural environment The distinctive characteristics, special and unique qualities and important features of the natural environment of the Plan Area will be protected, conserved and enhanced. This will be through a strategic approach which takes account of protects the hierarchy of legal status international, national and locally designated sites, commensurate with their status, and takes account of the natural infrastructure functions of different sites, habitats and features. Key principles include:</p> <p><u>I. Avoiding harmful impacts on existing features as a first principle, and where harmful impacts are unavoidable, to ensure that such impacts are adequately and proportionately mitigated or as a last resort fully compensated.</u></p>

Ref	Part of JLP (Submission version) affected	Main modification
		<p>1. <u>2. Protecting</u> Sites of European and national significance for biodiversity and conservation will be afforded the highest level of protection. <u>These include existing and potential Special Protection Areas, existing possible and candidate Special Areas of Conservation, existing and proposed Ramsar sites and sites identified, or required, as compensatory measures for harmful impacts on European sites.</u> Development affecting such sites will only be permitted where:</p> <ul style="list-style-type: none"> i A suitable and less harmful alternative location, design or form of development cannot be achieved. ii The benefits substantially outweigh the impacts on the features of interest. iii The impacts can be fully mitigated and/or compensated. <p><u>3. Protecting sites of national significance for biodiversity and conservation. These include Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodlands and Marine Conservation Zones.</u></p> <p>2. <u>4. Conserving and enhancing the landscape and scenic beauty of</u> the South Devon and the Tamar Valley Areas of Outstanding Natural Beauty, and the adjacent Dartmoor National Park. are given the highest status of protection in relation to landscape and scenic beauty. Great weight will therefore be given to conserving the landscape and scenic beauty of these designations and their settings. Major development in these areas will only be permitted in exceptional circumstances, and where it is in the public interest.</p> <p>3. <u>5. Protecting and enhancing</u> the distinctive landscapes of the Undeveloped Coast will be protected and enhanced, particularly within the South Devon Heritage Coast, with support for improvements to public access to and enjoyment of the coast.</p> <p><u>6. Safeguarding</u> the landscape setting of the Cornwall and West Devon Mining Landscape World Heritage Site. Additionally, great weight will be given to the need to</p> <p><u>7. Supporting</u> innovative and sustainable solutions within the North Devon Biosphere Transition Zone in accordance with the Biosphere Strategy for Sustainable Development. and to</p> <p>4. <u>8. Conserving and enhancing a functional network across the Plan area of</u> greenspace and geodiversity sites of regional and local importance will be identified to ensure a functional green network is achieved that meets the needs of communities and wildlife. These include:</p> <ul style="list-style-type: none"> i. Strategic Landscape Areas (Plymouth Policy Area) providing a strong landscape context for Plymouth.

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		<p>ii. Strategic Greenspaces (Plymouth Policy Area) – large scale sites to be proactively enhanced to provide a focus for people's interaction with nature.</p> <p>iii. Local Green Spaces (Plymouth Policy Area) – providing multiple benefits to communities and wildlife.</p> <p>iv. Local Nature Reserves – designated for their benefits for wildlife and providing communities with access to nature.</p> <p>v. County Wildlife Sites and County Geological Sites – designated for their high wildlife and geodiversity value and other priority habitats.</p> <p>vi. The ecological networks that connect these sites including areas identified for habitat restoration and creation.</p> <p>5. 9. The need to improving links to and along regional and national walking and cycling routes, including the South West Coast Path national trail and the National Cycle Network will be a weighty consideration in planning and development in the Plan Area.</p> <p>6. 10. Protecting and extending the Public Rights of Way and bridleway s will be protected and the network extended as an essential element of the enjoyment of the natural environment.</p> <p>Para. 3.91: Within the Plan Area there are a series of Policies relating to local more localised environmental and landscape designations, and the wider network of green spaces, are covered in Section 6 of the plan including: (see particularly Policies DEV4-5 and DEV24-DEV30).</p> <ul style="list-style-type: none"> • Strategic Green Spaces – six sites have been identified as strategically important greenspaces due to their multi-functional nature that will deliver benefits for communities, wildlife and growth projects. A proactive approach will be taken to their delivery and works on these sites will be aligned to the timing of growth. They will help to mitigate any potential recreational impacts on the South Dartmoor Woods SAC and protected landscapes. Further details about the sites can be found within the associated allocations in Section 4 of the plan. The sites are: <ul style="list-style-type: none"> ○ Central Park ○ Saltram Countryside Park ○ Sherford Community Park ○ Derriford Community Park ○ The Plym Valley

Ref	Part of JLP (Submission version) affected	Main modification
		<ul style="list-style-type: none"> ○ Woolwell Community Park ● Strategic Landscape Areas which includes areas around the edge of Plymouth that have an increased sensitivity to development due to proximity to a protected landscape. ● Local Green Spaces which have been identified by local communities and the City Council within the Plymouth Policy Area. ● County Wildlife Sites. ● Regionally Important Geological and Geomorphological Sites (RIGS). ● Undeveloped Coast. <p><i>Delete para. 3.95.</i></p>
MM9	Strategy for Plymouth Policy Area – Policy PLY5 and para 4.19-4.20 and para 4.26	<p>Policy PLY5 - Safeguarding <u>Sustainable use of</u> Plymouth's mineral resources</p> <p>1. <u>As far as practicable,</u> prioritising the use of recycled and secondary aggregates, including those derived from construction and demolition waste, over <u>before</u> the quarrying of primary aggregates. ...</p> <p>3. Safeguarding key <u>minerals related</u> infrastructure and facilities needed to support the handling, processing and distribution of mineral resources.</p> <p>4. The use of planning conditions and legal obligations to ensure the timely high quality restoration and aftercare of mineral sites once they have been worked out. The restoration will be required to take account of <u>make a positive contribution to geodiversity geo- and biodiversity,</u> native woodland, the historic environment and recreation, <u>and where possible recreate and/or restore wildlife habitats.</u></p> <p>7. Seeking appropriate planning conditions and agreements in relation to minerals extraction outside of the city boundary which impacts on the city's environment and local communities. This should include the development of a comprehensive access strategy which takes construction and other heavy goods traffic more directly to the A38, avoiding Plympton's urban road network.</p> <p>Para 4.19: The policy provides a strategic framework for the use and extraction of minerals resources within the city boundary. <u>Outside of the city boundary, the Minerals Planning Authority is Devon County Council, and the Devon Minerals Plan 2011-2031 was adopted in February 2017. In this respect, Policy PLY5 will help to shape representations the councils make in</u></p>

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		<p><u>relation to minerals developments within the Devon Minerals Plan area.</u> (given that minerals policies for the areas outside of the city boundary are covered by the Devon Minerals Plan). The starting principle <u>for the policy</u> is to prioritise the reuse and <u>use of recycling recycled and</u> of secondary aggregates <u>as far as practicable</u>. However, Plymouth's growth will increase demand for primary aggregates to supply construction projects.</p> <p>Para 4.20: ... The EU has defined tungsten as a critical raw material, and the British Geological Survey have placed tungsten joint <u>close to the</u> top of its global risk list due to its scarcity Decisions made within Plymouth therefore need to have regard to these wider interests, whilst also recognising the complementary role of Devon Minerals Plan in safeguarding the city, its residents and its overall landscape setting from damaging environmental, amenity and transport impacts of these open cast operations. <u>In this respect, the Plymouth Minerals Planning Authority would seek appropriate planning conditions and agreements in relation to minerals extraction outside of the city boundary which impacts on the city's environment and local communities. This should include where appropriate the development of a comprehensive access strategy which takes construction and other heavy goods traffic more directly to the A38, avoiding Plympton's urban road network.</u></p> <p><i>Add new text after para 4.26:</i> <u>In addition to providing for and safeguarding minerals extraction, the policy also protects key infrastructure relating to the handling, processing and distribution of minerals. This includes key marine infrastructure in the Cattedown Harbour area, with Cattedown Wharf, Pomphlett Wharf, Corporation Wharf and Victoria Wharf all providing important facilities.</u></p>
MM10	Strategy for Plymouth Policy Area – Strategy for Plymouth Policy Area – Policy PLY6	<p>... 2. Respects and celebrates the centre's mid-twentieth century built heritage, including preserving and enhancing the Beaux Arts grid of the 1943 Abercrombie Plan <u>and the highest and good quality non-designated assets identified in the City Centre Masterplan.</u></p> <p><i>Add new criterion:</i> <u>Recognises the importance of reinforcing the primacy of Armada Way as the principal thoroughfare from the station to the Hoe. This will be achieved by focusing larger development - building heights of six to eight storeys - on the Armada Way frontage to</u></p>

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		<p><u>provide enclosure to the space and to maintain a degree of consistency to these increased building heights to respect the Abercrombie Plan’s form and historic context.</u></p> <p>...</p> <p>9. Facilitates easier movement in and around the City Centre for all modes of transport, <u>including reconnecting the City Centre with its neighbouring areas - which include Millbay, Sutton Harbour and the Hoe – by high quality walking and cycling links.</u></p> <p>10. Supports the delivery of a coordinated programme of investment in the public realm and delivers structured environmental improvements, creating a safe accessible and attractive environment for the community and visitors alike, <u>and exploring opportunities for weather protected spaces.</u></p> <p>11. Delivers proposals that are resilient and respond to the challenges of climate change and protect the Plymouth Sound and Estuaries European Marine Site from pollution, providing where appropriate improvements to <u>flood management infrastructure</u>, surface water drainage systems, and future connection to critical drainage infrastructure and district heat networks relevant to the site. ...</p>
MM11	<p>Strategy for Plymouth Policy Area – Policy PLY15, PLY27, PLY28, PLY30, PLY31, PLY36.2, PLY36.3</p> <p>Strategy for TTV Policy Area – Policy TTV11.1, TTV18, TTV21</p>	<p>PLY15 - Civic Centre and Council House site</p> <p>5. New build development on the existing surface level car park which optimises the use of the site but respects <u>conserves and where appropriate enhances</u> the historic and architectural interest and setting of the Civic Centre and Council House, Plymouth Theatre Royal and The Bank.</p> <p>PLY27 - Register office, Lockyer Street, The Hoe</p> <p>1. High quality architecture that maximises the site’s redevelopment potential, whilst responding positively to the Hoe Conservation Area’s historic character and the site’s role as a strategic gateway to Armada Way. The design should be informed by a detailed heritage character assessment to be undertaken for the proposal <u>and should conserve and where appropriate enhance the character or appearance of the Hoe Conservation Area and Registered Park and Garden.</u></p> <p>PLY28 - Land north of Cliff Road, The Hoe</p> <p>1. A development which <u>conserves and where appropriate enhances the character or appearance of the Hoe Conservation Area and Registered Park and Garden</u> respects the site's</p>

