

**PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN – PROVISIONAL SCHEDULE OF MAIN MODIFICATIONS
(13 April 2018)**

Ref	Previous ref / document	Part of JLP (Submission version) affected	Main modification
MM1	HM31 (EXD5vi)	Spatial Strategy – Policy SPT3 and consequential amendments to narrative and Annex 2	<p><u>Clarifying the operation of the spatial strategy in relation to managing the delivery and distribution of housing in the Plan Area</u></p> <p>Policy SPT3 Provision for new homes The LPAs will plan, monitor and manage the delivery of housing from 2014 to 2034 in accordance with the apportionment between Policy Areas, 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> <ol style="list-style-type: none"> 1. Within the Plymouth Policy Area - at least 19,000 new homes, of which 4,550 should be affordable. 2. 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. 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.</p> <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</p>

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			<p>Area and the Thriving Towns and Villages Policy Area. It must therefore demonstrate a five year land supply against each of these targets. For the purposes of paragraph 49 of the NPPF, housing delivery will be monitored at the Policy Area level. Additionally, for monitoring purposes the five year land supply will be assessed at local planning authority level.</p> <p>Para 7.23 (3rd bullet) Each The LPAs will additionally monitor housing delivery along with policy area monitoring to ensure the requirements of paragraph 47 of the NPPF are being met, and set out a 5 year land supply for their area. This is to ensure that the requirements of paragraph 47 of the NPPF are being met, and is also to show how each LPA is contributing to delivering new homes as envisioned by the strategy and policies set out in the JLP, and chiefly to demonstrate that growth is taking place across the two policy areas as set out in the spatial strategy. LPA housing monitoring indicative requirements are set out as Indicator I1a in Annex 2 of the JLP.</p> <p>Annex 2, Indicator I1a Total homes consented and built (including brownfield and windfall) by Local Planning Authority area PCC: 13,200 WDBC: 3,200 SHDC: 10,300 5,800 in Plymouth Policy Area; 4,500 in TTV Policy Area</p>
MM2		Spatial Strategy – housing trajectory information throughout plan	<p><u>Update of housing trajectory</u></p> <p>TO FOLLOW</p>
MM3	M325-329 (EXC10Ai)	Spatial Strategy – Policy SPT4, para 3.38, fig 3.6	<p><u>Modification to correctly apply the OAN figures for employment from the evidence base, correct and clarify the commentary on Langage and correct / update the supply figures</u></p> <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 landspace within the plan period (equating to approximately 82 ha. of land) to ensure that land</p>

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			<p>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.</p> <p>Within the Plymouth Policy Area provision will be made for:</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:</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>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 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>Fig 3.6 Employment Land Supply (sq m)</p>

