

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

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM1	HM21 (EXD5v)	Introduction	<i>New para after 1.18.</i> In addition to the JLP the LPAs will prepare supplementary planning documents (SPDs) for both the Plymouth Policy Area and the Thriving Towns and Villages Policy Area. These SPDs will build upon and provide more detailed advice or guidance on the policies in the JLP where appropriate.	It merely includes in introduction a commitment to prepare these SPDs that exists in several other places in the plan. The wording proposed reflects the guidance set out in NPPG para Paragraph: 028 Reference ID: 12-028-20140306
AM2	M1 (EXC10A)	Vision – ‘Strategic Objectives of Plan’ box	9. Maintaining the viability of the many sustainable villages in the rural area: To enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified in the area and the village networks they serve.	The modification merely clarifies what is self-evident in the way the spatial strategy is designed to work, acknowledging that village support one another through village networks (e.g. see paras 3.10 and 5.153)
AM3	M2 (EXC10A)	Vision – ‘Strategic Objectives of Plan’ box	10. Maintaining a naturally beautiful and thriving countryside: To protect, conserve preserve and enhance the natural beauty of South West Devon's countryside, and to avoid the creation of new homes development in unsustainable or inappropriate locations.	The modification is considered to be helpful and consistent with the spatial strategy and development policies of the plan. – in particular SO1, TTV31 and DEV24-27.
AM4	M3 (EXC10A)	Vision – ‘Strategic	11. Delivering high quality development: To deliver development which is sustainable and of the right type for its location and of good quality.	Although not strictly necessary, the modification is considered to provide helpful clarification.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Objectives of Plan' box		
AM5	M4 (EXC10A)	Spatial Strategy – para 3.4	These spatial levels represent an appropriate structure for organising the plan, acknowledging the inter-relationships between Plymouth, its urban fringe and South West Devon , and the inter-relationships between the main towns, villages and rural areas of South West Devon. These spatial levels ...	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM6	HM1 (EXD5i)	Spatial Strategy – Policy SPT1	1iii Strategically important local economic assets are protected for the purpose of economic activity.	Although we don't consider that any change is necessary for soundness, we can agree with a modification of wording which was suggested during the hearing sessions. It is consistent with the relationship of this provision to the LEP's Strategic Economic Plan and related provisions elsewhere in the plan (especially para 6.51, but also PLY3, SO3, DEV14).
AM7	HM2 (EXD5i & 5ii)	Spatial Strategy – Policy SPT1	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.	Although we don't consider that any change is necessary for soundness, the modification responds more directly with the positive wording of Framework para 17, bullet point 8; and para 111.
AM8	HM3 (EXD5i)	Spatial Strategy – Policy SPT1	3ii Overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites where possible .	Although we don't consider that any change is necessary for soundness, this change which was suggested during the hearing sessions can be justified. This is on the basis of Framework para 7 (3 rd bullet) which includes an objective of protecting and

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
				<i>enhancing</i> the natural environment and helping to <i>improve</i> biodiversity, and para 9 (2 nd bullet) which speaks of moving from a net loss of biodiversity to achieving <i>net gains</i> . These are the sections of the Framework which establish the overarching principles of sustainable development which the rest of the Framework then amplifies. SPT1 is designed to play a similar role for the JLP, as identified in our Matter 2 Statement. Policy DEV28.2 sets out more detail on the implementation of this high level principle.
AM9	M5 (EXC10A)	Spatial Strategy – Policy SPT2	2. Provide for higher density living appropriate to the local area in the areas that are best connected to sustainable transport, services and amenities, as well as appropriate opportunities for home working, reducing the need to travel.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM10	HM5 (EXD5i)	Spatial Strategy – para 3.17	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. 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	Although we don’t consider that any change is necessary for soundness, the modification responds to a discussion at the hearings and sets out more specifically how figure 3.2 will be used in a decision making context as a clarification to the plan.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			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. 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.	
AM11	HM6 (EXD5i)	Spatial Strategy – new para to follow para 3.17	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 networks of villages to the meet their wider service requirements. Local communities are able to produce evidence and develop local policies as part of their neighbourhood planning processes to support the delivery of sustainable development in these villages.	Although we don't consider that any change is necessary for soundness, the modification responds to a discussion at the hearings. It explains that neighbourhood plans can play a role in defining sustainability measures for those parts of the TTV settlement hierarchy that fall outside of the provisions of figure 3.2.
AM12	M321 (EXC10Ai)	Spatial Strategy – fig 3.2	Change TTV Accessible Natural Space standard to: 1.91 per 1000	This is a correction of the application of the evidence base to fig 3.6
AM13	M322 (EXC10Ai)	Spatial Strategy – fig 3.2	Change TTV Playing Pitch standard to: 1.27 per 1000	This is a correction of the application of the evidence base to fig 3.6

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM14	HM9 (EXD5ii)	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 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 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.	Although we don't consider that any change is necessary for soundness, the modification responds to a discussion at the hearings. The additional job information helps to clarify the total level of job growth anticipated in the plan period.
AM15	M6 (EXC10A)	Spatial Strategy – Policy SPT7	4. Cooperate with Dartmoor National Park to ensure delivery of the needs of the HMA whilst protecting the special landscapes qualities of the National Park.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM16	M7 (EXC10A)	Spatial Strategy – Policy SPT7	NEW POINT Cooperate with the Tamar Valley and South Devon AONB Partnerships in the implementation of the plan's policies for conserving the landscape and scenic beauty of the AONBs.	Although this is an additional point to the policy, it merely states an intent which the LPAs are already committed to. It could equally be referenced in the narrative that follows the policy, or even taken as read.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM17	M8 (EXC10A)	Spatial Strategy – new para after para 3.57	Additionally, given its roles and responsibilities for planning and infrastructure in the Plan Area - especially for the TTV Policy Area and the Plymouth urban fringe within South Hams - Devon County Council has played a key role in the preparation of the plan and will continue to do so in relation to its implementation.	The additional narrative has been requested by DCC and is a statement of fact.
AM18	M9 (EXC10A)	Spatial Strategy – Policy SPT8	3iv. Supporting improvements to local rail connectivity and links between Tavistock and Plymouth and Okehampton and Exeter.	This minor text change clarifies the context for this part of the policy.
AM19	M10 (EXC10A)	Spatial Strategy – para 3.66	... Rail travel in the South West has seen passenger growth of over 128% 133 per cent over the last 21 years (The Office of Rail and Road footfall data), twice the national average and consistently outstripping rail industry forecasts. meaning that future planning for capacity is inaccurate. Combined ...	This minor text change is an update.
AM20	M11 (EXC10A)	Spatial Strategy – para 3.67	The opportunity exists to make better use of the rail networks in the sub region, through the realisation of the Plymouth Metro, with the city at its hub, within a wider Devon Metro strategy and including taking advantage of plans to re-open the local rail link to Tavistock as an initial step to ...	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM21	HM7 (EXD5i)	Spatial Strategy – Policy SPT9	The LPAs and the local highway authorities of Plymouth and Devon, working with key transport stakeholders, will deliver an integrated approach to transport and planning, delivering a strategic	Removal of unnecessary words to help clarify the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			approach to transport based upon the following key principles. ...	
AM22	HM8 (EXD5i)	Spatial Strategy – Policy SPT9	1. Sustainable growth as a key driver behind the transport strategy within Plymouth, whilst making sure that transport is delivered in the most health promoting and environmentally responsible manner.	Although we don't consider that any change is necessary for soundness, the modification responds to a discussion at the hearings. Devon County Council have confirmed they are happy with the modification proposed.