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		<p>heritage assets and context, as informed by a detailed heritage character assessment to be undertaken for the proposal.</p> <p>PLY30 - Bath Street west 3. A development which respects the site's heritage assets and context <u>High quality design which conserves and where appropriate enhances the setting of the adjacent listed buildings and Union Street Conservation Area,</u> informed by a detailed heritage character assessment to be undertaken for the proposal. Add new criterion: <u>East / West public linkages through the site to provide better connections through the area.</u></p> <p>PLY31 - Bath Street east 4. A development which respects the site's heritage assets and context <u>High quality design which conserves and where appropriate enhances the setting of the adjacent listed buildings and Union Street Conservation Area,</u> informed by a detailed heritage character assessment to be undertaken for the proposal. 5. High quality design which preserves and enhances the setting of the adjacent listed buildings and Union Street Conservation Area. Add new criterion: <u>East / West public linkages through the site to provide better connections through the area.</u></p> <p>PLY36.2 – Mount Wise, Devonport -Area A 1. Site is within a conservation area therefore design will need to be in keeping with historic features <u>conserve and where appropriate enhance the significance including the contribution made by the setting of the heritage assets.</u></p>

Ref	Part of JLP (Submission version) affected	Main modification
		<p>PLY36.3 - Mount Wise, Devonport -Area D I. Site is within a conservation area therefore design will need to be in keeping with historic features <u>conserve and where appropriate enhance the significance including the contribution made by the setting of the heritage assets.</u></p> <p>TTV11.1 – Stowford Mill I. Sensitive renovation and re-use of heritage assets <u>Conserve and where appropriate enhance the significance of the heritage assets, delivering their renovation and reuse.</u></p> <p>TTV18 - East of Okehampton 10. A design and layout which is sensitive to <u>conserves and where appropriate enhances the significance of the</u> scheduled monument <u>and the contribution made by its setting</u> to the north west of the site and which respects the layout of the Roman Road running across the site which should be incorporated as part of the public realm.</p> <p>TTV21 - Callington Road, Tavistock 4. High quality design and layout that has regard to <u>conserves and enhances the natural beauty</u> of the Tamar Valley Area of Outstanding Natural Beauty <u>and Dartmoor National Park, the West Devon and Outstanding Universal Value of the</u> Cornwall <u>and West Devon</u> Mining Landscape World Heritage Site, and the Dartmoor National Park and <u>preserve, or where opportunities arise, enhance the setting of the Tavistock Conservation Area</u> mitigate for any impacts on these important designations.</p>
MM12	Strategy for Plymouth Policy Area – Policy PLY25	Land at Sugar House, Sutton Harbour is allocated for residential-led mixed use development providing opportunities for offices and leisure use as part of a wider mix. Provision is made for in the order of 150 <u>160</u> homes. ...
MM13	Strategy for Plymouth Policy Area – Policy PLY40	<i>Add new criterion:</i> <u>The need for provision of open space and effective landscaping treatment having regard to the site's prominent position in the landscape setting of the area.</u>

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MM14	Strategy for Plymouth Policy Area – Policy PLY44	<p>Land at Woolwell Provision is made for in the order of 2,000 new homes (about 1,880 <u>1,560</u> of which are anticipated to come forward within the plan period), with none occupied until the A386 Woolwell to the George Junction Transport Scheme has been implemented. ...</p> <p>2. The main access arrangements to the development must are to be agreed and delivered prior to the commencement of development the main construction works and delivered commensurately with the associated phase of the development. <u>Additionally, there should be no occupation of new homes until the A386 Woolwell to the George Junction Transport Scheme has been implemented, with the exception of where this can be accommodated without resulting in a severe impact on the operation of the local road network.</u></p> <p>4 Delivery of a new Community Park and that will form part of a network ...</p> <p>vii Incorporate significant levels of biodiversity enhancement works to Mitigate the impacts of the development <u>on biodiversity and incorporate biodiversity enhancement measures.</u></p> <p>5. Appropriate local facilities to support the new and existing residents and to enhance the sustainability of the area, including a new primary school <u>and appropriate contributions to mitigate the impact of the development on secondary schools in Plymouth.</u> ...</p>
MM15	Strategy for Plymouth Policy Area – Policy PLY46.13	<p><i>Add new criterion:</i> <u>Retention of the existing playing pitches, or re-provision to an equivalent or higher standard within the overall site.</u></p>
MM16	Strategy for Plymouth Policy Area – Policy PLY51 and para 4.201	<p>Policy PLY51</p> <p>Land at Langage is allocated for employment development in Use Classes B1b & c, B2 (industrial) and B8 (warehousing and distribution), as an extension to the existing strategic employment site. Provision is made for about 247,300 <u>243,000</u> sq.m. of employment floorspace. ...</p> <p><i>Amend para 4.201: Economic growth at Langage is of strategic importance to the city and wider sub-region. Future development offers the opportunity to strengthen the role of Langage as an attractive destination for new employment and investment.</i></p> <p><u>Langage is a strategically important employment location that has long been identified in former local and regional plans as an opportunity for a Strategic Employment Site of regional significance, providing a specific offer which cannot be replicated in the city itself.</u></p>

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		<p><u>Considerable investment has taken place in the last decade, including the construction of a power station and the compulsory purchase of land in 2016 to bring much of the site identified in PLY51 under a single landowner.</u></p> <p><u>Langage provides a unique offer for the plan area by virtue of its scale, its location in relation to the strategic highway network and at the eastern edge of Plymouth, and the potential synergies with other uses, providing an opportunity that other sites cannot match for strategic employment uses and large footprint employment developments.</u></p> <p><u>The allocation is important not just to provide the opportunity for major employment investment during the plan period which builds greater resilience into the economy of the city and wider sub-region but also to position the plan area for the type of employment investments that could deliver a step change in the long-term performance of the plan area's economy.</u></p> <p>Realisation of the full potential of Langage <u>is likely to go beyond the end of the plan period</u> and will require significant investment in infrastructure in terms of its physical accessibility and connections to the A38, through a new southern access road and improved connections for walking, cycling and public transport to the City Centre, Plympton, Sherford and Deep Lane Junction Park and Ride. <u>However, the policy plays a vital role in securing this as a long term strategic employment opportunity.</u></p>
MM17	Strategy for Plymouth Policy Area – Policy PLY58.2	<p><i>Add new criterion:</i> <u>Enabling uses could be acceptable provided that they are of a scale and nature that complement but do not prejudice the sporting use of Home Park and the wider recreational use of Central Park.</u></p>
MM18	Strategy for Plymouth Policy Area – Policy PLY58.18	<p>I. Protection and enhancements to the existing sports provision and associated sports and community facilities. The re-provision and enhancement of the playing pitches and associated infrastructure must be delivered secured in advance of commencement of works on <u>as part of the planning consent for the retail store and completed prior to the opening of the store.</u></p>

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MM19	Strategy for Plymouth Policy Area – Policy PLY59.12	<p>... 120 94 homes ...</p> <p>1. Provide a buffer along the southern boundary of the site to safeguard the setting of neighbouring heritage assets, including Ernesettle Battery east extension, St Budeaux church and yard, and Agaton Farmhouse. <u>Conservation or enhancement of the area's historic environment, as supported by a detailed heritage and visual landscape assessment, including:</u></p> <p style="padding-left: 40px;"><u>i. Retaining and where possible opening up key views and partial views of heritage assets, from outside and within the site, including St Budeaux parish church and embankment and Agaton Fort.</u></p> <p style="padding-left: 40px;"><u>ii. Taking account of existing built boundaries and following existing lines so as to not impact on the setting of the church or encroach onto land within its setting.</u></p> <p style="padding-left: 40px;"><u>iii. Taking account of the presence of Ernesettle Battery so as not to impact upon its setting or encroach on to land within its setting.</u></p> <p>4. Development must include delivery of high quality publicly accessible greenspace to mitigate for the loss of greenspace <u>and provide for enjoyment of the historic environment.</u></p>
MM20	Strategy for Plymouth Policy Area – Policy PLY60.11	<p>1. Development to take place in a manner which does not harm and instead enhances the setting of the nearby heritage assets, <u>including the Boringdon Arch</u>, as demonstrated by appropriate environmental and heritage assessments.</p> <p>4. Good connections to the adjacent Coypool development (<u>PLY53</u>), will be required <u>the Plym Valley cycleway and adjacent strategic greenspace areas to be provided.</u></p> <p><i>Add new criterion:</i> <u>Enabling development will be acceptable to facilitate the delivery of the sports facilities and the other provisions of this policy, provided that it is well related to the Coypool development, and it respects the urban fringe character of the site and does not break the skyline when the site is viewed from off-site locations to the south.</u></p>
MM21	Strategy for TTV Policy Area – Policy TTV1 and para 5.5, 5.163 and 6.7	<p><i>Amend Policy TTV1 as follows:</i></p> <p>4. Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully <u>to support</u> the principles of sustainable development and sustainable communities (Policies SPT1 and 2), and positively contributes in all other respects to a sustainable and beautiful countryside <u>including as provided for in Policies TTV31 and Policy TTV [NEW FOR RURAL EXCEPTION SITES].</u></p>