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			<table><tr><td></td><td colspan="3">Plymouth Policy Area</td><td colspan="3">Thriving Towns and Villages Policy Area</td><td>Plan Area</td></tr><tr><td></td><td>B1a office</td><td>B1/B2</td><td>B8</td><td>B1a office</td><td>B1/B2</td><td>B8</td><td>All B uses</td></tr><tr><td>Completions 14-16</td><td>2,283</td><td>10,627</td><td>5,033</td><td>1,204</td><td>4,759</td><td>3,865</td><td>27,771</td></tr><tr><td>Outstanding permissions</td><td>42,405</td><td>89,950</td><td>35,628</td><td>1,446</td><td>9,399</td><td>5,267</td><td>184,096</td></tr><tr><td>Identified</td><td>96,366</td><td>175,404</td><td>141,217</td><td>33,397</td><td>70,986</td><td>58,787</td><td>576,137</td></tr><tr><td>Allocated sites</td><td></td><td>53,533</td><td>15,767</td><td>29,910</td><td>65,630</td><td>56,310</td><td>317,516</td></tr><tr><td>Total supply</td><td>141,054</td><td>275,981</td><td>181,878</td><td>36,048</td><td>85,144</td><td>67,899</td><td>788,044</td></tr><tr><td></td><td></td><td>154,110</td><td>56,428</td><td>32,561</td><td>79,788</td><td>65,442</td><td>529,383</td></tr></table>		Plymouth Policy Area			Thriving Towns and Villages Policy Area			Plan Area		B1a office	B1/B2	B8	B1a office	B1/B2	B8	All B uses	Completions 14-16	2,283	10,627	5,033	1,204	4,759	3,865	27,771	Outstanding permissions	42,405	89,950	35,628	1,446	9,399	5,267	184,096	Identified	96,366	175,404	141,217	33,397	70,986	58,787	576,137	Allocated sites		53,533	15,767	29,910	65,630	56,310	317,516	Total supply	141,054	275,981	181,878	36,048	85,144	67,899	788,044			154,110	56,428	32,561	79,788	65,442	529,383
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MM4	M330-333 (EXC10Ai)	Spatial Strategy – Policy SPT6	<p><u>Modification to revise the retail hierarchy within the TTV area to better reflect the evidence base</u></p> <p>SPT6.3.2ii The village and community centres of the towns and larger villages Village centres of the smaller town 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 Village centres of the towns and larger villages</p> <p>Fig 3.9.... Lifton Stokenham/Chillington</p> <p>Fig 3.9 NEW FOOTNOTE 'Village centres of the towns and larger villages are Local Centres in the retail hierarchy'</p>																																																																
MM5	M13 –M22, and HM40 (EXC10A)	Spatial Strategy – Policy SPT11	<p><u>Restructuring the strategic policy for the natural environment to align them more closely to Framework para 113 and 118, as agreed in Statement of Common Ground with Natural England (and further modified following discussions at hearing)</u></p> <p>Policy SPT11 Strategic approach to the natural environment</p>																																																																

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			<p>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>1.. 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.</p> <p>1. 2. Protecting Sites of European and national significance for biodiversity and conservation will be afforded the highest level of protection. 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. Development affecting such sites will only be permitted where:</p> <p>i A suitable and less harmful alternative location, design or form of development cannot be achieved.</p> <p>ii The benefits substantially outweigh the impacts on the features of interest.</p> <p>iii The impacts can be fully mitigated and/or compensated.</p> <p>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.</p> <p>2. 4. Conserving and enhancing the landscape and scenic beauty of the South Devon and the Tamar Valley Areas of Outstanding Natural Beauty, and the adjacent Dartmoor National Park and their settings. ,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>

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			<p>3. 5. Protecting and enhancing 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>6. Safeguarding 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>7. Supporting 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. 8. Conserving and enhancing a functional network across the Plan Area of 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. ii. Strategic Greenspaces (Plymouth Policy Area) - large scale sites to be proactively enhanced to provide a focus for people's interaction with nature. iii. Local Green Spaces (Plymouth Policy Area) - providing multiple benefits to communities and wildlife. iv. Local Nature Reserves - designated for their benefits for wildlife and providing communities with access to nature. v. County Wildlife Sites and County Geological Sites - designated for their high wildlife and geodiversity value and other priority sites supporting Biodiversity Action Plan habitats and species. vi. The ecological networks of wildlife corridors and stepping stones that connects these sites including areas identified for habitat restoration and creation. <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>