AM23	HM10 (EXD5ii)	Spatial Strategy – para 3.74 (SPT9)	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. The framework established by the policy seeks to guide local communities in identification and promotion of appropriate sustainable transport options for their communities. 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.	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.
AM24	M23 (EXC10A)	Spatial Strategy – para 3.83	... A healthy natural environment is also an important part of enhancing the health and wellbeing of communities, and plays an important role in protecting water quality and managing flood risk.	Although not strictly necessary, the modification is considered to provide helpful clarification.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM25	M24 (EXC10A)	Spatial Strategy – para 3.90	... These designations and policy protections include the Tamar Valley and South Devon Areas of Outstanding Natural Beauty (AONBs) and Dartmoor National Park as protected landscape areas which receive the highest degree of protection ... The Cornwall and West Devon Mining Landscape World Heritage Site (WHS) is designated by UNESCO for its international landscape significance. In respect of the National Park, although the park lies entirely outside of the boundary of the Plan Area, it is important that decisions taken within the Plan Area take account of its special status.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM26	M334 (EXC10Ai)	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 delivered.	Minor modification agreed as part of Statement of Common Ground negotiations. The modification does not change the context of the policy.
AM27	M25 (EXC10A)	Spatial Strategy – Policy SPT12	5. Strategic green infrastructure sites and a functional network of greenspaces which meet the needs of local communities and help to manage avoid recreational impacts on European Sites and enhance the natural environment.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Natural England.
AM28	M26 (EXC10A)	Spatial Strategy – para 3.96	The successful delivery of the spatial and growth strategy set out in the plan will to a large extent be dependent on significant improvements to and investments in infrastructure, some of which will be required in any case to meet statutory obligations (for example, in relation to helping	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Natural England.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			avoid recreational impacts to European Sites). The measures and projects set out in the JLP have been identified in tandem with the preparation of the plan.	
AM29	M27 (EXC10A)	Spatial Strategy – box after para. 3.105 (and consequential change in Annex 2)	E. The area’s stunning setting, maritime heritage, quality environment and natural assets continue to be protected and harnessed enhanced.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Natural England.
AM30	M335 (EXC10Ai)	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 ...	The modification does not change the context of the policy.
AM31	M28 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY5 (title)	Safeguarding Sustainable use of Plymouth's mineral resources	The modification is considered to provide helpful clarification, consistent with the overall intent of the policy.
AM32	M29 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY5	1. As far as practicable, prioritising the use of recycled and secondary aggregates, including those derived from construction and demolition waste, over before the quarrying of primary aggregates.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM33	M30 (EXC10A)	Strategy for Plymouth	3. Safeguarding key minerals related infrastructure and facilities needed to support the handling, processing and distribution of mineral resources.	Although not strictly necessary, the modification is considered to provide helpful clarification.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Policy Area – Policy PLY5		
AM34	M31 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY5	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 make a positive contribution to geodiversity geo- and biodiversity, native woodland, the historic environment and recreation, and where possible recreate and/or restore wildlife habitats.	The modification is considered to provide helpful clarifications, consistent with the Policy DEV28.
AM35	M336 (EXC10Ai)	Strategy for Plymouth Policy Area – Policy PLY5	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.	The modification does not change the context of the policy, and the provisions are still included in the plan (see AM38).
AM36	M33 (EXC10A)	Strategy for Plymouth Policy Area – para 4.19	The policy provides a strategic framework for the use and extraction of minerals resources within the city boundary. 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 relation to minerals	The modification is considered to provide helpful clarifications, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			developments within the Devon Minerals Plan area. (given that minerals policies for the areas outside of the city boundary are covered by the Devon Minerals Plan). The starting principle for the policy is to prioritise the reuse and use of recycling recycled and of secondary aggregates as far as practicable. However, Plymouth's growth will increase demand for primary aggregates to supply construction projects.	
AM37	M34 (EXC10A)	Strategy for Plymouth Policy Area – para 4.20	4.20 ... The EU has defined tungsten as a critical raw material, and the British Geological Survey have placed tungsten joint close to the top of its global risk list due to its scarcity ...	This minor modification is proposed by the LPAs as an update.
AM38	M337 (EXC10Ai)	Plymouth Policy Area – para 4.20	... 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. 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	The modification does not change the context of the policy/ See AM35.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			directly to the A38, avoiding Plympton's urban road network.	
AM39	M35 (EXC10A)	Strategy for Plymouth Policy Area – new para after para 4.26	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.	The modification is considered to provide helpful clarification, adding some flesh to the provisions set out in Policy PLY5 regarding safeguarding of minerals infrastructure.
AM40	M36 (EXC10A)	Strategy for Plymouth Policy Area – Strategy for Plymouth Policy Area – Policy PLY6	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 and the highest and good quality non-designated assets identified in the City Centre Masterplan.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM41	M37 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY6	NEW POINT . 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 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.	This provision is internally consistent with PLY6.6ii and already exists in site specific policies in the City Centre (PLY9-13); it is a helpful clarification to incorporate it into the strategic policy for the city centre and provide some amplification of the purpose behind the building heights provision.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM42	M38 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY6	9. Facilitates easier movement in and around the City Centre for all modes of transport, including reconnecting the City Centre with its neighbouring areas - which include Millbay, Sutton Harbour and the Hoe – by high quality walking and cycling links.	Amplifies the existing point but in a way that is already provided for elsewhere in the plan (Policy PLY20.2v)
AM43	M39 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY6	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, and exploring opportunities for weather protected spaces.	Amplifies one dimension of public realm improvements and is entirely consistent with the policy intent.
AM44	M40 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY6	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 flood management infrastructure , surface water drainage systems, and future connection to critical drainage infrastructure and district heat networks relevant to the site.	Helpful clarification which is supported and consistent with other parts of the plan, especially PLY37.7 & 9; SPT12 and DEV37.
AM45	M41 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY7	6. The retention and refurbishment of the Art Deco Colin Campbell House, where it is practicable and viable to do so. Demolition will only be considered should there be no reasonable alternative.	Although not strictly necessary, the modification is considered to provide helpful clarification.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM46	M42 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY8	7. Conserving and enhancing the significance and settings of designated and non-designated heritage assets along Royal Parade.	The significance of these assets would have in any case been conserved and enhanced in accordance with Policy PLY8.1, DEV21 and DEV22.
AM47	M43 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY10	2. Buildings of between 5-6 storeys in height, with 6-8 storeys along Armada Way frontage), to reinforce the primacy of this principal thoroughfare from Plymouth Railway Station to the Hoe.	The modification is considered to provide helpful clarification and provide some amplification of the purpose behind the building heights provision.
AM48	M44 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY10	1. Recognition of the high heritage and architectural value of the buildings and the protection and enhancement of these in any partial demolitions and external alterations.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM49	M45 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY13	1. Recognition of the high heritage and architectural value of the buildings and the protection and enhancement of these in any minor partial demolitions and external alterations.	Although not strictly necessary, the modification is considered to provide helpful clarification.
AM50	HM11 (EXD5ii)	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 substantial quantity of high quality housing. Provision is made for in the order of 120 homes.	This is the correction of an error that occurred at drafting stage; the text to be deleted is unrelated to the policy.
AM51	M46 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY14	1. High quality layout and building design that appropriately responds to the local context, including the significance and setting of the listed Crescent.	Although not strictly necessary, the modification is considered to provide helpful clarification.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM52	M48 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY18	Land at North Hill and Tavistock Place is allocated for a History Centre, together with a higher education and/or business -led mixed use development on Tavistock Place / Chapel Street with enabling student housing development in cluster flat format. ...	The modification adds some flexibility around delivery without impacting on its core purpose.
