

**PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN – SCHEDULE OF POTENTIAL FURTHER MINOR MODIFICATIONS (as at 6 January 2018)**

Ref	Part of JLP (Submission version) affected	Potential modification	Representations	Why the modification is being put forward
M84 (modified)	Strategy for Plymouth Policy Area – Policy PLY44 (correction)	2. The main access <del>arrangements to the development must are to be agreed and delivered</del> prior to the commencement of <del>development</del> <del>the main construction works and delivered commensurately with the associated phase</del> of the development. <del>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.</del>	Boyer Planning	This modification provides clarification given the complex nature of the delivery of a project of this scale. It also moves text from the front end of the policy to make it clearer, in modified form to provide a caveat which is consistent with the wider policies of the plan in relation to managing transport impacts.
M191 (modified)	Strategy for TTV Policy Area – new para after 5.126	Additional primary school capacity may be needed during the plan period. Land to the south of Hatherleigh primary school was identified for this purpose in the West Devon Local Plan 2005 (Policy H45), and this will be an option for further consideration with Devon County Council. Should it be determined that additional land is required this will be identified through local planning documents linked to the provisions of Policy SPT12.	Devon County Council	This new paragraph flags up the education capacity issues, which Hatherleigh development proposals will need to respond to – this in any case being a requirement of Policies DEV32 and DEL1.
M259 (modified)	Development Policies – Policy DEV23	5. <del>The need to 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 including the WHS Supplementary Planning Document.</del>	Tamar Valley AONB Historic England	Tidy up of policy in context.
M320	Spatial Strategy – Policy SPT2	12. Provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out <del>in figure 3.2 and</del> through any supplementary planning document linked to this plan.	n/a	In response to Matter 2 Question 2.1(ii)
M321	Spatial Strategy – fig 3.2	Change TTV Accessible Natural Space standard to: 1.91 per 1000	n/a	In response to Matter 2 Question 2.1(ii)
M322	Spatial Strategy – fig 3.2	Change TTV Playing Pitch standard to: 1.27 per 1000	n/a	In response to Matter 2 Question 2.1(ii)
M323	Spatial Strategy – Policy SPT3	The LPAs will plan, monitor and manage the delivery of housing from 2014 to 2034 in accordance with <del>the</del>	n/a	In response to Matter 3 Question 3.3(v)

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		apportionment between Policy Areas, the spatial strategy and the site allocations set out in this plan. ...		
M324	Spatial Strategy – Policy SPT3	... 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. 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.	n/a	In response to Matter 3 Question 3.3(v)
M325	Spatial Strategy – Policy SPT4	The LPAs will provide for a net increase of at least <del>312,700</del> 375,208 sq.m. of employment floorspace landspace within the plan period (equating to approximately 82 ha. of land) to ensure that land space 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.	n/a	In response to Matter 5 Question 5.1 (iii)
M326	Spatial Strategy – Policy SPT4	... Within the Plymouth Policy Area provision will be made for: 1. B1a offices - <del>93,000</del> 111,600 sq.m., ... 2. B1/B2 industrial - <del>51,000</del> 61,100 sq.m. 3. B8 storage and distribution - <del>99,000</del> 118,700 sq.m.	n/a	In response to Matter 5 Question 5.1 (iii)
M327	Spatial Strategy – Policy SPT4	Within the Thriving Towns and Villages Policy Area provision will be made for: 1. B1a offices - <del>24,000</del> 28,900 sq.m., ... 2. B1/B2 industrial - <del>18,100</del> 21,700 sq.m. 3. B8 storage and distribution - <del>27,600</del> 33,100 sq.m.	n/a	In response to Matter 5 Question 5.1 (iii)
M328	Spatial Strategy – 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 <del>241,800</del> 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 to the Plan Area, with	n/a	In response to Matter 5 Question 5.2 (ii)