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MM6	M47, M56, M57, M59, M62, M78, M79, M142, M166, M169 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY15, PLY27, PLY28, PLY30, PLY31, PLY36.2, PLY36.3 Strategy for TTV Policy Area – Policy TTV11.1, TTV18, TTV21	<p><u>Historic environment provisions of site allocation policies: modification to make language more consistent with Framework, as agreed in Statement of Common Ground with Historic England</u></p> <p>PLY15.5. New build development on the existing surface level car park which optimises the use of the site but respects conserves and enhances the historic and architectural interest and setting of the Civic Centre and Council House, Plymouth Theatre Royal and The Bank.</p> <p>PLY27.1. 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 and should preserve or enhance the character and appearance of the Hoe Conservation Area and Registered Park and Garden.</p> <p>PLY28. 1. A development which preserves or enhances the character and appearance of the Hoe Conservation Area and Registered Park and Garden respects the site’s heritage assets and context, as informed by a detailed heritage character assessment to be undertaken for the proposal.</p> <p>PLY30.3. A development which respects the site’s heritage assets and context High quality design which preserves and enhances the setting of the adjacent listed buildings and Union Street Conservation Area, informed by a detailed heritage character assessment to be undertaken for the proposal.</p> <p>PLY31.4. A development which respects the site’s heritage assets and context High quality design which preserves and enhances the setting of the adjacent listed buildings and Union Street Conservation Area, informed by a detailed heritage character assessment to be undertaken for the proposal.</p> <p>5. High quality design which preserves and enhances the setting of the adjacent listed buildings and Union Street Conservation Area.</p>

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			<p>PLY36.2a. Site is within a conservation area therefore design will need to be in keeping with historic features conserve and enhance the significance including the setting of the heritage assets.</p> <p>PLY36.3a. Site is within a conservation area therefore design will need to be in keeping with historic features conserve and enhance the significance including the setting of the heritage assets.</p> <p>TTV11.1a. Sensitive renovation and re-use of heritage assets Conservation and enhancement of the heritage assets, delivering its renovation and reuse.</p> <p>TTV18.10. A design and layout which is sensitive to conserves and where appropriate enhances the scheduled monument and its setting 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>TTV21.4. High quality design and layout that has regard to conserves and enhances the Tamar Valley Area of Outstanding Natural Beauty, the West Devon and Outstanding Universal Value of the Cornwall and West Devon Mining Landscape World Heritage Site, and the Dartmoor National Park and the Conservation Areas, and avoid mitigate for any impacts on these important designations and their settings.</p>
MM7	HM13 (EXD5ii)	Strategy for Plymouth Policy Area – para 4.201 and subsequent new paragraphs (PLY51)	<p><u>Addressing insufficient reasoned justification for Language site allocation policy to help ensure the policy is effective (PLY51)</u></p> <p>Economic growth at Language is of strategic importance to the city and wider sub region. Future development offers the opportunity to strengthen the role of Language as an attractive destination for new employment and investment.</p> <p>Language 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</p>

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			<p>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. 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..</p> <p>However, the policy plays a vital role in securing this as a long term strategic employment opportunity.</p>
MM8	M112 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY60.11	<p><u>Modification to provide support for the deliverability of Boringdon Park sports hub (PLY60.11), as agreed in Statement of Common Ground with Strategic South West Developments</u></p> <p>NEW POINT 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.</p>
MM9	HM33 (EXD5vi)	Strategy for TTV Policy Area – Policy TTV1 and consequential changes to para 5.5	<p><u>Addressing the effectiveness of the policy in relation to settlement boundaries</u></p> <p>Policy TTV1 Prioritising growth through a hierarchy of sustainable settlements</p>

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			<p>The LPAs will distribute growth and development delivering homes and jobs in accordance with the following hierarchy of settlements, enabling each town and village to play its role within the rural area:</p> <ol style="list-style-type: none"> 1. The Main Towns - which will be prioritised for growth to enable them to continue to thrive, achieve strong levels of self-containment, and provide a broad range of services for the wider area. 2. Smaller Towns and Key Villages - which will receive support for growth commensurate with their roles in supporting the small villages and hamlets. 3. Sustainable Villages - where development to meet locally identified needs and to sustain limited services and amenities will be supported. 4. Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully meets 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. <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 are identified on the policies map. These will be and kept under regular review through supplementary planning documents and will be able to be updated through neighbourhood plans where consistent with the overarching principles for drawing settlement boundaries as established by the LPAs. Development outside of settlement boundaries will be considered with particular regard to Policy TTV31.</p> <p>Para 5.5 Settlement boundaries tend to evolve over time as changes take place in towns and villages. Updates to the boundaries can be through the neighbourhood planning process provided that this is consistent with 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. A further opportunity for boundary review will be through the next review of the JLP. A Thriving Towns and Villages Settlement Boundaries Background Paper will be published alongside this local plan to consult upon potential changes to the currently defined settlement boundaries. The outcome of this consultation</p>