AM53	M49 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY20	8. Ensuring that development is resilient, responds to the challenges of climate change and protects the Plymouth Sound and Estuaries European Marine Site from pollution. This will be achieved through providing where appropriate to the site, improvements to surface water drainage systems, future connection to critical drainage infrastructure and district heat networks relevant to the site, delivering flood protection measures, and/or contributing proportionately to strategic flood risk management measures in line with local strategies where they exist .	The modification is considered to provide helpful clarification, and would be required in any case through the implementation of Policy DEV37.
AM54	M50 (EXC10A)	Strategy for Plymouth Policy Area – para. 4.93	The Environment Agency's 'hold-the-line' policy for Plymouth's developed waterfront provides the basis for continued maintenance and improvement of coastal defences against erosion and flooding, and thus the protection of existing infrastructure and the development of coastal sites. The Councils will continue to work with the Environment Agency and other stakeholders to development suitable strategies for the management of coastal flood risk. Developments	This modification simply provides a statement of intent on behalf of the Councils with no impact on the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			will be expected to contribute to the costs of new and improved defences.	
AM55	M51 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY23	Protects the opportunity for a high quality tall building on the axis of Barbican Approach and Lockyer's Quay, relating to a major new waterfront public square and acting as a positive, memorable and widely visible landmark for the Sutton Harbour East area, Coxside.	This modification addresses an error in the original drafting.
AM56	M52 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY23	NEW POINT Flood resistant and resilient design and contributions towards the upgrade and improvement of existing flood defences, as set out in line with Environment Agency advice.	These requirements would have come from the implementation of Policy DEV37 and DEV20.1, but we are happy to amplify the site specific policy to confirm this to be that case.
AM57	M53 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY24	NEW POINT Flood resistant and resilient design and contributions towards the upgrade and improvement of existing flood defences, as set out in line with Environment Agency advice.	These requirements would have come from the implementation of Policy DEV37 and DEV20.1, but we are happy to amplify the site specific policy to confirm this to be that case.
AM58	M54 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY25	NEW POINT Flood resistant and resilient design and contributions towards the upgrade and improvement of existing flood defences, as set out in line with Environment Agency advice.	These requirements would have come from the implementation of Policy DEV37 and DEV20.1, but we are happy to amplify the site specific policy to confirm this to be that case.
AM59	M55 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY26	NEW POINT Flood resistant and resilient design and contributions towards the upgrade and improvement of existing flood defences, as set out in line with Environment Agency advice.	These requirements would have come from the implementation of Policy DEV37 and DEV20.1, but we are happy to amplify the site specific policy to confirm this to be that case.
AM60	M58 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY29	NEW POINT Measures to ensure resistance and resilience to coastal flooding and improvement of surface water management, in accordance with the Local Flood Risk Management Strategy.	These requirements would have come from the implementation of Policy DEV37, but we are happy to amplify the site specific policy to confirm this to be that case.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM61	M60 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY30	NEW POINT East / West public linkages through the site to provide better connections through the area.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Historic England. The aspiration is consistent with the policies DEV20.2 and DEV31.5.
AM62	M61 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY30	NEW POINT Measures to ensure the improvement of surface water management, in accordance with the Local Flood Risk Management Strategy.	These requirements would have come from the implementation of Policy DEV37, but we are happy to amplify the site specific policy to confirm this to be that case.
AM63	M63 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY31	NEW POINT East / West public linkages through the site to provide better connections through the area.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Historic England. The aspiration is consistent with the policies DEV20.2 and DEV31.5.
AM64	M64 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY31	NEW POINT Measures to ensure the improvement of surface water management, in accordance with the Local Flood Risk Management Strategy.	These requirements would have come from the implementation of Policy DEV37, but we are happy to amplify the site specific policy to confirm this to be that case.
AM65	M65 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	Land at Stonehouse Barracks is allocated for a mixed use development, the final nature, form and scale of which is determined following the completion of a detailed assessment of the site's heritage assets and the preparation of a masterplan. Subject to confirmation through this process, provision is made for 400 new homes. Other uses to be provided as part of the mix include appropriate local facilities to support the new and existing residents and to enhance the sustainability of the existing area, cultural, community and sports / recreation uses, with	The new wording moves wording that was previously in point 11 of the policy, enabling consequential deletions in the front end of the policy. There is no new content.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			opportunity also to provide a high quality hotel with facilities to support local businesses and events, and small scale retail and office uses.	
AM66	M66 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	2. High quality sensitive restoration and reuse of the site's historic buildings, including retention and restoration of the Globe Theatre as a community facility.	Although it is not strictly necessary we are happy to accommodate this wording change requested by MoD/DIO.
AM67	M67 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	5. Retention of key infrastructure on the site relating to the management of Plymouth's waters. 6. , and the safeguarding of the waterfront from coastal flooding. Measures to ensure the improvement of surface water management to protect Plymouth's waters and the safeguarding of the waterfront from coastal flooding.	The change separates the infrastructure element of the provision from the flooding provision; the only new content is a reference to surface water management which in any case would be required by DEV37.
AM68	M68 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	6. Retention of the small harbour and the site's slipways and marine recreational facilities.	Although it is not strictly necessary we are happy to accommodate this wording change requested by MoD/DIO.
AM69	M69 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	7. Optimising Enhancing the natural spaces of the site, and protecting the city and coastal views from the site, for the enjoyment of both local people and visitors.	The modifications are considered to be helpful clarifications.
AM70	M70 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	8. Design and juxtaposition of uses that responds to the continued and expanded operation of the Millbay ferry port, with appropriate noise mitigation measures provided in development.	Although it is not strictly necessary we are happy to accommodate this wording change requested by MoD/DIO.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM71	M71 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	10. Public art and other Appropriate measures to celebrate the military heritage of the site.	Although it is not strictly necessary we are happy to accommodate this wording change requested by MoD/DIO.
AM72	M72 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	12. Appropriate local facilities to support the new and existing residents and to enhance the sustainability of the existing area.	These provisions would be moved to front end of policy (see other modifications identified for this policy)
AM73	M73 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	13. Delivery of an access strategy to ensure that the transport impacts of the development are appropriately managed and mitigated. having regard also to the operation of the port.	Although it is not strictly necessary, we are happy to accommodate the deletion of this text as requested by MoD/DIO which can be removed without affecting the substance of the provision.
AM74	M74 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY32	14. A good quality pedestrian and cycling access route, to and as close to the waterfront perimeter of the site as practicable, along the site's whole waterfront through Millbay Port, and around the coast to Devil's Point, as part of linking to and enabling the extension of the South West Coast Path and National Cycle Network Route 27.	The simplification of text can be accommodated without affecting the substance of the provision.
AM75	M75 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY33	NEW POINT Measures to ensure the improvement of surface water management, in accordance with the Local Flood Risk Management Strategy.	These requirements would have come from the implementation of Policy DEV37, but we are happy to amplify the site specific policy to confirm this to be that case.
AM76	M76 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY35	NEW POINT Measures to ensure the improvement of surface water management, in accordance with the Local Flood Risk Management Strategy.	These requirements would have come from the implementation of Policy DEV37, but we are happy to amplify the site specific policy to confirm this to be that case.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM77	M77 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY34	NEW POINT Safeguarding of development and people from coastal flooding.	These requirements would have come from the implementation of Policy DEV37, but we are happy to amplify the site specific policy to confirm this to be that case.