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		<p>In order to focus sustainable development into settlements that have the facilities to support and accommodate them, settlement boundaries will be identified for settlements in the top three levels of the settlement hierarchy and kept under regular review through supplementary planning documents. Development outside of settlement boundaries will be considered with particular regard to Policy TTV31.</p> <p><i>Delete para 5.5 and replace with: <u>The plan does not define settlement boundaries. However, development outside built up areas will be considered in the context of Policy TTV31 (development in the countryside). Neighbourhood plans may choose to identify settlement boundaries for their towns and villages. A consistent approach will be encouraged through the use of overarching principles for the drawing of settlement boundaries established by the LPAs. These principles, which were published in the JLP Settlement Boundaries Topic Paper, will be incorporated in the Thriving Towns and Villages SPD.</u></i></p> <p>Para 5.163: ... The policy therefore provides the criteria that need to be met before a development proposal can be supported in the countryside, including the provisions required for the re-use of existing buildings in the countryside, as well as Rural Exception Sites and Village Housing Initiative provisions in relation to housing and employment development adjoining a settlement boundary. These provisions ...</p> <p>Para 6.57: This policy provides some flexibility to enable carefully selected development outside settlements boundaries where it can be demonstrated that this could be achieved sustainably...</p>
MM22	Strategy for TTV Policy Area –Policies TTV4, TTV7, TTV12, TTV16, TTV20, TTV25 and Annex I	<p>Policy TTV4 – Spatial Priority SPI - Spatial priorities for development in Dartmouth</p> <p>Policy TTV7 – Spatial Priority SP2 - Spatial priorities for development in Ivybridge</p> <p>4. Maintaining Improving the existing retail offer, protecting the integrity of the town centre and enhancing its character.</p> <p>8. Ensuring appropriate infrastructure is delivered alongside new development, <u>including community facilities identified in Policy INP5 of the Ivybridge Neighbourhood Plan.</u></p> <p>Policy TTV12 – Spatial Priority SP3 - Spatial priorities for development in Kingsbridge</p>

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		<p data-bbox="611 342 1887 407">Add new criterion: Recognising the important role of key road links, the A38 link to Totnes and the need to maintain and improve public transport provision.</p> <p data-bbox="611 443 1808 475">Policy TTV16 – Spatial Priority SP4 - Spatial priorities for development in Okehampton</p> <p data-bbox="611 480 1444 508">4. Enhancing the historic character and vitality of the town. centre ...</p> <p data-bbox="611 513 1770 578">7. The delivery of a new primary school in the east of the town, and the relocation of the post 16 provision at Okehampton College, and the expansion of existing schools in the town. ...</p> <p data-bbox="611 583 1881 675">9. Working with relevant authorities to look for appropriate solutions to manage traffic flow in and around the town, including exploring opportunities to deliver a town centre access road and delivery of a link road between Exeter Road and Crediton Road. ...</p> <p data-bbox="611 748 1759 781">Policy TTV20 – Spatial Priority SP5 - Spatial priorities for development in Tavistock</p> <p data-bbox="611 786 1860 850">9. Ensuring that all development, singularly or cumulatively, will not negatively impact on the ability of the relevant authorities to improve air quality within the Dolvin Road AQMA.</p> <p data-bbox="611 886 1724 919">Policy TTV25 – Spatial Priority SP6 - Spatial priorities for development in Totnes</p> <p data-bbox="611 954 1503 987">Annex I – Thriving Towns and Villages Policy Area – Main Towns</p> <table border="1" data-bbox="611 987 1898 1230"> <tbody> <tr> <td data-bbox="611 987 1654 1019">Improved access to the south of the A38 from the east of Ivybridge</td> <td data-bbox="1654 987 1898 1019">TTV7-SP2</td> </tr> <tr> <td data-bbox="611 1019 1654 1089">New primary school in easat of Okehampton and relocation of post 16 provision at Okehampton College</td> <td data-bbox="1654 1019 1898 1089">TTV16-SP4</td> </tr> <tr> <td data-bbox="611 1089 1654 1122">Okehampton town centre traffic management / access road</td> <td data-bbox="1654 1089 1898 1122">TTV16-SP4</td> </tr> <tr> <td data-bbox="611 1122 1654 1154">New primary school to west of Tavistock</td> <td data-bbox="1654 1122 1898 1154">TTV20-SP5</td> </tr> <tr> <td data-bbox="611 1154 1654 1187">Improvements to Tavistock secondary school facilities</td> <td data-bbox="1654 1154 1898 1187">TTV20-SP5</td> </tr> <tr> <td data-bbox="611 1187 1654 1219">Totnes traffic flow management</td> <td data-bbox="1654 1187 1898 1219">TTV25-SP6</td> </tr> </tbody> </table>	Improved access to the south of the A38 from the east of Ivybridge	TTV7-SP2	New primary school in easat of Okehampton and relocation of post 16 provision at Okehampton College	TTV16-SP4	Okehampton town centre traffic management / access road	TTV16-SP4	New primary school to west of Tavistock	TTV20-SP5	Improvements to Tavistock secondary school facilities	TTV20-SP5	Totnes traffic flow management	TTV25-SP6
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MM23	Strategy for TTV Policy Area – Policy TTV6 and para 5.35	<p>Policy TTV6 - Noss on Dart</p> <p>Land at Noss-on-Dart is allocated for mixed-use development including employment (Use Classes B1, and B2 and B8), commercial, education, a hotel, retail and enabling residential development. Provision is made for in the order of 400 126 new homes. A comprehensive redevelopment scheme should provide for the following:</p> <p>...</p> <p>2. <u>Retention and</u> improved provision of existing educational facilities.</p> <p>...</p> <p>6. High quality design, which must take account of the location, <u>wooded character</u>, scale, massing, lighting and the site's sensitive setting in the AONB, ...</p> <p>7. Careful consideration and investigation of opportunities to ensure the future of <u>retain</u> un-designated heritage assets on site, <u>and ensure that the Scheduled Monument and its setting is conserved or enhanced.</u></p> <p>8. Demolition of buildings and remediation Remediation of land.</p> <p>9. A site specific mitigation plan to ensure all new development does not have any negative impact <u>adverse effects</u> on the greater horseshoe bats species and their flightpaths <u>strategic flyways</u> within the protected South Hams SAC <u>Landscape Connectivity Zone.</u></p> <p>10. Appropriate flood risk mitigation and water management measures. <u>A sequential approach to the layout and design of development and incorporation of flood resistance and resilience measures for any development that has to be located in a flood zone.</u></p> <p>Add new criterion: <u>Water quality management measures to protect the surrounding estuary.</u></p> <p>Add new criterion: <u>Avoiding the loss of inter-tidal habitat; where loss cannot be avoided, it must be fully mitigated and/or compensated.</u></p> <p>Para 5.35: Noss on Dart Marina is a locally important employment site that lies within the Parish of Kingswear. ... In order for this to happen it is accepted that this site for housing development in the order of 400 126 dwellings is appropriate to ensure that the wider community benefits from redeveloping <u>redevelopment</u> in this location can be realised. <u>It is expected that the scale and form of the development proposed will be guided by a design code.</u> Limited accessibility of the site is noted,</p>

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		although conversely redevelopment provides an opportunity to enhance ferry links between Dartmouth and Kingswear.
MM24	Strategy for TTV Policy Area – Policy TTV8 and para 5.46	<p>TTV8 - East of Ivybridge</p> <p>Land to the east of Ivybridge is allocated for a residential led mixed-use development. Provision is made for in the order of 540 new homes and 10,400 4,600 sq m of employment space (Use Classes B1). ...</p> <p>3. Strategic landscaping to <u>A landscape strategy which</u> addresses the site's scale and prominence <u>and the edges of the development</u>, and to help mitigate any adverse visual impact on Dartmoor National Park, and to soften the edges of the development onto the undeveloped countryside. ...</p> <p>5. A quality form of development which integrates with the existing housing, <u>and provides a design and density that is not prominent when viewed from the Dartmoor National Park.</u>...</p> <p>7. An appropriate strategy to mitigate for any impact on the Western Road AQMA, <u>including proportionate contributions as appropriate to any relevant Air Quality Action Plan and traffic management schemes.</u></p> <p>9– Improved road and junction connections to the south of the A38.</p> <p>Para 5.46: This allocation comprises three separate areas, one of which benefits from planning permission under planning reference 27_57/1347/15/F. The site spans both sides of the B3213 and is adjacent to the Ivybridge train station Park and Ride. The proposal aims to improve the sustainability and self-sufficiency of Ivybridge through a large scale development incorporating new homes, employment land and local facilities. The site will improve connectivity with the town centre through the provision of enhanced walking and cycling routes, combined with the creation of a road linking Exeter Road to the A38 via land south of the A38 <u>are necessary to reduce the as well as measures to address its</u> impact on the Air Quality Management Area, which has been designated on Western Road.</p>
MM25	Strategy for TTV Policy Area – Policy TTV9	<p>TTV9: Land at Filham</p> <p>Land to the east of Ivybridge, at Filham, is allocated for housing. Provision is made for in the order of 200 new homes. Development should provide for and consider the following: ...</p>

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		<p>3. An appropriate strategy to mitigate for any impact on the Western Road AQMA, <u>including proportionate contributions as appropriate to any relevant Air Quality Action Plan and traffic management schemes.</u> ...</p> <p>4. Strategic landscaping to <u>the site boundaries, and the creation of a landscape framework throughout the site.</u> help mitigate any adverse visual impact on Dartmoor National Park and to soften the edges of the development onto the undeveloped countryside. The scale, character, <u>density</u> and design of development should ensure that it is not overly prominent when viewed from the surrounding countryside, paying particular regard to views <u>towards and</u> from Dartmoor. ...</p>
MM26	Strategy for TTV Policy Area – Policy TTV13 and para 5.55	<p>TTV13 – The Quayside Land at The Quayside is allocated for mixed-use re-development, including employment, commercial, residential and community uses. Provision is made for in the order of 100 <u>60</u> new homes and 200 sq.m. of employment floorspace (Use Classes B1). ...</p> <p>2. A high quality design <u>for this estuary gateway site</u> which <u>conserves and enhances the natural beauty of the South Devon AONB, and</u> provides for enhanced public realm and better connectivity for pedestrians and cyclists to the town centre and estuary.</p> <p>3. Retention of appropriate levels of public car parking <u>to a level sufficient to support the town’s shopping and tourism roles, and which is appropriately located to those roles</u> and which is sensitively incorporated into the design of new development, ensuring that car parking does not dominate the street scene.</p> <p>5. A site wide Sustainable Drainage Strategy to ensure that drainage requirements can be met on site <u>without exacerbating water quality issues within the Salcombe to Kingsbridge SSSI</u> and are designed to deliver landscape, biodiversity and amenity benefits. <i>Add new criterion:</i> <u>Sufficient space to allow the retention of a tree canopy within and surrounding the site to conserve the green character of Kingsbridge in this area.</u> <i>Add new criterion:</i> <u>Investigation and remediation of contaminated land.</u></p>