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			will be used to incorporate updated settlement boundaries into the Thriving Towns and Villages Supplementary Planning Document.
MM10	HM42 (EXD5vii)	Strategy for TTV Policy Area – Policy TTV8 and para 5.46 after	<p><u>Modification to improve the effectiveness of the policy in addressing its part of any cumulative impact on air quality in the Western Road AQMA.</u></p> <p>TTV8: East of Ivybridge Point 4 - An appropriate strategy to mitigate for any impact on the Western Road AQMA, including proportionate contributions as appropriate to any relevant Air Quality Action Plan and traffic management schemes. Point 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 are necessary to reduce the as well as measures to address its impact on the Air Quality Management Area, which has been designated on Western Road.</p>
MM11	HM43 (EXD5vii)	Strategy for TTV Policy Area – Policy TTV9	<p><u>Modification to improve the effectiveness of the policy in addressing its part of any cumulative impact on air quality in the Western Road AQMA.</u></p> <p>TTV9: Land at Filham Point 3 - An appropriate strategy to mitigate for any impact on the Western Road AQMA, including proportionate contributions as appropriate to any relevant Air Quality Action Plan and traffic management schemes.</p>

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MM12	HM44 (EXD5vii)	Strategy for TTV Policy Area – Policy TTV13	<p><u>Modification to improve the effectiveness of the policy in relation to managing economic impacts of development</u></p> <p>Point 3 - Retention of appropriate levels of public car parking to a level sufficient to support the town's shopping and tourism roles, and which is appropriately located to those roles and which is sensitively incorporated into the design of new development, ensuring that car parking does not dominate the street scene.</p>
MM13	Statement of Common Ground with Dartington Hall Trust and Historic England (SCG11)	Strategy for TTV Policy Area – Policy TTV29.4, TTV29.5, TTV29.10 and consequential amendment	<p><u>Delivering a strategic approach to the Dartington estate</u></p> <p>Delete Policy TTV29.4</p> <p>Delete Policy TTV29.5</p> <p>Delete Policy TTV29.10</p> <p>NEW POLICY</p> <p>Development at the Dartington Hall Estate (within the boundaries defined on the Policies Map), including in the order of 120 dwellings at Foxhole and Higher Barton, 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:</p> <ul style="list-style-type: none"> 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. b The physical, economic and environmental context. 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.

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			<p>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.</p> <p>e An estate-wide transport, movement and parking strategy.</p> <p>Planning applications for development will be required to demonstrate the following where relevant and appropriate to the scale and nature of the proposal:</p> <ol style="list-style-type: none"> 1. How the proposal complies with the Estate Framework. 2. How the proposal addresses sustainable development by achieving economic, social and environmental gains. 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. 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. 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. 6. That an archaeological assessment has been undertaken to inform and guide the development proposal. 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. 8. How design standards ensure that the special architectural, historic, archaeological and artistic qualities of the Estate are retained. 9. The implementation of an appropriate boundary treatment in order to retain the rural character of the wider Estate landscape.

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			<p>NARRATIVE / REASONED JUSTIFICATION FOR POLICY</p> <p>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. 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.</p> <p>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.</p> <p>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.</p>

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			<p>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.</p> <p>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.</p> <p>Para 5.122 As set out in Policy Policies TTV29 and TTV(new number), 282 252 new homes and 17,300 11,800 sqm of employment floorspace ...</p>
MM14	HM46 (EXD5vii)	Strategy for TTV Policy Area – Policy TTV30	<p><u>To improve the effectiveness of the policy in ensuring that sustainable villages contribute sufficiently to the housing supply, to more effectively support the preparation of neighbourhood plans, and to provide greater clarity for developers in how we expect to deliver numbers, particularly in settlements not covered by neighbourhood plans.</u></p> <p>The LPAs support the preparation of neighbourhood plans as the a means of identifying local development needs in the sustainable villages, and positively responding to the indicative housing figures set out in figure 5.8. whilst acknowledging that not all communities will bring forward such Neighbourhood plans may deviate from these numbers providing they can justify that such an approach is in accordance with the other policies of the JLP.</p> <p>For Within sustainable villages without neighbourhood plans the LPAs will still support development that meets the essential identified local needs of local communities. All development proposals,</p>