AM78	HM28 (EXD5v)	Polices PLY36, PLY46, PLY56, PLY58, PLY59, PLY60, TTV11, TTV15, TTV24, TTV28 , TTV29	<i>Revised heading for tabular site allocation policies:</i> 'Policy considerations / things to be provided for by the development'	Although not considered necessary for soundness, modification made to clarify the purpose of the heading.
AM79	HM32 (EXD5vi)	Strategy for Plymouth Policy Area – Policy PLY37	9. Upgrading of flood defences, maritime and harbourside infrastructure including: i Replacement of Sutton Harbour Lock Gate and Bridge . ii Improvements to West Pier. iii Completion of flood defences around Millbay. iv and strengthening Monitoring the condition of the breakwaters and other structures within Plymouth Sound and, in case of deterioration, identifying strategies to ensure the current benefits provided at the coast during coastal storms are retained.	The modifications provide greater clarity about the nature of the infrastructure reflecting more closely the descriptions in the Infrastructure Needs Assessment.
AM80	M81 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY38	1. The commercial centre will have the status of a district centre in Plymouth's retail hierarchy. ... 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	Although it is not strictly necessary we are happy to accommodate this wording change.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			of the sequential and impact tests as provided for in Policy DEV16.	
AM81	M82 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY40	NEW POINT 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.	Although it is not strictly necessary we are happy to accommodate this wording change. These matters would be picked up in any case through the application of the appropriate DEV policies – in particular through DEV20.2 and 5, and DEV24.
AM82	M83 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY44	Land at Woolwell Provision is made for in the order of 2,000 new homes (about 1,880 1,560 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.	The figure of 1,560 was published in the PPA housing trajectory in TP3F – see Table PPA 1 (last row of the details on Page 11. The text deletion is linked to the proposed change to point 2 below.
AM83	M84 modified (EXC10Ai)	Strategy for Plymouth Policy Area – Policy PLY44 (correction)	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. 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.	Although not strictly necessary, 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.
AM84	M85 (EXC10A)	Strategy for Plymouth	4 i Delivery of a new Community Park and that will form part of a network ...	Correction of grammatical error.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Policy Area – Policy PLY44		
AM85	M86 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY44	4 vii Incorporate significant levels of biodiversity enhancement works to Mitigate the impacts of the development on biodiversity and incorporate biodiversity enhancement measures.	The modifications are considered to be helpful clarifications, consistent with the provisions of DEV28.
AM86	M87 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY44	5. Appropriate local facilities to support the new and existing residents and to enhance the sustainability of the area, including a new primary school and appropriate contributions to mitigate the impact of the development on secondary schools in Plymouth.	This modification applies what would be required through the provisions of Policies DEV32 and DEL1 to this policy.
AM87	M88 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY46.13	NEW POINT Retention of the existing playing pitches, or re-provision to an equivalent or higher standard within the overall site.	Although the allocation is for employment <u>and</u> sports pitches this modification adds some clarity about how the sports part of the allocation can be delivered, and would in any case be a requirement of DEV3 and 4.
AM88	M338 (EXC10Ai)	Strategy for Plymouth Policy Area – Opportunity Sites within Derriford and Northern Corridor Growth Area	<i>Remove section from the JLP</i>	The section can be removed as it duplicates provisions of PLY38.
AM89	M89 (EXC10A)	Strategy for Plymouth	NEW POINT Provision of sustainable urban drainage systems and blue/green corridors to	This modification reflects a provision of the strategic masterplan and is internally consistent with wider

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Policy Area – Policy PLY48	ensure the control of pollution and the management of flood risk.	policies of the plan relating to drainage and water management, particularly DEV37.
AM90	M339 (EXC10Ai)	Strategy for Plymouth Policy Area – Policy PLY48	3. Delivery of 200 hectares of Community Park (including 70 hectares of tree planting), as provided for in Policy PLY49.	This is considered a helpful cross reference.
AM91	M90 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY48	7 ii Health and community facilities, including a town hall, library, youth centre and multi-faith building / places of worship.	Although it is not strictly necessary we are happy to accommodate this wording change, which in any case is consistent with SPT2.9
AM92	HM12 (EXD5II)	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. Any significant changes to the approved boundary will need to be supported by a revised Sherford strategic masterplan as provided for in Policy PLY48. It will be a minimum of 200ha and will reinforce the eastern boundary for the new community, ...	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 provides for the eventuality of changes to Sherford and a revised strategic masterplan.
AM93	M340 (EXC10Ai)	Strategy for Plymouth Policy Area – Policy PLY51 and consequential amendment	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 243,000 247,300 sq.m. of employment floorspace. ...	This corrects an error in the calculation of potential floorspace as set out in Matter statement.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			Para 4.220 Taken together the Eastern Corridor Growth Area provides for 7,043 new homes, 325,625 321,325 sq.m. of employment floorspace ...	
AM94	M91 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY53	7. A form of development which visually makes a positive contribution to the wider historic landscape setting and the setting of the designated Boringdon Arch.	The modification is considered to provide helpful specificity about the particular assets the provision relates to. The landscape setting is an historic setting, of which the Boringdon Arch is a major features, as supported by the plan's landscape assessment (EN27) and historic environment assessment (HE4).
AM95	M92 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY56.4	d. Flood mitigation measures to ensure development is safe and does not increase flood risk elsewhere.	The modification merely explains the purpose of the provision, consistent with the wider policies of the plan, particularly DEV37.
AM96	M93 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY56.4	NEW POINT Investigation and remediation of contaminated land.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Environment Agency. The new point reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2.
AM97	M94 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY56.5	c. Flood mitigation measures to ensure development is safe and does not increase flood risk elsewhere.	The modification merely explains the purpose of the provision, consistent with the wider policies of the plan, particularly DEV37.
AM98	M95 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY56.5	NEW POINT Investigation and remediation of contaminated land.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Environment Agency. The new point reflects what would in any case have been required of

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
				a development consistent with the other policies of the plan, particularly DEV2.
AM99	M96 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY58.2	NEW POINT 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.	This modification is considered helpful clarification of the primary provision of the policy. The sporting and recreational uses would in any case be protected by PLY19, DEV3 and DEV29.
AM100	M97 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY58.9	b. Contamination remediation. Investigation and remediation of contaminated land.	The amended wording has the same effect as the original.
AM101	M98 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY58.12	b. Delivery of a sustainable urban drainage solution to provide an improvement to surface run off rates to and from the site.	The modification is considered to provide helpful clarification and does not change the context of the policy.
AM102	M99 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY58.13	NEW POINT Flood resistant and resilient design to address existing surface water issues.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Environment Agency. The new point reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV37.
AM103	M100 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY58.18	a. 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	The amended wording still achieves the same outcome but provides greater clarity.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			commencement of works on as part of the planning consent the retail store and completed prior to the opening of the store.	
AM104	M101 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY59.11	NEW POINT A sensitively designed landscape scheme to minimise the impact of nearby highly graded heritage assets.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Historic England. The new point reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV21 and DEV22.
AM106	M102 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY59.12	... 120 94 homes ...	The modification of estimated housing capacity responds to further work on the historic environment.
