

**PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN – SCHEDULE OF HEARING MODIFICATIONS (LIST TWO)**

Ref	Provision	Draft modification	Type (LPA's view)	Why the modification is being put forward	Follow-up discussions
HM2 (revised)	Spatial Strategy – Policy SPT1	<p>3i <del>The effective Efficient</del> use of land is made for development <b>through optimising reuse of previously developed sites, therefore</b> reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes.</p> <p>TYPOGRAPHICAL ERROR FROM LIST ONE CORRECTED</p>	Minor	Matter 2.1(i) hearing session. The modification responds more directly with the positive wording of Framework para 17, bullet point 8; and para 111.	<p><b>UPDATED COMMENT:</b></p> <p>At the time when List One was published we had only received confirmation from three of the 4 participants, who were in agreement with HM2. We have since heard from the 4<sup>th</sup>, Mr Heynes. Mr Heynes maintains his client's objection to the use of the words 'reducing the need for greenfield development'. He suggests the following alternative: <i>'The effective Efficient use of land is made for development through optimising reuse of previously development sites reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes'.</i></p> <p><b>Notwithstanding Mr Heyne's revised wording, we can confirm that the JLP Councils wish to continue with the wording of Hearing Modification HM2 as set out in List One.</b></p>
HM9	Spatial Strategy –para 3.34 (SPT4)	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	Minor	Matter 5.1(ii) hearing session. The additional job information helps to clarify the total level of job growth anticipated in the plan period.	n/a

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		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, <b>currently estimated at about 7,200 jobs</b> , will clearly contribute to the growth and creation of sustainable communities across the Plan Area. <b>In total, therefore, the plan supports the creation of an additional 20,400 jobs.</b>			
HM10	Spatial Strategy –para 3.74 (SPT9)	<b>The policy recognises that local communities are well placed to identify transport issues and solutions for their area. One way this can be done is through neighbourhood plans.</b> The framework established by the policy seeks to <b>guide local communities in identification and promotion of appropriate sustainable transport options for their communities.</b> It also seeks to ensure that development takes place in the most sustainable and efficient locations in relation to supporting sustainable transport choices, and delivers balanced growth that minimises the need to travel by providing easy access to community amenities, leisure opportunities and our high quality natural environment by sustainable transport.	Minor	Matter 4.1(iv) hearing session. The additional text is not necessary for soundness reasons but responds to a discussion at the hearing about the possible role of neighbourhood plans in supporting Policy SPT9, consistent with point 10 of the policy.	n/a
HM11	Strategy for Plymouth Policy Area – Policy PLY14	Land at The Crescent, Derry's Cross is allocated for mixed use development which could support a range of uses including small scale retail, leisure, a quality hotel, offices and a range of <del>substantial quantity of high quality</del> housing. Provision is made for in the order of 120 homes.	Minor	Matter 7.2(iii) hearing session. This is the correction of an error that occurred at drafting stage; the text to be deleted is unrelated to the policy.	n/a
HM12	Strategy for Plymouth Policy Area – Policy PLY49	Sherford Community Park will provide a new high quality multi-functional green space for the residents of the new community and the surrounding neighbourhoods. <b>Any significant changes to the approved boundary will need to be supported by a revised Sherford strategic masterplan as provided for in Policy PLY48.</b> It will be a minimum of 200ha and will reinforce the eastern boundary for the new community, ...	Minor	Matter 7.4(ii) hearing session. This modification does not change the context of the policy, it merely acknowledges that for very large scale projects changes do occur. This point is already acknowledged in relation to PLY48, which already provides for the eventuality of changes to Sherford and a revised strategic masterplan.	n/a
HM13	Strategy for	<del>Economic growth at Langage is of strategic</del>	Main	Matter 5.2(ii) hearing session.	n/a

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	Plymouth Policy Area – para 4.201 and subsequent new paragraphs (PLY51)	<p>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.</p> <p>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. 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.</p> <p>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.</p> <p>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.</p> <p>Realisation of the full potential of Langage is likely to go beyond the end of the plan period 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.. However, the policy plays a vital role in securing this as a long term strategic employment opportunity.</p>		The inspector advised at the hearing session that this modification was likely to be a main modification as it was to give effectiveness to the policy. The modification clarifies and provides more specific detail on the unique place that Langage has in the spatial strategy.	
HM14	Development Policies – Policy DEV16	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	Minor	Matter 6.2(iv) hearing session. This was clearly the intent of Policy PLY38.1 where it said 'All proposals	n/a

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		by a sequential test that ... <input type="checkbox"/>		<i>which form part of the development of the commercial centre or future changes to it which include retail floorspace will be determined and controlled in accordance with the application of the sequential and impact tests.'</i> This is therefore a correction to ensure consistency in the plan.	
HM15	Development Policies – Policy DEV16	3. Proposals for retail, leisure and office development <input type="checkbox"/> in edge of centre <b>locations</b> , and out of centre locations <b>and the Derriford Commercial Centre</b> must be accompanied by an impact assessment where ... <input type="checkbox"/>	Minor	Matter 6.2(iv) hearing session. This was clearly the intent of Policy PLY38.1 where it said ' <i>All proposals which form part of the development of the commercial centre or future changes to it which include retail floorspace will be determined and controlled in accordance with the application of the sequential and impact tests.'</i> This is therefore a correction to ensure consistency in the plan.	n/a
HM16	Development Policies – Policy para 6.73 (DEV19)	The Supplementary Planning Documents for the Plymouth and Thriving Towns and Villages Policy Areas will provide guidance on the implementation of this policy, <b>including in cases where the delivery of a local employment growth scheme is not practical or feasible.</b>	Minor	Matter 5.4(iv) hearing session. The modification is merely to acknowledge a need for some flexibility in implementation of the policy in that there could be circumstances where provisions in the policy might not be able to be achieved. We do not consider the change a soundness matter but a point of clarification in response to a discussion at the hearing.	n/a
HM17	Annex 2	16 – Housing and employment floorspace delivered <b>and total jobs.</b>	Minor	Matter 5.1(ii) hearing session. To confirm that it is also the intention to monitor total jobs across plan area.	n/a