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			whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan in the usual way.
MM15	HM47 (EXD5vii)	Strategy for TTV Policy Area – Policy TTV31 and NEW POLICY	<p><u>To improve the effectiveness of the rural exception sites provision in TTV31, but bringing it into a separate policy and providing greater clarity about the wider housing benefits to be expected.</u></p> <p>TTV31 – Development in the countryside Point 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>NEW POLICY – RURAL EXCEPTION SITES Development proposals on sites outside of but adjacent to a settlement boundary will be supported where the proposal provides affordable housing that meets local housing needs. Specifically:</p> <ol style="list-style-type: none"> 1. Proposals may contain a mix of affordable housing products that combine to represent a financially viable development proposal. This includes discount market housing, providing it does not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services. 2. Community-led housing initiatives will be supported on rural exception sites, and 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.
MM16	M229 (EXC10A)	Strategy for TTV Policy Area – Policy TTV32	<p><u>New provision in the policy to address an omission in relation to extensions of dwellings in the countryside</u></p> <p>NEW POINT The extension is appropriate in scale and design in the context of the setting of the host dwelling, and should lead to an enhancement of the overall site within that context.</p>

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MM17	HM38 (EXD5vi)	Development Policies – Policy DEV2 and supporting narrative	<p><u>Modification to improve consistent of policy to Framework and ensure that it is effective</u></p> <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 general amenity by unacceptable levels of soil, air, water or noise pollution or land instability, either individually or cumulatively, will not be permitted. 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 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. 5. Where appropriate, remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land. 6 Protect soils, safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources. 7. Maintain and where appropriate improve the noise environment in accordance with the Noise Policy Statement for England (including any subsequent updates). 8. Not cause an adverse effect on the integrity of a European Site (see Policy SPT11). <p>6.9 The planning system plays an important role in protecting the environment and people from pollution and 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</p>

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			<p>soils and agricultural land. Its implementation will be amplified in the Plymouth Policy Area and Thriving Towns and Villages SPDs.</p> <p>NEW Air Quality Management Areas (AQMA) 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 AQMA 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.</p> <p>...</p>
MM18	HM61 (EXD5viii)	Development policies – Policy DEV8 and related provisions in the plan	<p><u>Modification to improve the effectiveness of the policy and to make it compliant with national policy, including Written Ministerial Statements relating to affordable housing.</u></p> <p>Policy DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area The LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply: 1. A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents. The most particular needs in the policy area are: i. Homes that redress an imbalance within the existing housing stock. ii. Housing suitable for households with specific need. iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.</p>

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			<p>2. Within rural areas and areas with special designations, as defined in section 157 of the Housing Act 1985, ii. 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, 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.</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 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. 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>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.</p> <p>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 (Levvel 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.</p>
MM19	HM53 (EXD5vii)	Development policies – Policy DEV13	<p><u>Modification to address inspectors’ concern about unspecific wording of point 1, and the potential unnecessary repetition with para 26 of National Policy on Traveler sites.</u></p> <p>...</p> <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> <p>...</p>
MM20	M345 (EXC10Ai)	Development Policies – Policy DEV14	<p><u>Modification to provide consistency with para 22 of Framework</u></p> <p>2.iii Site allocated in this plan for employment uses.</p>
MM21	HM20 (EXD5iv)	Development Policies – Policy DEV18	<p><u>Modification to better reflect the evidence relating to the frontages in the Main Towns</u></p> <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:</p>