	M103 (EXC10A) & HM39 (EXD5vi)	Strategy for Plymouth Policy Area – Policy PLY59.12	<p>a. 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.</p> <p>Conservation and enhancement of the area's historic environment, as supported by a detailed heritage and visual landscape assessment, including:</p> <p>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.</p>	The modifications provide amplification of how development will meet the requirements of policies DEV21 and DEV22, and reflect the evidence base associated with this site.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			<p>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 settings.</p> <p>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.</p>	
AM107	M104 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY59.12	d. Development must include delivery of high quality publicly accessible greenspace to mitigate for the loss of greenspace and provide for enjoyment of the historic environment.	The modification simply adds further clarification of the benefits of the provision to deliver public access.
AM108	M105 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY59.18	NEW POINT Retention of existing playing pitch.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan – particularly DEV3 and DEV4 - and is provided for in the planning consent for the site.
AM109	M106 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY60.2	NEW POINT Provision of safe pedestrian access / egress route in times of flooding.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan – particularly DEV37 - and is provided for in the planning consent for the site.
AM110	M107 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY60.6	NEW POINT . Measures to ensure development is safe and does not increase flood risk elsewhere.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan, particularly DEV37.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM111	M108 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY60.7	NEW POINT Measures to ensure development is safe and does not increase flood risk elsewhere.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan, particularly DEV37.
AM112	M109 (EXC10A)	Strategy for Plymouth Policy Area – Policy PLY60.8	NEW POINT Measures to ensure development is safe and does not increase flood risk elsewhere.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan, particularly DEV37.
AM113	M110	Strategy for Plymouth Policy Area – Policy PLY60.11	a. Development to take place in a manner which does not harm and instead enhances the setting of the nearby heritage assets, including the Boringdon Arch, as demonstrated by appropriate environmental and heritage assessments.	The modification is considered to provide helpful specificity about the particular assets the provision relates to.
AM114	M111	Strategy for Plymouth Policy Area – Policy PLY60.11	d. Good connections to the adjacent Coypool development (PLY53), will be required the Plym Valley cycleway and adjacent strategic greenspace areas to be provided.	The modification is considered to provide helpful clarification.
AM115	M113 (EXC10A)	Strategy for TTV Policy Area – Strategic Outcome for 'our strategic approach to development in SW Devon'	South West Devon's towns, villages and countryside communities will have contributed to achieving a prosperous and sustainable sub-region with a diverse rural economy, housing stock and rural services that meet the needs of its population. The integrity of South West Devon's rural and urban landscapes countryside will remain intact, with strong rural communities that reflect the traditions of the rural historic landscape. The rural and urban landscapes	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by Historic England.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			countryside will continue to enjoy national recognition and contribute to a thriving rural economy through investment in traditional industries and innovative diversification.	
AM116	M114 (EXC10A)	Strategy for TTV Policy Area – Strategic Objective SO6	Protecting, conserving Preserving and enhancing the natural beauty of south west Devon's countryside, protecting the countryside from inappropriate development, and maximising our environmental assets.	The modification is not strictly necessary; however, we are happy to accommodate the change which has been sought by several parties.
AM117	M115 (EXC10A)	Strategy for TTV Policy Area – Policy TTV1	Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully to support the principles of sustainable development and sustainable communities (Policies SPT1 and 2), with thriving village networks , and positively contributes in all other respects to a sustainable and beautiful countryside.	The modification is considered to provide helpful clarification and is consistent with the wider provisions of the plan (eg paras 3.10 and 5.153 which references the wider role of networks)
AM118	HM23 (EXD5v)	Strategy for TTV Policy Area –para 5.11	Outside of the settlements and in the wider rural area, it is significantly more challenging to meet the requirements of sustainable development. Paragraph 54 if 55 of the NPPF highlights that isolated homes in the countryside should be avoided, and only allowed where there are special circumstances. This is considered further in Policy TTV30.	Correction of error
AM119	HM24 (EXD5v)	Strategy for TTV Policy	The LPAs will support development proposals in the Thriving Towns and Villages Policy Area which reinforce the sustainable settlement hierarchy and	This is merely a change in terminology, without any change to the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area –Policies TTV2	which deliver a prosperous and sustainable pattern of development. In addition to the provisions of Policies SPT1 and SPT2, specific attributes objectives of rural sustainability to be supported through development include: ...	
AM120	M116 (EXC10A)	Strategy for TTV Policy Area – Policy TTV2	5. The delivery of sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and respect the character of the countryside and historic settlements.	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Historic England.
AM121	M117 (EXC10A)	Strategy for TTV Policy Area – Policy TTV2	ADDITIONAL POINT The delivery of natural infrastructure, where appropriate, alongside new development.	Although it is not strictly necessary we are happy to accommodate this modification sought by Natural England which is consistent with the main town spatial priority policies (TTV4.8; TTV7.8; TTV12.7; TTV16.10; TTV25.5;) and supported by the sustainable development focus of the plan (eg SPT1.3ii; SPT2.7).
AM122	M118 (EXC10A)	Strategy for TTV Policy Area – para. 5.17	Being able to travel on public transport from the rural areas to larger settlements to access services and employment continues to present challenges, with the viability of many rural services difficult to achieve. ... As such, proposals that contribute to securing rural public transport services will be encouraged, with developer contributions sought where appropriate.	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Devon County Council.
AM123	M119 (EXC10A)	Strategy for TTV Policy Area –	4. Protecting and enhancing local distinctiveness and historic character of the Main Towns.	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Historic England.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Strategic Objective SO7		
AM124	M120 (EXC10A)	Strategy for TTV Policy Area – Policy TTV3	4. Connectivity across and along the River Dart will be improved by increasing the number of ferry services and their frequency, including an improved service between Noss Marina and Dartmouth (this will be delivered through the Noss-on-Dart development).	The modification removes what is arguably an over precise provision.
AM125	M121 (EXC10A)	Strategy for TTV Policy Area – para 5.23	The plan directs the majority of development to the most sustainable locations, which are the six Main Towns. Transport infrastructure is a key element and the projects identified will maintain links between the towns and between them and the lower order settlements, as well as supporting sustainable growth . The growth and function of Ivybridge, Tavistock, Totnes and Okehampton in particular are constrained by the highway network, necessitating highway, public transport, cycling and walking measures to alleviate congestion and encourage greater use of alternatives modes of transport to the private car.	The modification sought by Devon County Council provides a sharper focus for the narrative that follows Policy TTV3.
AM126	HM25 (EXD5v)	Strategy for TTV Policy Area –Policies TTV4, TTV7, TTV12, TTV16, TTV20, TTV25	<i>Retain as statements of local spatial priorities, not as policies</i>	The modification does not propose modifications to the content of those spatial priorities except where identified by separate modifications. It is merely referring to the lists of priorities in a different way.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM127	M122 (EXC10A)	Strategy for TTV Policy Area – para 5.31	The success of creating new communities in this area will depend upon the quality of connections between the lower town and Townstal, and how the new development relates to the AONB landscapes. In this respect, the protection of the AONB including its setting, in accordance with Policy DEV27, is a key priority for the area.	Although it is not strictly necessary we are happy to accommodate this wording change as requested by S Devon AONB.
AM128	HM26 (EXD5v)	Strategy for TTV Policy Area – Policies TTV5	Land at Cotton is allocated for residential led mixed-use development. Provision is made for in the order of 450 new homes and 10,800 sqm of employment land and floorspace (Use Classes B1).	Correction of error
AM129	M123 (EXC10A)	Strategy for TTV Policy Area – Policy TTV5	4. Strategic landscaping, open space, and tree planting to address the scale and prominence of the site...	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Natural England, and would have been sought through the application of other policies of the plan including particularly DEV20 and DEV24.