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		<p>Para 5.55: The Quayside area is a naturally beautiful setting at the head of the Kingsbridge estuary, providing a setting to heritage assets with informal open space and a focal point for residents and tourists alike. ... A well designed comprehensive redevelopment scheme should provide a focus for the estuary, accessibility and links to the rest of the town. <u>Maintaining mature trees and restricting height of new buildings to below tree level could help to mitigate against potential harm to heritage assets.</u></p>
MM27	Strategy for TTV Policy Area – Policy TTV22 and para 5.91	<p>Policy TTV22 Land at Plymouth Road is allocated for a mixed-use development. Provision is made for in the order of 250 300 new homes and 18,600 sq.m. of employment (Use Class B1). Development should provide for the following:</p> <p>1. A strategic landscaping including a 90m 90m buffer along the west of the site, <u>to be informed by a Landscape and Visual Assessment, in order</u> to address the site’s scale and prominence, to help mitigate any adverse visual impact on the AONB, and to soften the edges of the development onto the undeveloped countryside. The scale, <u>density, materials,</u> design and southern extents of development should ensure that it is not overly prominent when viewed from the town and surrounding countryside.</p> <p>....</p> <p>6. An appropriate strategy to mitigate for any impact on the Dolvin Road AQMA. <u>A lighting strategy, which minimises the impact of light spill to the surrounding countryside.</u></p> <p>Para 5.91: The design and delivery framework for this policy is amplified in the Tavistock Masterplan Supplementary Planning Document. <u>The land to the north of the lane which bisects the allocation adjoins an existing commercial area on Plymouth Road and is suitable principally for new employment uses, predominantly Use Class B1. The land to the south of the lane which bisects the allocation is the most suitable for the housing. Other commercial uses can also be considered as part of a mixed use development for the site. The Councils will work proactively with the landowner and developers to deliver the development objectives set out in the policy, including proactive measures as necessary to facilitate the efficient provision of infrastructure and to secure funding streams for development of the employment element.</u></p>

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MM28	Strategy for TTV Policy Area – Policy TTV24.1; TTV24.2; TTV29.15	<p>TTV24.1 – New Launceston Road 4. Provision and maintenance of a surface water drainage scheme. Add new criterion: <u>Open space and strategic landscaping to the west of the site and the creation of a landscape framework throughout the development.</u> Add new criterion: <u>Careful consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.</u></p> <p>TTV24.2 – Butcher Park Hill 1. Provision and maintenance of a surface water drainage scheme. Add new criterion: <u>Strategic landscaping to the northern site boundaries and the retention and enhancement of existing hedgerows throughout the site.</u> Add new criterion: <u>Careful consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.</u></p> <p>TTV29.15 – West of Palm Cross, Modbury Add new criterion: <u>Strategic landscaping and open space to the north and east of the site, linked to the open space to the north east of the site at West Barracks Road.</u></p>
MM29	Strategy for TTV Policy Area – Policies TTV24.5	Delete Policy TTV24.5 – Kelly Preparatory College
MM30	Strategy for TTV Policy Area – Policy TTV29.4, TTV29.5, TTV29.10 and associated narrative	<p><u>POLICY TTV (new number to be added at adoption) – Dartington Hall Estate</u></p> <p><u>Development at the Dartington Hall Estate (within the boundaries defined on the Policies Map), including in the order of 120 dwellings will be supported as a means of securing its long term future and to ensure the conservation of its historic buildings and landscape, where it is brought forward in line with an endorsed Estate Framework and other policies in this Plan. The Estate Framework, which will be periodically reviewed, will identify:</u></p>

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		<p><u>a The need for the development and how it will help to achieve the long-term sustainability of the Estate including the future of its historic buildings and landscape without causing harmful fragmentation of the historic entity.</u></p> <p><u>b The physical, economic and environmental context.</u></p> <p><u>c The significance of heritage assets within the Estate together with an overarching assessment of their condition and vulnerability now and in the future and setting out solutions for how they will be sustained, re-used, conserved and enhanced with identified priorities for investment.</u></p> <p><u>d Development principles to underpin future development proposals, the broad areas for development, the type of uses proposed, and how these developments will assist in the conservation of the heritage assets identified in the framework as vulnerable or will deliver other justifiable public benefits.</u></p> <p><u>e An estate-wide transport, movement and parking strategy.</u></p> <p><u>f. How development will be accommodated without any impact on ancient woodland in and adjacent to the site.</u></p> <p><u>Planning applications for development will be required to demonstrate the following where relevant and appropriate to the scale and nature of the proposal:</u></p> <p><u>1. How the proposal complies with the Estate Framework.</u></p> <p><u>2.How the proposal addresses sustainable development by achieving economic, social and environmental gains.</u></p> <p><u>3.Planning applications for the development of sites within the Estate that are outside settlement boundaries should clearly demonstrate how they are contributing to securing key environmental or cultural objectives of the Trust, such as contributing financially to the reuse/repair of heritage assets.</u></p> <p><u>4.Where the proposal could affect the significance of a designated heritage asset, whether as a result of works to the asset or within its setting, how the development will help to secure the long term viable use of the asset and enhance the positive contribution that the asset or its setting makes, or otherwise will deliver justifiable public benefits.</u></p>

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		<p><u>5. How the proposal will make a positive contribution to heritage settings and to the wider distinctiveness and character of the Estate and its landscape.</u></p> <p><u>6. That an archaeological assessment has been undertaken to inform and guide the development proposal.</u></p> <p><u>7. That a full assessment of the potential ecological impacts of the proposed development has been undertaken (including greater horseshoe bats), and, where appropriate, a mitigation plan has been prepared.</u></p> <p><u>8. How design standards ensure that the special architectural, historic, archaeological and artistic qualities of the Estate are retained.</u></p> <p><u>9. The implementation of a appropriate boundary treatment in order to retain the rural character of the wider Estate landscape.</u></p> <p><i>Add new paragraphs to the supporting text to follow the policy:</i></p> <p><u>The Dartington Hall Estate is a major local employer which provides significant social and economic benefits. It is also an internationally important heritage ensemble, incorporating 42 listed buildings (including the Grade I listed Hall), 4 scheduled monuments and a Grade II* historic park and garden.</u></p> <p><u>The Dartington Hall Trust, as a charitable organisation responsible for the management of the Estate, has a strong innovation agenda and undertakes many educational and research projects of national interest. It also has an important role to play in the conservation of historic buildings and landscape.</u></p> <p><u>The LPAs acknowledge the special heritage and landscape qualities of the Estate and the unique role that it and the Trust play in the social and economic life of the parish, Totnes and the region. This policy, therefore, seeks to support the role of the Dartington Hall Estate and recognises that an Estate Framework may be able to demonstrate material considerations that justify development outside the settlement boundary. This includes the need for housing and commercial development to generate long term funding streams for re-investment in vulnerable or deteriorating heritage assets.</u></p>

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		<p><u>The policy requires that individual projects requiring planning permission are brought forward within the context of an Estate Framework which would clearly assess the impacts of development and explain how such development can contribute to the long-term sustainability of the Estate, including the future of its historic buildings and landscape. Importantly, the Estate Framework will provide the Trust with the confidence that once strategic decisions have been taken they can be delivered over time as part of an agreed comprehensive vision. The Trust will engage with Historic England and South Hams District Council, as the relevant LPA, to prepare the Estate Framework with a view to it being endorsed by these parties. It will also be the subject of consultation with its partners, other statutory consultees and the local community.</u></p> <p><u>It is anticipated that the Estate Framework will demonstrate how the core estate could support in the region of 120 new homes with a range of other uses as part of a sustainable growth strategy including employment, retail, learning and tourism/leisure opportunities. The main focus for enhancement and development will likely be at Foxhole, The Shops, Higher Barton, Woodlands Yard, Old Postern and Aller Park and adjacent land. The core estate's capacity to accommodate future development will, however, need to be tested and justified through the preparation of the Estate Framework. This represents a positive strategy for the ongoing conservation, enhancement and enjoyment of this historic environment. The Estate Framework will be reviewed and revised at agreed intervals, with updated versions being subject to endorsement by the same Parties.</u></p> <p><u>Should development proposals be promoted beyond those identified in the Estate Framework, these will be considered in light of points 1 to 9 in the policy, where relevant and appropriate to the scale and nature of the development proposed and other policies within the JLP.</u></p>

Ref	Part of JLP (Submission version) affected	Main modification					
		<p>Amend <i>paragraph 5.122 as follows:</i> ... future sustainability of the settlement. <u>Given the special qualities of the Dartington Estate, future redevelopment must be sensitive to its character and importance both locally and nationally. It is therefore worth particular mention that the form, scope, scale and design of development in Dartington must be informed by the detail contained by the Heritage Impact Assessment.</u></p>					
MM31	Strategy for TTV Policy Area – Policies TTV15.1 and TTV29.23 and para 5.144 and para 5.146	<p>Delete Policies TTV15.1 (West Alvington Hill) and TTV29.23 (Land South East of Carehouse Cross, Stokenham)</p> <p>Para 5.144: Stokenham and Chillington, with nearby Stokenham, are listed jointly as they function together to provide a valuable range of services and facilities that supports a large dependent area to the south of the A379. The villages are located within the far south east of the JLP area, and are bordered to the south by the South Devon AONB. The A379 runs through both settlements, providing a valuable transport link between Kingsbridge and Dartmouth, including a frequent bus service. However, the A379 narrows significantly in places, and is subject to large volumes of traffic during the peak holiday seasons. Notable local pinch points occur to the east and west of Stokenham and Chillington, as well as in between the villages.</p> <p>Para 5.146: As set out in policy TTV29, 85 65 new homes are proposed within Chillington and Stokenham and this is considered to be an appropriate scale of growth which will help to deliver much needed family housing whilst respecting its location adjacent to the AONB to support the future sustainability of the settlements.</p>					
MM32	Strategy for TTV Policy Area – Policy TTV29.11	<table border="1" data-bbox="611 1157 1787 1360"> <tr> <td data-bbox="611 1157 674 1360">11</td> <td data-bbox="674 1157 919 1360">Hatherleigh Market, Hatherleigh</td> <td data-bbox="919 1157 1199 1360">Mixed use - with homes and employment (Use Classes B1a, <u>B2 and B8</u>)</td> <td data-bbox="1199 1157 1444 1360">...900 880 sqm employment floorspace ...</td> <td data-bbox="1444 1157 1787 1360">... 4. Community Allotments. Add new criterion: <u>Contributions to expanding primary</u></td> </tr> </table>	11	Hatherleigh Market, Hatherleigh	Mixed use - with homes and employment (Use Classes B1a, <u>B2 and B8</u>)	... 900 880 sqm employment floorspace 4. Community Allotments. Add new criterion: <u>Contributions to expanding primary</u>
11	Hatherleigh Market, Hatherleigh	Mixed use - with homes and employment (Use Classes B1a, <u>B2 and B8</u>)	... 900 880 sqm employment floorspace 4. Community Allotments. Add new criterion: <u>Contributions to expanding primary</u>			