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			<ul style="list-style-type: none"> • 30% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Dartmouth and Tavistock; • 40% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Kingsbridge; • 45% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Ivybridge and Totnes; and • 60% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Okehampton. <p>35% of the overall number of units within the defined Primary Shopping Frontage being in non-Class A1 uses in Ivybridge and Okehampton.</p> <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. iii. 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. iv 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>v. Within the wider centre, provide a broad range of uses which contribute to vitality of the area and do not lead to inactive frontage.</p>
MM22	HM56 (EXD5vii)	Development Policies – Policy DEV22	<p><u>Modification of the policy to provide greater consistency with the relevant provisions of the Framework and improve its effectiveness, as agreed in Statement of Common Ground with Historic England (further modified following hearing session discussion)</u></p> <p>Policy DEV22 Development affecting the historic environment 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. 1. 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. 2. Great weight will be given to the conservation of the Plan Area's designated heritage assets.</p> <p>Where development proposals will lead to substantial any harm to, or loss of the significance of a designated heritage asset, permission will be refused they must be fully justified against:</p> <ul style="list-style-type: none"> i significant wider public benefits; 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. <p>3. 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. Proposals will be weighed against the public benefits.</p> <p>. 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.</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> <p>4. 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.</p>

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			<p>5. Development should help secure the long term sustainable future for the Plan Area's 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 those elements that contribute to the special character and appearance of conservation areas are preserved or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development.</p>
MM23	M256-258, 260-261 (EXC10A) & M259 modified, M347 (EXC10Ai)	Development Policies – Policy DEV23	<p><u>Modification to better align policy with the WHS management plan and achieve a more effective policy</u></p> <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 or its setting will conserve or where appropriate enhance the Outstanding Universal Value of the site.</p> <ol style="list-style-type: none"> 1. The historical and social importance cultural significance of the seven key attributes that express the OUV of the Site as well as other of key buildings or other features and their contextual setting as may contribute to this significance. 2. The need to conserve and maintain existing historic fabric and to retain and reflect locally distinctive features in the design of buildings, layouts and landscape to ensure the authenticity and integrity of the World Heritage Site is maintained. 3. The integrity and authenticity of industrial infrastructure, transportation networks and associated features. 4. The importance of and evidence for ancillary industries. 5. 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. 6. 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

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			<p>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.</p> <p>7. 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.</p>
MM24	EXD61	Development Policies – Policy DEV26	TO FOLLOW ONCE INSPECTORS' HAVE CONSIDERED AND ADVISED IN RESPONSE TO PAPER EXD61
MM25	M275-282 (EXC10A)	Development Policies – Policy DEV28	<p><u>Restructuring the strategic policy for the natural environment to align them more closely to Framework para 113 and 118, as agreed in Statement of Common Ground with Natural England</u></p> <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>1 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>1. 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:</p>

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			<p>i There are no suitable alternatives.</p> <p>ii There are Imperative Reasons of Overriding Public Interest.</p> <p>iii Necessary compensatory provision can be secured to ensure that the overall coherence of the Natura 2000 network of European Sites is protected.</p> <p>2. 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 and any broader impacts on the national network of sites of national significance for nature conservation.</p> <p>3. Development likely to have a harmful impact on 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.</p> <p>4. 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.</p> <p>2-5. 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> <p>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.</p>

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			<p>ii. The impacts cannot be avoided through an alternative, less harmful location, design or form of development.</p> <p>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.</p> <p>iv. The favourable conservation status of legally protected species is maintained.</p> <p>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.</p> <p>vi. Potentially adverse effects can be fully mitigated and / or compensated in the case of European Protected Sites.</p> <p>4. 6. 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>
MM26	EXD62	Development Policies – Policy DEV29	TO FOLLOW ONCE INSPECTORS' HAVE CONSIDERED AND ADVISED IN RESPONSE TO PAPER EXD62
MM27	M291 (EXC10A)	Development Policies – Policy DEV33	<p><u>Modification to provide consistency with paragraph 7 (first bullet point) of National Planning Policy for Waste.</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>