AM130	M124 (EXC10A)	Strategy for TTV Policy Area – Policy TTV5	5. A scale, density , design and southern extent of development which is not overly prominent when viewed from the surrounding countryside.	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Natural England, which is consistent with the requirements of DEV20.
AM131	M125 (EXC10A)	Strategy for TTV Policy Area – Policy TTV5	NEW POINT A lighting strategy, which minimises the impact of light spill to the surrounding countryside.	Although not strictly necessary, we are happy to accommodate this minor modification requested by Natural England which is consistent with DEV2.4's requirements.
AM132	HM34 (EXD5vi)	Strategy for TTV Policy Area – Policy TTV6 and	Policy TTV6 Land at Noss-on-Dart is allocated for mixed-use development including employment (Use Classes B1, and B2 and B8), commercial, education, a	The modification brings improved wording and updates the development quantum and mix based on the current planning permission.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		consequential amendment	<p>hotel, retail and enabling residential development. Provision is made for in the order of 100 130 new homes. A comprehensive redevelopment scheme should provide for the following:</p> <p>...</p> <p>1. Improved Provision of existing educational facilities.</p> <p>...</p> <p>7. Careful Consideration and investigation of opportunities to ensure the future of retain un-designated heritage assets on site.</p> <p>8. Demolition of buildings and remediation Remediation of land.</p> <p>...</p> <p>Para 5.40 Taken together, Dartmouth and Noss provide for 550 580 new homes ...</p>	
AM133	M126 (EXC10A)	Strategy for TTV Policy Area – Policy TTV6	2. Retention and improved provision of existing educational facilities.	The modification is considered to provide helpful clarification and does not change the context of the policy.
AM134	M127 (EXC10A)	Strategy for TTV Policy Area – Policy TTV6	6. High quality design, which must take account of the location, wooded character , scale, massing, lighting and the site's sensitive setting in the AONB, ...	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Natural England, which is consistent with the requirements of DEV20.
AM135	M128 (EXC10A)	Strategy for TTV Policy	7. Careful consideration and investigation of opportunities to ensure the future of un-designated heritage assets on site, and that the	Although not strictly necessary, we are happy to modify this new point which reflects what would in any case have been required of a development

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV6	Scheduled Monument and its setting is conserved and enhanced.	consistent with the other policies of the plan, particularly DEV21 and DEV22.
AM136	M129 (EXC10A)	Strategy for TTV Policy Area – Policy TTV6	9. A site specific mitigation plan to ensure all new development does not have any negative impact adverse effects on the greater horseshoe bats species and their flightpaths strategic flyways within the protected South Hams SAC bat consultation zone .	The modification is considered to provide helpful clarification and does not change the context of the policy.
AM137	M130 (EXC10A)	Strategy for TTV Policy Area – Policy TTV6	10. Appropriate flood risk mitigation and water management measures. 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.	The modification is considered to provide helpful clarification consistent with other provisions of the plan, particularly DEV37.
AM138	M131 (EXC10A)	Strategy for TTV Policy Area – Policy TTV6	NEW POINT Water quality management measures to protect the surrounding estuary.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan, particularly DEV2 and DEV37.
AM139	M132 (EXC10A)	Strategy for TTV Policy Area – Policy TTV6	NEW POINT Avoiding the loss of inter-tidal habitat; where loss cannot be avoided, it must be fully mitigated and/or compensated.	Although not strictly necessary, we are happy to include this new point which is consistent with the requirements of other policies of the plan., particularly DEV28 and DEV37.
AM140	M133 (EXC10A)	Strategy for TTV Policy Area – 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 100 dwellings is appropriate to ensure that the wider community benefits from	The modification relates to the planning application process and has no impact on the policy itself.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			redeveloping in this location can be realised. It is expected that the scale and form of the development proposed will be guided by a design code. Limited accessibility of the site is noted, although conversely redevelopment provides an opportunity to enhance ferry links between Dartmouth and Kingswear.	
AM141	HM41 (EXD5vii)	Strategy for TTV Policy Area – Figure 5.3	To be amended to reflect more accurately the location / nature of development and to be clearer on transport issues	The modification simply makes the diagram a bit clearer in the context of what is written in the JLP.
AM142	M134 (EXC10A)	Strategy for TTV Policy Area – Policy TTV7	4. Maintaining Improving the existing retail offer, protecting the integrity of the town centre and enhancing its character.	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Ivybridge Town Council.
AM143	M135 (EXC10A)	Strategy for TTV Policy Area – Policy TTV7	8. Ensuring appropriate infrastructure is delivered alongside new development, including community facilities identified in Policy INP5 of the Ivybridge Neighbourhood Plan.	This amplification is now able to be made given the status of the Ivybridge Neighbourhood Plan, which was 'made' on 7 December 2017.
AM144	HM35(EXD 5vi)	Strategy for TTV Policy Area – Policy TTV8 and consequential amendment	Policy TTV8 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). ...	The modification updates the development quantum based on the current planning permission.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			Para 5.51 Taken together, Ivybridge provides for in the order of 1,079 new homes and 10,400 4,600 sqm of employment floorspace.	
AM145	M136 (EXC10A)	Strategy for TTV Policy Area – Policy TTV8	3. Strategic landscaping to help mitigate any adverse visual impact on Dartmoor National Park, and to soften the edges of the development onto the undeveloped countryside. A landscape strategy which addresses the site's scale and prominence and the edges of the development, and to help	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM146	M137 (EXC10A)	Strategy for TTV Policy Area – Policy TTV8	5. A quality form of development which integrates with the existing housing, and provides a design and density that is not prominent when viewed from the Dartmoor National Park.	Although it is not strictly necessary we are happy to accommodate this wording change as requested, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM147	M138 (EXC10A)	Strategy for TTV Policy Area – Policy TTV9	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:	This is the correction of a drafting inconsistency with other policies.
AM149	M139 (EXC10A)	Strategy for TTV Policy Area – Policy TTV9	4. Strategic landscaping to 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, the site boundaries, and the creation of a landscape framework throughout the site. help mitigate any adverse visual impact on Dartmoor National Park and to soften the edges of the development onto the undeveloped countryside. density and design of development should ensure that it is not overly prominent when viewed from the surrounding countryside, paying particular regard to views towards and from Dartmoor.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM150	M141 (EXC10A)	Strategy for TTV Policy Area – Policy TTV10	4. Strategic landscaping help mitigate any adverse visual impact on Dartmoor National Park, and to the site boundaries and to soften the edges of the development onto the undeveloped countryside and provide visual containment of the development in views from Dartmoor National Park. The scale, design, density , and the northern and western extents of development should ensure that it is not overly prominent when viewed from the surrounding countryside, paying particular regard to views from Dartmoor.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM151	M143 (EXC10A)	Strategy for TTV Policy Area – Policy TTV11.1	NEW POINT Flood resistant and resilient design, without increasing flood risk elsewhere.	Although it is not strictly necessary the modification the new point has been sought by the Environment Agency, is consistent with the requirements of other policies of the plan (especially DEV37) and in any case is provided for in the planning consent for the site.
AM152	M144 (EXC10A)	Strategy for TTV Policy Area – Policy TTV11.1	NEW POINT Leat Management Plan to ensure the proper maintenance of the leat and mill pool, to manage flood risks and protect fish species.	Although it is not strictly necessary the modification the new point has been sought by the Environment Agency, is consistent with the requirements of other policies of the plan (especially DEV28 and DEV37) and in any case is provided for in the planning consent for the site.