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						school capacity in the area.
MM33	Strategy for TTV Policy Area – Policy TTV29.20	20	Shadycombe, Salcombe 30 20 homes; ...	2. Layout and design to be guided by landscape <u>and heritage</u> assessment, <u>with careful consideration of scale and appearance of development and any ground engineering operations, to minimise wider landscape impacts.</u> Add new criterion: <u>No exacerbating of water quality issues within the Salcombe to Kingsbridge SSSI.</u>
MM34	Strategy for TTV Policy Area – Policy TTV30 and para 5.155-5.157	<p><u>Policy TTV30 - Empowering local residents to create strong and sustainable communities Development in the Sustainable Villages</u></p> <p><u>Provision in the order of 550 homes will be sought from the sustainable villages as part of the overall housing supply for the TTV Policy Area.</u></p> <p>The LPAs support the preparation of neighbourhood plans as the <u>a</u> means of identifying local <u>housing and other</u> development needs in the sustainable villages. <u>Development within the sustainable villages, including the indicative level of housing set out in figure 5.8, should be provided through</u></p>				

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		<p><u>neighbourhood plans, unless such provision would conflict with other policies of the JLP.</u> whilst acknowledging that not all communities will bring forward such plans. For <u>Within</u> sustainable villages without neighbourhood plans the LPAs will still support development that meets the essential <u>identified</u> local needs of local communities <u>and development which responds positively to the indicative housing figures set out in figure 5.8.</u> All development proposals, whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan.</p> <p>Para 5.155: In the Sustainable Villages, the most appropriate way to balance these considerations will often be for local people to develop neighbourhood plans, responding to local needs and opportunities. ... However, where there is no neighbourhood plan, development proposals could still come forward through the planning application process, and these would be assessed against the policies of the JLP. <u>It should be noted that neighbourhood plans can also be brought forward for other parts of the Plan Area, but Policy TTV30 specifically relates to their role in meeting local needs in the Sustainable Villages.</u></p> <p>Para 5.156: It will be for neighbourhood plans themselves to determine which sites to bring forward for development, provided that they are consistent with the provisions of the JLP. However, for the purposes of plan monitoring <u>To help identify a potential housing supply figure for the individual Sustainable Villages, and to provide some guidance for the level of housing that might be appropriate in a village,</u> an indicative assessment havehas been made of the potential number of homes that are capable of coming forward through neighbourhood plans <u>(the South Hams & West Devon Village Sustainability Assessment Framework', Feb 2017).</u> This assessment is based upon factors such as the level of services and facilities available in each settlement ...</p> <p>Para 5.157: <u>The indicative housing figures should be used to inform neighbourhood plan or development plan-led development throughout the TTV policy area. Commitments and completions within sustainable villages prior to the end of March 2017 are not considered to make a contribution to the indicative figures, as these have already been counted within the JLP housing supply figures. The figures should be interpreted locally, applying constraints</u></p>

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		<p>and opportunities. It is therefore understood that some neighbourhood plans may deliver more or less than indicated where justified by the appropriate level of evidence. The LPAs will keep under review the number of new homes coming forward in the Sustainable Villages over the life of the JLP. ...</p>						
MM35	Strategy for TTV Policy Area – Fig 5.8 and para 5.158 and 5.10	<table border="1"> <tr> <td data-bbox="615 581 993 716">Villages able to accommodate around 30 dwellings each</td> <td data-bbox="993 581 1787 716"> <p>Blackawton, East Allington, Harbertonford, Marldon, Sparkwell, Ugborough</p> <p>Bridestowe, Exbourne, Lewdown, & Spreyton</p> </td> </tr> <tr> <td data-bbox="615 716 993 889">Villages able to accommodate around 20 dwellings each</td> <td data-bbox="993 716 1787 889"> <p>Berry Pomeroy, Ermington, Halwell, Harberton, Lee Mill, Rattery, Staverton, Woolston Green</p> <p>Bratton Clovelly, Highampton, Lamerton, Milton Abbot, Northlew, Sampford Courtenay</p> </td> </tr> <tr> <td data-bbox="615 889 993 1295">Villages able to accommodate around 10 dwellings each</td> <td data-bbox="993 889 1787 1295"> <p>Ashprington, Aveton Gifford, Avonwick, Beesands, Bigbury, Brixton, Churchstow, Cornworthy, Diptford, Dittisham, Down Thomas, East Prawle, Frogmore, Holbeton, Hope Cove, Kingston, Kingswear, Lee Moor, Loddiswell, Marlborough, Moreleigh, Newton Ferrers, Noss Mayo, Rattery, Ringmore, St Ann's Chapel, Slapton, South Milton, Stoke Fleming, Stoke Gabriel, Strete, Torcross, Thurlestone, Wembury, West Alvington, West Charleton, Wotter, Wrangaton.</p> <p>Bere Ferrers, Broadwoodkelly, Buckland Monachorum, Crapstone, Folly Gate, Grenofen, Inwardleigh, Monkokehampton, Stowford, Sydenham Damerell</p> </td> </tr> </table>	Villages able to accommodate around 30 dwellings each	<p>Blackawton, East Allington, Harbertonford, Marldon, Sparkwell, Ugborough</p> <p>Bridestowe, Exbourne, Lewdown, & Spreyton</p>	Villages able to accommodate around 20 dwellings each	<p>Berry Pomeroy, Ermington, Halwell, Harberton, Lee Mill, Rattery, Staverton, Woolston Green</p> <p>Bratton Clovelly, Highampton, Lamerton, Milton Abbot, Northlew, Sampford Courtenay</p>	Villages able to accommodate around 10 dwellings each	<p>Ashprington, Aveton Gifford, Avonwick, Beesands, Bigbury, Brixton, Churchstow, Cornworthy, Diptford, Dittisham, Down Thomas, East Prawle, Frogmore, Holbeton, Hope Cove, Kingston, Kingswear, Lee Moor, Loddiswell, Marlborough, Moreleigh, Newton Ferrers, Noss Mayo, Rattery, Ringmore, St Ann's Chapel, Slapton, South Milton, Stoke Fleming, Stoke Gabriel, Strete, Torcross, Thurlestone, Wembury, West Alvington, West Charleton, Wotter, Wrangaton.</p> <p>Bere Ferrers, Broadwoodkelly, Buckland Monachorum, Crapstone, Folly Gate, Grenofen, Inwardleigh, Monkokehampton, Stowford, Sydenham Damerell</p>
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		<p>Para 5.158: <u>It should be noted that Figure 5.8 does not include villages within AONBs. This is in acknowledgement of the great weight that should be given to conserving their landscapes and scenic beauty. However, neighbourhood plans may wish to bring forward positive allocations to meet local housing need where justified by an appropriate evidence base. Policy DEV27 sets out the policy approach to considering development proposals in AONBs.</u></p> <p>Development in or adjoining sustainable villages within the AONB should not be of such a scale that will result in significant landscape impact or pose a threat to the integrity of the special qualities of the AONB. Neighbourhood plans for sustainable villages within the AONB are encouraged to identify small scale sites of below 10 dwellings if available, to limit the potential impact on the sensitive AONB landscapes. In order to encourage alternative delivery methods within the AONB, all sustainable settlements within designated landscapes have been assessed as only being able to accommodate the lowest level of housing growth, around 10 dwellings over the plan period. This should enable NPs that cover areas within the AONB to focus on the delivery of housing to meet identified local needs only.</p> <p>Para 5.10: At the next level of the settlement hierarchy are sustainable villages that have a limited but vital provision of services and amenities. The JLP envisages growth in these sustainable villages to meet local needs, and encourages communities to identify sites to meet these needs through neighbourhood plans. The Sustainable Villages are Ashprington, Aveton Gifford, Avonwick, Beesands, Bere Ferrers, Berry Pomeroy, Bigbury, Blackawton, Bratton Clovelly, Brixton, Bridestowe, Broadwoodkelly, Buckland Monachorum, Churchstow, Cornworthy, Crapstone, Diptford, Dittisham, Down Thomas, East Allington, East Prawle, Ermington, Exbourne, Folly Gate, Frogmore, Halwell, Harberton, Harbertonford, Highampton, Holbeton, Hope Cove, Inwardleigh, Kingston, Kingswear, Lamerton, Lee Mill, Lee Moor, Lewdown, Loddiswell, Malborough, Marlton, Milton Abbot, Monkokehampston, Morleigh, Newton Ferrers, Northlew, Noss Mayo, Rattery, Ringmore, St Ann's Chapel, Sampford Courtenay, Slapton, South Milton, Sparkwell, Spreyton, Staverton, Stoke Fleming, Stoke Gabriel, Stowford, Strete, Sydenham Damerel, Torcross, Thurlestone, Ugborough, Wembury, West Alvington, West Charleton, Woolston Green, Wotter, Wrangaton.</p>