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		<del>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.</del> , 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.		
M329	Spatial Strategy – Fig 3.6	Add corrected table as set out in Matter Statement 5, response to Question 5.3(ii)	n/a	In response to Matter 5 Question 5.3(ii)
M330	Spatial Strategy – Policy SPT6	<del>3.2ii The village and community centres of the towns and larger villages</del> Village centres of the smaller town and larger villages - primarily for top-up food shopping and local services.	n/a	In response to Matter 4 Question 6.1(i)
M331	Spatial Strategy – Fig 3.9	<del>Village and community centres of the towns and larger villages</del> Village centres of the towns and larger villages	n/a	In response to Matter 4 Question 6.1(i)
M332	Spatial Strategy – Fig 3.9	Add footnote to say: 'Village centres of the towns and larger villages are Local Centres in the retail hierarchy'	n/a	In response to Matter 4 Question 6.1(i)
M333	Spatial Strategy – Fig 3.9	.... Lifton .... <del>Stokenham/Chillington</del>	n/a	In response to Matter 4 Question 6.1(i)
M334	Spatial Strategy – Policy SPT12	The LPAs will work in partnership with key funding partners and investors in order to ensure that the infrastructure needed to deliver the spatial strategy is prioritised <del>delivered</del> .	Devon County Council	Minor modification agreed as part of Statement of Common Ground negotiations
M335	Strategy for Plymouth Policy Area –Policy PLY4	... Where Ministry of Defence land is surplus to the strategic defence requirement, priority will be sought for uses which help to deliver the plan's economic growth objectives and ...	n/a	In response to Matter 7 Question 7.1(ii)
M336	Strategy for Plymouth Policy Area – Policy PLY5	<del>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.</del>	Devon County Council	In response to Matter 2 Question 7.1(iii) and SOCG with DCC
M337	Plymouth Policy Area –para 4.20	... Decisions made within Plymouth therefore need to have regard to these wider interests, whilst also	Devon County Council	In response to Matter 7 Question 7.1(iii) and SOCG with DCC

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		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. <b>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.</b>		
M338	Strategy for Plymouth Policy Area – Opportunity Sites within Derriford and Northern Corridor Growth Area	Remove section from the JLP	n/a	The need for this modification has arisen as a result of responding to Matter 7 Question 7.3(vi). The section can be removed as it duplicates provisions of PLY38.
M339	Strategy for Plymouth Policy Area – Policy PLY48	3. Delivery of 200 hectares of Community Park (including 70 hectares of tree planting), <b>as provided for in Policy PLY49.</b>	n/a	In response to Matter 7 Question 7.4(ii)
M340	Strategy for Plymouth Policy Area – Policy PLY51	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 <b>243,000</b> <del>247,300</del> sq.m. of employment floorspace.	n/a	In response to Matter 5 Question 5.2 (ii)
M341	Strategy for TTV Policy Area – Policy TTV29.10	<del>5,500sqm employment floorspace.</del> <b>No net increase in employment floorspace assumed.</b>	Natural England Parochial Church Council of Dartington Paul Hornby	Given that the allocation allows for reuse or existing buildings or regeneration of site on a constrained site, it is considered helpful to remove reference to floorspace figures as there need be no expectation of a net increase. See also response to Matter 5, Question 5.3(ii)
M342	Strategy for TTV	2. Regeneration of existing site to make more efficient use	Natural England	The modification provides greater

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	Policy Area – Policy TTV29.10	of land including demolitions of buildings as appropriate <b>providing this can be accommodated without any impact on the ancient woodland.</b>	Parochial Church Council of Dartington Paul Hornby	specificity to the policy on a matter which would otherwise have been picked up through the application of DEV30.
M343	Strategy for TTV Policy Area – Policy TTV29.21	<b>NEW POINT A lighting strategy, which minimises the impact of light spill to the surrounding countryside.</b>	Natural England	We are happy to accommodate this minor modification which is consistent with DEV2.4's requirements.
M344	Development Policies – Policy DEV2	Development proposals which will cause unacceptable <b>on or off site</b> harm to human health, the natural environment and general amenity by unacceptable levels of soil, air, water, noise or light pollution or land instability will not be permitted. Development should:...	n/a	In response to Matter 10 Question 10.1(iii)
M345	Development Policies – Policy DEV14	<del>2.iii Site allocated in this plan for employment uses.</del>	n/a	In response to Matter 5 Question 5.4(ii)
M346	Development Policies – Policy DEV21	Move modified DEV21 to Spatial Strategy section as an SPT policy (see M247 and M248 for potential modifications to DEV21)	Historic England	As set out in response to Matter 7 Question 9.2, this is considered a more appropriate location for the policy.
M347	Development Policies – Policy DEV23	Development proposals within <del>or within the setting of</del> the Cornwall and West Devon Mining Landscape World Heritage Site <b>or its setting</b> will conserve <b>or where appropriate</b> enhance the Outstanding Universal Value of the site.	Historic England	This is a helpful clarification which was erroneously omitted from original modifications schedule
M348	Policies Map	Addition of centre boundary for City Centre	n/a	In response to Matter 6 Question 6.2(ii). See also Appendix B to Matter 6 Statement
M349	Policies Map	Addition of centre boundaries / Primary Shopping Area boundaries for Village centres of the smaller town and larger villages	n/a	In response to Matter 6 Question 6.2(ii). See also Appendix C to Matter 6 Statement