AM153	M145 (EXC10A)	Strategy for TTV Policy Area – para 5.53	It is important for the future self-sufficiency of Kingsbridge that appropriate levels of residential and employment growth are provided for within the town. It is fully recognised that the town has a close relationship with the AONB, and it is considered that the sites allocated within	Although it is not strictly necessary we are happy to accommodate this wording change as requested by Natural England, which in any case would have been provided for by DEV28 and DEV37.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			Kingsbridge provide the best opportunities to meet the future needs of the town whilst having the least impact on the special qualities and character of the AONB. Development within Kingsbridge will need to ensure that water quality issues within the Salcombe to Kingsbridge SSSI are not exacerbated.	
AM154	HM27 (EXD5v)	Strategy for TTV Policy Area – Policy TTV12	NEW POINT Recognising the important role of key road links the A381 link to Totnes and the need to maintain and improve public transport provision.	Although it is not strictly necessary we are happy to support this locally added priority, which was modified during the hearing sessions. It is not needed for reasons of soundness and is consistent with the plan's desire to promote sustainable travel (eg SPT9, SPT10 and DEV31).
AM155	HM36 (EXD5vi)	Strategy for TTV Policy Area – Policy TTV13 and consequential amendment	Policy TTV13 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 60 new homes and 200 sq.m. of employment floorspace (Use Classes B1). ... Para 5.61 Taken together, Kingsbridge provides for 395 355 new homes ...	The modification reflects an update position based on masterplanning and consultation undertaken since the JLP was submitted.
AM156	M147 (EXC10A)	Strategy for TTV Policy Area – Policy TTV13	2. A high quality design for this estuary gateway site which reflects the quality and character of the South Devon AONB, conserves and enhances the character and provides for enhanced public realm	The modification merely amplifies in the policy as to why high quality design is important, which is entirely consistent with other policies in the plan, especially DEV20 and DEV27.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			and better connectivity for pedestrians and cyclists to the town centre and estuary.	
AM157	M148 (EXC10A)	Strategy for TTV Policy Area – Policy TTV13	5. A site wide Sustainable Drainage Strategy to ensure that drainage requirements can be met on site without exacerbating water quality issues within the Salcombe to Kingsbridge SSSI and are designed to deliver landscape, biodiversity and amenity benefits.	The caveat would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM158	M149 (EXC10A)	Strategy for TTV Policy Area – Policy TTV13	NEW POINT 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.	Although it is not strictly necessary we are happy to include the modification requested by Natural England, which is consistent with the provisions of DEV20, DEV24 and DEV30.
AM159	M150 (EXC10A)	Strategy for TTV Policy Area – Policy TTV13	NEW POINT Investigation and remediation of contaminated land.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2.
AM160	M151 (EXC10A)	Strategy for TTV Policy Area – 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. Maintaining mature trees and restricting height of new buildings to below tree level could help to mitigate against potential harm to heritage assets.	The modification is considered to provide helpful clarification and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM161	M152 (EXC10A) & HM29 (EXD5v)	Strategy for TTV Policy Area – Policy TTV14	2. Strategic landscaping to to within address the scale and prominence of the site boundaries and the creation of a landscape framework throughout the site , to mitigate any adverse visual impact on the AONB, and to soften the edges of the development which borders the undeveloped countryside. The scale, design, density and northern extents of development should ensure that development is congruous with the setting adjacent settlement edge when viewed from the surrounding countryside.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM162	M153 (EXC10A)	Strategy for TTV Policy Area – Policy TTV14	4. A site wide Sustainable Drainage Strategy to ensure that drainage requirements can be met on site without exacerbating water quality issues within the Salcombe to Kingsbridge SSSI and are designed to deliver landscape, biodiversity and amenity benefits.	The caveat would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM163	M154 (EXC10A)	Strategy for TTV Policy Area – Policy TTV14	NEW POINT A lighting strategy, which minimises the impact of light spill to the surrounding countryside.	Although not strictly necessary, we are happy to accommodate this minor modification which is consistent with DEV2.4's requirements.
AM164	M155 (EXC10A)	Strategy for TTV Policy Area – Policy TTV15.1	a. Appropriate Open space and strategic landscaping to the western edge of the site address the prominence and scale of development, and the creation of a landscape framework throughout the development.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM165	M156 (EXC10A)	Strategy for TTV Policy Area – Policy TTV15.1	NEW POINT Careful consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.	Although it is not strictly necessary we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2, DEV20, DEV24 and DEV27.
AM166	M157 (EXC10A)	Strategy for TTV Policy Area – Policy TTV15.1	NEW POINT No exacerbating of water quality issues within the Salcombe to Kingsbridge SSSI.	The modification would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM167	M158 (EXC10A)	Strategy for TTV Policy Area – Policy TTV15.2	a. Appropriate Open space and strategic landscaping to the western edge of the site address the prominence and scale of development, and the creation of a landscape framework throughout the development.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM168	M159 (EXC10A)	Strategy for TTV Policy Area – Policy TTV15.2	NEW POINT Careful consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV2, DEV20, DEV24 and DEV27.
AM169	M160 (EXC10A)	Strategy for TTV Policy Area – Policy TTV15.2	NEW POINT No exacerbating of water quality issues within the Salcombe to Kingsbridge SSSI.	The modification would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM170	M161 (EXC10A)	Strategy for TTV Policy Area – Policy TTV16	4. Enhancing the historic character and vitality of the town. centre	The modification requested by Historic England, whilst unnecessary, is considered to provide helpful clarification.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM171	M162 (EXC10A)	Strategy for TTV Policy Area – Policy TTV16	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.	Given the advice of the LEA, we are happy to modify the policy provision – reflecting what in any case could have been negotiated through planning applications pursuant to Policies DEV32 and DEL1.
AM172	M163 (EXC10A)	Strategy for TTV Policy Area – Policy TTV16	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.	Although not strictly necessary, we are happy to agree with this proposed modification which also has the support of the Local Highway Authority, and can be recognised as a local priority.
AM173	M164 (EXC10A)	Strategy for TTV Policy Area – Policy TTV17	1. Strategic and structural landscaping within and surrounding the site, a site layout and building design to address the site's scale and prominence and to help mitigate any adverse visual impact on the Dartmoor National Park, and to soften the edges onto the undeveloped countryside.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM174	M165 (EXC10A)	Strategy for TTV Policy Area – Policy TTV18	1. Strategic landscaping and open space within and surrounding the site to address the site's scale and prominence, and to mitigate any adverse visual impact on the Dartmoor National Park, and to soften the development's edges with the undeveloped countryside. The scale, materials , design and extents of development should ensure that it is not overly prominent when viewed from the surrounding countryside, improving the eastern edge of Okehampton.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM175	M167 (EXC10A)	Strategy for TTV Policy	1. Strategic landscaping within and bounding the site to address the site's scale and prominence	Although it is not strictly necessary the modification provides helpful clarification, and would have been

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV19	and to help mitigate any adverse visual impact on the Dartmoor National Park. ,and to soften the edges onto the undeveloped countryside to fully The layout, design, scale and materials should recognise the rural character of the site.	sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM176	M168 (EXC10A)	Strategy for TTV Policy Area – Policy TTV20	5. The delivery of a new primary school in the west of the town and expansion of existing schools.	Given the advice of the LEA, we are happy to modify the policy provision – reflecting what in any case could have been negotiated through planning applications pursuant to Policies DEV32 and DEL1.