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MM36	Strategy for TTV Policy Area – Policy TTV31 and associated narrative	<p>TTV31 – Development in the countryside</p> <p>The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals in the countryside:</p> <p>1. Housing and employment development adjoining or very near to an existing settlement will only be supported where it meets the essential, small scale local development needs of the community and provides a sustainable solution.</p> <p>2. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:</p> <p><u>or</u> iv. ... helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area, or</p> <p><i>Add new criterion:</i> <u>Protect or enhance the character of historic assets and their settings in the countryside.</u></p> <p><i>Delete criterion 3 and form new policy on horse related development in the countryside as below.</i></p> <p>4. Development proposals should, where appropriate:</p> <p>... vi Help enhance the immediate setting or of the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape and natural environment will be avoided.</p> <p>Para 5.164: The policy also addresses the need to have adequate management of horse related developments, which are an important countryside use but need to be implemented in a way which protects the environment and local communities.</p> <p><i>Add new policy as follows:</i></p> <p><u>Policy TTV (new number to be added at adoption) - Meeting local housing needs in rural areas</u></p> <p><u>Proposals for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose may be permitted provided that it can be demonstrated that:</u></p> <ol style="list-style-type: none"> 1. <u>It meets a proven need for affordable housing for local people.</u> 2. <u>It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, providing it does not represent</u>

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		<p><u>more than 40% of the homes or 40% of the land take excluding infrastructure and services.</u></p> <p>3. <u>Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.</u></p> <p>4. <u>The proposal meets the requirement of all other relevant policies of the Plan.</u></p> <p><i>Add new paragraph to follow this policy: <u>Community led housing initiatives will be supported on rural exception sites. New affordable housing will be subject to eligibility criteria requiring a local connection, and suppressed in value against open market values in perpetuity to ensure that dwellings continue to meet the affordable housing needs of local people.</u></i></p> <p><i>Add new policy as follows:</i> <u>Policy TTV (new number to be added at adoption) - Horse related developments in the countryside</u> <u>Horse related developments will be supported where:</u></p> <p><u>1. There is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land.</u></p> <p><u>2. Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses.</u></p> <p><u>3. There is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, manèges and sub division of fields.</u></p> <p><u>4. The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.</u></p> <p><i>Add new paragraph to follow this policy: <u>The policy addresses the need to have adequate management of horse related developments, which are an important countryside use but need to be implemented in a way which protects the environment and local communities.</u></i></p>

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MM37	Strategy for TTV Policy Area – Policy TTV32	<i>Add new criterion:</i> <u>The extension is appropriate in scale and design in the context of the setting of the host dwelling.</u>
MM38	Development Policies – Policy DEV1	<p>1. Ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing homes residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality.</p> <p>2. Ensuring that developments and public spaces are designed to be accessible to all people, including people with disabilities or for whose mobility is impaired by other circumstances.</p> <p>3. Requiring a Health Impact Assessment to be submitted as part of any Environmental Impact Assessment Statement submitted in relation to planning applications for major development proposals with a likely significant health impact.</p> <p>Further standards and guidance in relation to this policy will be set out within an appropriate supplementary planning document.</p>
MM39	Development Policies – Policy DEV2 and para 6.9	<p>Policy DEV2 Air, water, soil, noise, land and light pollution Development proposals which will cause unacceptable on- or off-site risk or harm to human health, the natural environment and or living conditions general amenity by unacceptable levels of soil, air, water or noise pollution or land instability, either individually or cumulatively, will not be permitted.</p> <p>Development should:</p> <ol style="list-style-type: none"> 1. Avoid or mitigate against harmful environmental impacts and health risks for both new and existing development arising from soil, air, water, land, and or noise pollution or land instability. 2. Where located in or impacting on an Air Quality Management Area, avoid or mitigate its impact through positively contributing towards the implementation of measures contained within air quality action plans and transport programmes, and through green infrastructure provision and enhancements, building design and layout which helps minimise air quality impacts. 3. Prevent deterioration of and where appropriate protect, enhance and restore water quality. 4. Limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. <p><i>Add new criterion:</i> <u>Where appropriate, remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land.</u></p>

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		<p>5. Protect soils, safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources.</p> <p>6. Maintain and where appropriate improve the noise environment in accordance with the Noise Policy Statement for England (including any subsequent updates).</p> <p>7. Not cause an adverse effect on the integrity of a European Site (see Policy SPT11).</p> <p>Para 6.9: The planning system plays an important role in protecting the environment and people from pollution and in managing natural resources. Policy DEV2 considers air, water, land, noise and light pollution, alongside other natural resource issues such as land stability and the need to safeguard soils and agricultural land. Its implementation will be amplified in the Plymouth Policy Area and Thriving Towns and Villages SPDs.</p> <p><i>Add new paragraph:</i> <u>Air Quality Management Areas (AQMAs) highlight those areas where air quality presents a particular issue and challenge. In addition to avoiding unacceptable impacts to air quality in any event, Policy DEV2 seeks to ensure that the individual and cumulative impacts of development on AQMAs is appropriately considered and looks to Air Quality Action Plans and transport programmes in the first instance for appropriate measures to be implemented. The context and circumstances of an existing AQMA will inform the extent to which any impact is considered unacceptable. Any development, whether having an impact on an existing AQMA or not, that could have a significant cumulative impact on air quality, would normally be considered in the context of an Air Quality Assessment or Environmental Impact Assessment.</u></p>
MM40	Development policies – Policy DEV7	<p>2. For developments of above ten homes, at least 30 per cent of the total number of dwellings should be affordable homes without public subsidy, subject to viability. These homes should be provided on-site, except in the case of sites of between 11 and 14 dwellings or where robustly justified. In such cases the requirement can be met by providing an off-site contribution provision or commuted payments in lieu of on-site provision to deliver affordable housing elsewhere in the policy area.</p>

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MM41	Development policies – Policy DEV8, para 6.31-6.32 and glossary	<p>Policy DEV8</p> <p>2. Within rural areas and areas with special designations, <u>as defined in section 157 of the Housing Act 1985</u>, all residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of at least 30% per cent of the total number of dwellings in the scheme.</p> <p>ii. All residential developments of 11 dwellings or more will provide at least 30 per cent affordable housing on-site, subject to viability.</p> <p>3. Within the Main Towns, outside of areas with special designations, <u>Within the whole policy area, a minimum of at least 30% per cent on-site affordable housing will be sought for all schemes of 11 or more dwellings. Off-site provision or commuted payments in lieu of on-site provision will only be allowed where robustly justified.</u></p> <p>4. In identified High Value Areas, proposals for large single dwelling houses with a gross floorspace exceeding 200 sq m in schemes of less than 6 homes will be required to provide an off-site commuted sum to deliver affordable housing in an appropriate location to help meet local housing needs.</p> <p>Para. 6.31: Policy DEV8 also contains a range of measures to boost the supply of affordable housing in the policy area, particularly in high value areas where there are particular difficulties for younger people and local families looking to remain in the area. In addition, by promoting using self and custom build approaches to the provision of new homes, we are not only increasing the opportunities for young working age people to build their own home, but also sharing the responsibility for the delivery of homes for local people.</p> <p>Para 6.32: <u>Where viability is identified as a constraint on the delivery of the policies, this will be considered in the context of Policy DEL1. The LPAs have a strong expectation of on-site provision of affordable housing, but acknowledge that there can be exceptional circumstance where off site provision or commuted sums might be justified on the basis of robust evidence provided by the applicant.</u> The Plymouth and Thriving Towns and Villages Policy Area SPDs, and for the TTV Policy Area the update of Affordable Housing Code of Practice, will provide amplification of how these policies will be delivered through the development process.</p>

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		<p><i>Amend glossary: Rural areas with special designations – An area within a National Park, an Area of Outstanding Natural Beauty or an area designated by order of the Secretary of State as a rural area.</i></p> <p><i>Amend glossary: High Value Areas – High Value Areas (Policy DEV8.4) include value area 3 and value area 4 as defined in Table 1.2 and shown in Fig 1.1 for the reason set out in paragraph 1.21 in the South Hams Strategic Viability Assessment (Level February 2015). The relevant postcodes are PL8 1, TQ6 0, TQ6 9, TQ7 2, TQ7 3, TQ7 4, TQ 8 8, TQ9 6 and TQ9 7.</i></p>
MM42	Development policies – Policy DEV13	<p>1. New sites should not be located in the open countryside away from near to existing settlements, with a.....</p> <p>2. The scale of any development must not be such as to that does not dominate the nearest settled community and should avoids placing an undue pressure on the local infrastructure.</p>
MM43	Development Policies – Policy DEV14	2.iii Site allocated in this plan for employment uses.
MM44	Development Policies – Policy DEV16	<p>2. Proposals for main town centre uses in edge of centre locations, and out of centre locations and the Derriford Commercial Centre should be supported by a sequential test that ...</p> <p>3. Proposals for retail, leisure and office development in edge of centre locations, and out of centre locations and the Derriford Commercial Centre must be accompanied by an impact assessment where ...</p>
MM45	Development Policies – Policy DEV18	<p>4. In the Thriving Towns and Villages Policy Area the LPA will support proposals which:</p> <p>i. Result in the loss of ground floor premises in retail use (Use Class A1) within primary frontages to uses within Use Class A2 and A3 only where they do not create a continuous frontage of more than two non Class A1 uses and would not result in more than 15m of continuous frontage in non-Class A1 use.</p> <p>ii. Do not result in more than 35% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Ivybridge and Okehampton:</p>

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		<ul style="list-style-type: none"> • <u>30 per cent of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Dartmouth and Tavistock;</u> • <u>40 per cent of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Kingsbridge;</u> • <u>45 per cent of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Ivybridge and Totnes; and</u> • <u>60 per cent of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Okehampton.</u> <p>iii. Do not result in more than 25% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Dartmouth, Kingsbridge, Tavistock and Totnes.</p> <p>iv. Provide uses outside Classes A1, A2 or A3 in ground floor premises within primary frontages only where the use would achieve a significant improvement in the vitality and viability of the centre.</p> <p>v. Result in the loss of ground floor premises in retail use (Use Class A1) within secondary frontages to other main town centre uses where they encourage footfall within the centre and support the main functions of the rest of the centre.</p> <p>Add new criterion: <u>Within the wider centre, provide a broad range of uses which contribute to vitality of the area and do not lead to inactive frontage.</u></p>
MM46	Development Policies – Policy DEV20	<p>1. Creating a positive legacy of decisions ensuring that the lifetime of buildings, the quality of design, the resilience of the materials and opportunities to achieve a sustainable resource efficient design have been considered. <u>Using materials and design solutions that are resilient to their context and will endure over time.</u> Larger scale development should seek to address Building for Life criteria or a similar design framework.</p> <p>2. Having proper regard to the pattern of local development and the wider development context and surroundings in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value, <u>landscaping</u> and character, and the demands for movement to and from nearby locations. ...</p> <p>4. Delivering building design that is distinctive to the place where it is located <u>locally distinctive design.</u></p>

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MM47	Development Policies – Policy DEV21 and para 6.81-6.83	<p>Move Policy DEV21 and para 6.81-6.83 to the Strategic Policies section of the Plan and amend as follows:</p> <p>Policy DEV21- SPT<i>(new number to be added at adoption)</i> <u>Conserving Strategic approach to the historic environment</u></p> <p>The LPAs will pursue a proactive and solution-orientated approach for the conservation and where appropriate, enhancement, of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness, forms a strategic context for regeneration and development, and is conserved or enhanced as part of the area's cultural offer, including in relation to by:</p> <p>1. Protecting and enhancing the character and special interest of heritage and their setting, including:</p> <ul style="list-style-type: none"> • i. Scheduled monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology). • ii. Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment. <p>2. Supporting In particular they will support proposals for heritage-led regeneration and working with developers and investors to encourage them to see historic and culturally led regeneration as the first choice method to achieve a quality legacy. In this respect, development should make a positive contribution to local character and the enhancement of local distinctiveness.</p>
MM48	Development Policies – Policy DEV22	<p>Policy DEV22 Development affecting the historic environment</p> <p>Development proposals will need to sustain the local character and distinctiveness of the area and, by conserving or and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The following provisions will apply:</p>

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		<p>1. Development should conserve or enhance the historic environment, including designated heritage assets of national importance and undesignated heritage assets of local significance and their settings.</p> <p>2. The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to determine impact. this significance. In certain cases applicants will be required to arrange archaeological or historic asset assessment and evaluations.</p> <p>3. Great weight will be given to the conservation of the Plan area's designated heritage assets. Where development proposals will lead to substantial <u>any</u> harm to, or loss of <u>the</u> significance of a designated heritage asset, permission will be refused they must be fully justified against:</p> <p style="padding-left: 40px;"><u>i the public benefits of the development, and whether there are substantial public benefits in cases where there would be substantial harm</u></p> <p style="padding-left: 40px;"><u>ii whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of harm to the assets significance and if the work is the minimum required to secure its long term use.</u></p> <p style="padding-left: 40px;"><i>Add new criterion: <u>Development that harms the significance of locally important non-designated heritage assets, or their contribution to the character of a place will only be permitted where it can be justified on the basis of a balanced judgment, having regard to the scale of any harm or loss and the significant of the heritage asset.</u> Exceptions to this will only be made where the harm to such elements is outweighed by the public benefits of the proposal, with substantial harm or total loss to the significance of a designated heritage asset (or archaeological site of national importance) only permitted in exceptional circumstances.</i></p> <p>4. Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause substantial harm to or loss of locally important assets, permission will only be granted where the public benefit outweighs the asset's historic or archaeological interest, having regard to the scale of any harm or loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.</p>

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		<p>Add new criterion: <u>Where harm to designated and non- designated heritage assets can be justified applicants will be required to undertake excavation or recording as appropriate, followed by analysis and publication to professionally acceptable standards.</u></p> <p>5. Development should help secure the long term sustainable future for <u>the Plan Area's</u> heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.</p> <p>6. Development should respond positively and creatively to ensure <u>those elements that contribute to</u> the special character and appearance of conservation areas are preserved <u>conserved</u> or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development.</p>
MM49	Development Policies – Policy DEV23	<p>Policy DEV23 Cornwall and West Devon Mining Landscape World Heritage Site Development proposals within or within the setting of the Cornwall and West Devon Mining Landscape World Heritage Site <u>or its setting</u> will conserve <u>or where appropriate</u> enhance the Outstanding Universal Value of the site.</p> <p>1. The historical and social importance <u>cultural significance of the seven key attributes that express the OUV of the Site as well as other</u> of key buildings or other features and their contextual setting <u>as may contribute to this significance.</u></p> <p>2. The need <u>to conserve and maintain existing historic fabric and</u> to retain <u>and reflect</u> locally distinctive features in the design of buildings, layouts and landscape <u>to ensure the authenticity and integrity of the World Heritage Site is maintained.</u></p> <p>3. The integrity <u>and authenticity</u> of industrial infrastructure, transportation networks and associated features.</p> <p>4. The importance of and evidence for ancillary industries.</p> <p>5. <u>The need to</u> be in accordance with the principles and objectives of the relevant Cornwall and West Devon Mining Landscape WHS Management Plan and other guidance/ adopted documents <u>including the WHS Supplementary Planning Document.</u></p>

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		<p><i>Add new criteria to the policy as follows:</i></p> <p><u>Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. Less than substantial harm must be justified. Proposals causing harm will be weighed against the substantial public, not private, benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to mitigate the extent of the harm. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal the significance should be taken.</u></p> <p><u>All development proposals should be informed by proportionate historic environment assessments and evaluations. These will identify the significance of all heritage assets that would be affected by the proposals, the nature and degree of any effects and demonstrate how any harm will be avoided, minimised or mitigated.</u></p>
MM50	Development Policies – Policy DEV26, para 4.223, 4.224, 5.160 and 6.86 and glossary	<p><i>Delete Policy DEV26 and paragraph 6.92 and replace with a new policy and supporting text as follows:</i></p> <p><u>Policy PLY (NEW)</u></p> <p><u>Development in Plymouth’s urban fringe</u></p> <p><u>The LPAs will protect the special characteristics and role of the urban fringe countryside as identified on the Policies Map. The following provisions will apply to the consideration of development proposals in the urban fringe:</u></p> <p><u>I. Development will only be permitted where:</u></p> <ul style="list-style-type: none"> <u>i. The form, scale and design is not visually intrusive and is well integrated into the landscape.</u> <u>ii. The development, either individually or cumulatively does not significantly harm the open character, key characteristics, valued attributes, or sensitive features of the area or important views.</u> <u>iii. The proposal does not result in significant intrusion into the open countryside or contribute to the coalescence of separate settlements.</u>

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		<p><u>iv. The setting, individual character and identity of adjoining settlements is not significantly harmed.</u></p> <p><u>v. The proposed development is linked to an existing appropriate use and does not conflict with the above criteria.</u></p> <p><u>2. Development proposals should, where appropriate:</u></p> <p><u>i. Protect and improve public rights of way and bridleways.</u></p> <p><u>ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.</u></p> <p><u>iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.</u></p> <p><u>iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.</u></p> <p><u>v. Avoid the use of Best and Most Versatile Agricultural Land.</u></p> <p><u>3. Development for the purposes of agriculture, forestry, public access and enjoyment of the countryside, or community facilities that meet the objectively assessed needs of the local community will be supported if it meets the above provisions.</u></p> <p><i>Add new paragraph after this policy: <u>The countryside within Plymouth’s urban fringe makes a vital contribution to the setting and character of the city and adjacent nationally protected landscapes and provides a valuable environmental resource. It is therefore of great importance that development pressure in the urban fringe is carefully managed in order to ensure prevent harm to the urban/rural interface and associated negative impacts on the natural environment. The city is bounded to the south and north by nationally protected landscapes; the South Devon Area of Outstanding Natural Beauty (AONB), the Tamar Valley AONB and Dartmoor National Park. Proximity to these designated landscapes creates areas of greater sensitivity where it is important to ensure that development does not individually or cumulatively harm these protected landscapes. It is also important to promote the conservation, restoration and enhancement of ecological networks within the urban fringe. This policy seeks to protect these designated areas from the sprawl of the city and ensure that only development that is appropriate for these sensitive locations is</u></i></p>

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		<p><u>permitted. Development proposals within the urban fringe will need to supported by Landscape Visual Impact Assessments and landscaping schemes, in accordance with the provisions of Policy DEV24.6.</u></p> <p><i>Make other consequential changes as follows:</i></p> <p>Para. 4.223: Within the Plymouth Policy Area and in addition to the strategic allocations identified in the Growth Areas, further sites have been identified as being suitable for development for a range of uses including residential, employment, sports, retail and community use. The development of these sites will support the vision and objectives of the JLP and demonstrate how the LPAs are meeting their development requirements over the plan period. Taken together they deliver 1,730 new homes and 29,140 sq.m. new employment floorspace. <u>Additionally, there are significant areas of greenspace around the edge of the city which play an important role in the relationship of the city to the surrounding countryside and require careful management in terms of future land use and development.</u></p> <p>Para 4.224: The allocations <u>and policies that follow</u> should be read alongside and considered against the other policies in the JLP.</p> <p>Para 5.160: Although the countryside area falls substantially within the Thriving Towns and Villages Policy Area, there are limited area of countryside not covered by greenspace or landscape designations within the Plymouth Policy Area, in urban fringe locations. The policies set out below will also apply to these areas.</p> <p>Para 6.86: The natural network is multi-faceted and includes statutory and non-statutory designated sites for nature conservation, geodiversity and landscape; public open space, allotments, play areas, woodlands, trees, playing pitches, Local Green Spaces, Strategic Greenspace Areas, Undeveloped Coast, Strategic Landscape Areas and marine areas.</p> <p>Glossary: Strategic Landscape Areas—A designation in the plan based on landscape character areas that have an increased sensitivity to development due to proximity to a protected landscape. These areas have been</p>

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		<p>identified as needing to be protected from inappropriate development to protect the setting of the adjacent designated landscapes. These areas are only identified within the Plymouth Policy Area.</p>
MM51	Development Policies – Policy DEV28 and associated narrative	<p>Development should support the protection, conservation, enhancement and restoration of biodiversity and geodiversity interests across the Plan Area. Specific provisions are identified below:</p> <p>Full account will be given in making planning decisions to the importance of any affected habitats and features, taking account of the hierarchy of protected sites: i. Internationally important sites including existing, candidate or proposed Special Protection Areas and Special Areas of Conservation ii. Nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodlands and Marine Conservation Zones. iii. Locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites, and other priority habitats. iv. The ecological network of wildlife corridors and stepping stones that link the biodiversity areas detailed above, including areas identified for habitat restoration and creation.</p> <p><i>Add new criterion:</i> <u>The highest level of protection will be given to European Sites. Development will not be permitted unless it will not adversely affect the integrity of a European site either alone or in combination with other development. Proposals having a harmful impact on the integrity of European Sites that cannot be avoided or adequately mitigated will not be permitted other than in exceptional circumstances. These circumstances will only apply where:</u></p> <ul style="list-style-type: none"> <u>i There are no suitable alternatives.</u> <u>ii There are Imperative Reasons of Overriding Public Interest.</u> <u>iii Necessary compensatory provision can be secured to ensure that the overall coherence of the Natura 2000 network of European Sites is protected.</u> <p><i>Add new criterion:</i> <u>A high level of protection will be given to sites of national significance for nature conservation Development proposed on land within or outside such a site which would be likely to have a harmful impact on the site (either individually or in combination with other developments) will not be permitted unless the benefits of the development, at the site, clearly outweigh both the impacts on the notified special interest features of the site</u></p>

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		<p><u>and any broader impacts on the national network of sites of national significance for nature conservation.</u></p> <p><i>Add new criterion:</i> <u>Development likely to have a harmful impact on locally designated sites, their features or their function as part of the ecological network, will only be permitted where the need and benefits of the development clearly outweigh the loss and where the coherence of the local ecological network is maintained.</u></p> <p><i>Add new criterion:</i> <u>Harmful impacts on European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, subject to the legal tests afforded to them where applicable, and unless the need for, or benefits of the development clearly outweigh the loss.</u></p> <p>2. Net gains in biodiversity will be sought from all major development proposals through the promotion, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of legally protected and priority species populations. Delivery of net gains in biodiversity should be designed to support the delivery of the identified biodiversity network that crosses the Plan Area and links the city of Plymouth to the countryside and coast, as well as the network within the city itself. The level of biodiversity net gain required will be proportionate to the type, scale and impact of development. Enhancements for wildlife within the built environment will be sought where appropriate from all scales of development.</p> <p>3. Development which would be likely to directly or indirectly impact the biodiversity value of a site will not be permitted unless:</p> <ul style="list-style-type: none"> i. The need for and the public interest benefits of the development outweigh the harm, including any harm to the integrity of the ecological network. ii. The impacts cannot be avoided through an alternative, less harmful location, design or form of development. iii. The development demonstrates that it has proactively tried to avoid impacts on biodiversity and geological interests through the design process prior to developing measures to mitigate or as a last resort to compensate for unavoidable impacts. iv. The favourable conservation status of legally protected species is maintained. v. Impacts upon species, habitats or geodiversity can be reduced to a level whereby they are not significant by appropriate mitigation or as a last resort, by compensation.

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		<p>vi. Potentially adverse effects can be fully mitigated and / or compensated in the case of European Protected Sites.</p> <p>4. Development will provide for the long term management of biodiversity features retained and enhanced within the site or for those features created off site to compensate for development impacts.</p> <p><i>Add new paragraph after 6.97: <u>Inter-tidal habitats (including priority habitats) and an important part of the biodiversity network in the Plan Area. Tidal encroachment should be avoided and potential impacts upon estuarine ecology must be fully assessed, taking account of predicted sea level rise (coastal squeeze) and any in-combination effects.</u></i></p>
MM52	Development Policies – Policy DEV29 and associated narrative	<p>Policy DEV29 Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)</p> <p>1. Development that would result in an unacceptable conflict with the function(s) or characteristic of Strategic Green Spaces and Local Green Spaces (Plymouth Policy Area) will be resisted. In these areas development will normally only be permitted where it enhances the value of the green space, for example through sports, allotment and play provision, lighting, cafes, educational uses and sustainable transport routes.</p> <p>2. The acceptability of development on or adjacent to other green spaces, <u>Existing open space, which also includes including designated City Green Spaces and Neighbourhood Green Spaces should not be built on unless it can be demonstrated that the open space is surplus to requirements; or the loss will be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.</u> will be assessed in relation to the impacts of development on the function(s) and characteristics of the green space, and taking <u>In making this judgement regard will be had to evidence of the identified value of the green space's attributes as set out in relevant open space assessments and account will be taken</u> of the plan's green space and play accessibility standards. Development will be resisted</p>

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		<p>on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible. 3. ...</p> <p>Para 6.98: Green open spaces and play spaces are an integral part of sustainable communities. To ensure that these spaces are protected and enhanced as a result of the growth in the area the network of greenspaces have been mapped and will be protected. There is a hierarchy of greenspace due to their importance and role in relation to the area's growth. <u>Policy DEV29 relates both to sites with a specific designation and also to undesignated green spaces within the Plan area.</u></p> <p><u>Within the Plymouth Policy Area, the hierarchy includes Strategic Green Spaces, City Green Spaces and Neighbourhood Green Spaces.</u> Strategic Green Spaces are allocated (in the Plymouth Policy Area) due to their essential and multi-functional role in the growth of the area. City Green Spaces are sites of high value in terms of their contribution to Plymouth's greenspace network and their importance to local communities. Local Green Spaces have been nominated and designated in the Plymouth Policy Area through the plan preparation process. In the Thriving Towns and Villages area Local Green Spaces will be proposed for designation within neighbourhood plans. <u>Neighbourhood Green Spaces are identified in terms of their greenspace and community value. Each category of green space includes land which is either publicly accessible or not accessible.</u> All other neighbourhood greenspaces in the Plymouth Policy Area have been mapped. Development in these areas will be assessed in relation to the specific impacts of any development proposed and the functions of the greenspace.</p> <p><u>Add new para to follow 6.98: Policy DEV29 seeks to protect existing open space from new built development, whilst acknowledging also the circumstances where development can be justified. Proposals therefore will need to be carefully assessed, and particular regard will be had to published Open Space Assessments that identify the key functions and value attributes of green spaces, and in the case of accessible green space the wider standard of the LPAs in terms of accessibility and whether suitable replacement provision can be made (having regard to Policy SPT2 and figure 3.2).</u></p>

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		<p>Add new para to follow 6.100: <u>Green infrastructure also provides significant benefits in terms of flood risk and water quality management as well as aiding adaptation to climate change.</u></p>
MM53	Development Policies – Policy DEV33	<p>3. All planning applications for major development <u>in the Plymouth administrative area</u> will be required to include a site waste management plan demonstrating how the demolition, construction and operational phases of the development will minimise the generation of waste. <u>The provisions of Policy W4 of the Devon Waste Plan will apply to the South Hams and West Devon administrative areas.</u> ...</p> <p>5 i There is a need for the facility and that there are no other appropriate and more suitable facilities for waste management in a reasonable proximity.</p> <p>5 ii The proposals are compatible with the objective of moving the management of waste up the waste hierarchy. Landfill of waste arising <u>within Plymouth</u> will not be supported in Plymouth....</p>
MM54	Development Policies – Policy DEV34 and para 6.122 and 6.126	<p>The need to deliver a low carbon future for Plymouth and South West Devon should be considered in the design and implementation of all developments, in support of <u>a Plan Area target to halve 2005 levels of carbon emissions by 2034</u> UK's legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels (Climate Change Act 2008) <u>and to increase the use and production of decentralised energy.</u> The following provisions apply:</p> <p>...</p> <p>4. Developments should reduce the energy load of the development by good layout, orientation and design to maximise natural heating, cooling and lighting, <u>and reduce the heat loss area.</u> For major developments, a solar master plan should show how solar gain access to natural light <u>access to natural light</u> has been optimised in the development, aiming to achieve a minimum daylight standard of 27 per cent Vertical Sky Component and 10 per cent Winter Probable Sunlight Hours. ...</p> <p>6. Developments will be required to connect to existing district energy networks in the locality or, <u>where there is a future network planned,</u> to be designed to be capable of connection to a future planned <u>that</u> network. Where appropriate, proportionate contributions will be sought to enable a network to be established or completed.</p>

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		<p>Para 6.122: The UK continues to move towards the legally binding commitment of reducing our national carbon emissions by 80% from the 1990 baseline (Climate Change Act 2008). In order to ensure national governments are progressing as effectively as possible towards this target, interim targets have been periodically agreed, the most recent of these being the 5th Carbon Budget, adopted by Parliament in 2016. The LPAs will play an important role through seeking developments that are well designed and which support the delivery of renewable and low carbon energy. <u>The policy identifies a carbon reduction target for the Plan Area in support of this outcome.</u></p> <p>Para 6.126: To mitigate the effects of growth on climate change <u>and increase the level of decentralised energy</u>, major developments should deliver a proportional contribution to on-site or off-site renewable / low carbon energy generation capacity. <u>Where appropriate, this will include heat networks using low carbon or renewable heat sources.</u> Recognising that fabric efficiency measures are most efficient ... We have used carbon as a convenient metric by which we quantify the amount of renewable energy generation or <u>and</u> energy efficiency savings, as calculating energy demand can be complex.</p>
MM55	Development Policies – Policy DEV35	<p>2. The proposal has been robustly assessed <u>and shown to be acceptable, both individually and cumulatively</u>, in terms of its likely impact on landscape sensitivity <u>and capacity, and on the natural environment and heritage assets. It should also be</u> and it is demonstrated that it <u>the proposal</u> does not compromise the purposes of internationally or nationally important nationally designated landscapes, environmental or heritage assets. ...</p> <p>4. Any farm land that is used is retained in some form of agricultural or biodiversity use, <u>proportionate to the scale of the proposal.</u></p> <p>5. There has been early consultation with the local communities affected by the development, <u>the planning application demonstrates how the proposal has been informed by the outcome of the consultation,</u> and the development contains proposals for shared ownership between the developer/operator and the community or justification as to why this is not appropriate.</p> <p>6. Where the development is to meet a business need, the proposed generation is proportionate to the business use and the energy is used on site. ...</p>

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MM56	Policy PLY61 and para 4.238	<p><i>Delete point 2 in the policy and amend para 4.238 as follows:</i></p> <p>2. Western Corridor Park and Ride (within Cornwall)</p> <p>4.238: Policy PLY61 identifies priority infrastructure interventions that are not specific to the three growth areas, but are still needed to support the plan's overall growth strategy for the Plymouth Policy Area. The A38 trunk road through Plymouth will remain a significant priority given its wider function as a national and regional route. Other transport measures are needed to address the approaches to the city from the west. <u>For example, the Councils are working closely with Cornwall Council to secure funding and delivery of a Western Park and Ride facility in Saltash, as set out in the emerging Cornwall Site Allocations DPD.</u></p>