AM177	HM45 (EXD5vii)	Strategy for TTV Policy Area – Policies TTV20,21,22	<p>Policy TTV20 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>Policy TTV21 10. An appropriate strategy to mitigate for any impact on the Dolvin Road AQMA.</p> <p>Policy TTV22 6. An appropriate strategy to mitigate for any impact on the Dolvin Road AQMA.</p> <p>Policy TTV24.5 c. An appropriate strategy to mitigate for any impact on the Dolvin Road AQMA.</p>	Correction of an error that has come to light. There is no Dolvin Road AQMA; this was a matter previously under consideration but no designation has been made.
AM178	M170 (EXC10A)	Strategy for TTV Policy	5. Strategic landscaping and open space to address the site's scale and prominence, to help	Although it is not strictly necessary the modification provides helpful clarification, and would have been

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV21	mitigate any adverse visual impact on the AONB, and to soften the edges of the development onto the undeveloped countryside. The scale, density , design, materials and southern and western extents of development should ensure that it is not overly prominent when viewed from the town and surrounding countryside, and the World Heritage Site and Dartmoor National Park.	sought through the application of other policies of the plan including particularly DEV20, DEV24 and DEV27.
AM179	M171 (EXC10A)	Strategy for TTV Policy Area – Policy TTV21	NEW POINT A lighting strategy, which minimises the impact of light spill to the surrounding countryside.	Although not strictly necessary, we are happy to accommodate this minor modification which is consistent with DEV2.4's requirements.
AM180		Strategy for TTV Policy Area – Policy TTV22 and consequential amendment	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: 1. A strategic landscaping including a 90m buffer along the west of the site, to be informed by a Landscape and Visual Assessment, in order 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, density , materials , design and southern extents of development should ensure that it is not overly	The modification updates development potential figures. The changes in point 1 are not strictly necessary, but do provide helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV20.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			<p>prominent when viewed from the town and surrounding countryside.</p> <p>....</p> <p>NEW PARA</p> <p>Para 5.95 Taken together, Tavistock provides for 1,143 1,193 new homes ...</p>	
AM181	M173 (EXC10A)	Strategy for TTV Policy Area – Policy TTV22	NEW POINT A lighting strategy, which minimises the impact of light spill to the surrounding countryside.	Although not strictly necessary, we are happy to accommodate this minor modification which is consistent with DEV2.4's requirements.
AM182		Strategy for TTV Policy Area – para 5.91 after Policy TTV22	<p>5.91 The design and delivery framework for this policy is amplified in the Tavistock Masterplan Supplementary Planning Document. 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 facilitate the efficient provision of infrastructure and to secure</p>	The SPD is only of limited relevance to the JLP policy and this para is therefore unnecessary. The new text provides further detail to explain how the policy is implemented across incorporates some text to clarify what the policies map already anticipates in relation to which parts of the site are best suited to housing and employment led developments

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			funding streams for development of the employment element.	
AM183	M174 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.1	NEW POINT Open space and strategic landscaping to the west of the site and the creation of a landscape framework throughout the development.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV20, DEV24 and DEV27.
AM184	M175 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.1	NEW POINT Careful consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2, DEV20, DEV24 and DEV27.
AM185	M176 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.1	d. Provision and maintenance of a surface water drainage scheme.	Agree that this can be deleted as covered by general policies of plan.
AM186	M177 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.2	a. Provision and maintenance of a surface water drainage scheme.	Agree that this can be deleted as covered by general policies of plan.
AM187	M178 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.2	NEW POINT Strategic landscaping to the northern site boundaries and the retention and enhancement of existing hedgerows throughout the site.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV20, DEV24 and DEV27.
AM188	M179 (EXC10A)	Strategy for TTV Policy	NEW POINT Careful consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV24.2		consistent with the other policies of the plan, particularly DEV2, DEV20, DEV24 and DEV27.
AM189	M180 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.5	c. An appropriate strategy to mitigate for any impact on the Dolvin Road AQMA and on the setting of Dartmoor National Park.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV27.
AM190	M181 (EXC10A)	Strategy for TTV Policy Area – Policy TTV24.5	NEW POINT Careful consideration of extent, scale and appearance of development to minimise local landscape impacts.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV20, DEV24 and DEV27.
AM191	M182 (EXC10A)	Strategy for TTV Policy Area – para 5.98	Totnes is one of the principal heritage attractions of the region. The town is characterised by its distinct identity and its historic town centre, and the quality of the surrounding landscape, extending downstream towards Dartmouth. ...	Although it is not strictly necessary we are happy to accommodate this wording change as requested.
AM192	M183 (EXC10A)	Strategy for TTV Policy Area – Policy TTV27	7. A high quality form of development which integrates with the existing area and the setting of nearby heritage assets.	The modification is considered to provide helpful clarification, consistent with the provisions of DEV21 and DEV22.
AM193	M184 (EXC10A)	Strategy for TTV Policy Area – Policy TTV27	NEW POINT Investigation and remediation of contaminated land.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM194	M185 (EXC10A)	Strategy for TTV Policy Area – Policy TTV28.4	NEW POINT Sensitive and high quality design which integrates with the existing area and the setting of nearby heritage assets.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV20, DEV21 and DEV22.
AM195	M186 (EXC10A)	Strategy for TTV Policy Area – Policy TTV28.5	a. Delivery in accordance with the provisions of the Community Right to Build Order (CRtBO), including appropriate flood risk mitigation measures (including improvements to the leat to protect existing development downstream), remediation of contaminated land and habitat enhancement.	Although not strictly necessary, we are happy to include this modification which is consistent with the requirements of other policies of the plan, particularly DEV28 and DEV37, and in any case is provided for in the planning consent for the site.
AM196	M187 (EXC10A)	Strategy for TTV Policy Area – Policy TTV28.5	NEW POINT Sensitive and high quality design which integrates with the existing area and the setting of nearby heritage assets.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV20, DEV21 and DEV22.
AM197	M188 (EXC10A)	Strategy for TTV Policy Area – Strategic Objective SO8	NEW POINT Conserving and enhancing the local distinctiveness and the historic character of the smaller towns and key villages.	The modification although unnecessary is consistent with the historic environment policies of the plan, particularly DEV21 and DEV22.
AM198	M189 (EXC10A)	Strategy for TTV Policy Area – para 5.117	Bere Alston sits within the heart of the Bere Peninsula, and serves a wide range of small rural communities, farmsteads and rural businesses. ... Any new development needs to be delivered sensitively, and with careful consideration given to the impact of development	The modification is considered to provide helpful clarification and does not change the context of these provisions of the plan.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			on the special qualities and character of the AONB and the Outstanding Universal Value of the World Heritage Site.	
AM199	M190 (EXC10A)	Strategy for TTV Policy Area – new para after 5.122	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.	The new paragraph seeks to reinforce the particular significance of the Dartington Estate, and does not affect the policy provisions for Dartington. (A main modification is however also proposed in relation to the Dartington estate).
AM200	M191 modified (EXC10Ai)	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.	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.
AM201	M192 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.1	a. Layout, and design and location of structural landscaping to be guided by landscape assessment.	Although it is not strictly necessary in that this would have been covered by DEV20 and DEV24, we are happy to accommodate this wording change as requested by Natural England.
AM202	M193 (EXC10A)	Strategy for TTV Policy	a. Layout, and design and location of structural landscaping to be guided by landscape assessment.	Although it is not strictly necessary in that this would have been covered by DEV20 and DEV24, we are

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV29.2		happy to accommodate this wording change as requested by Natural England.
AM203	M196 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.11	Mixed use - with homes and employment (Use Classes B1a, B2 and B8)	The modification aligns the policy to the planning consent for the site.
AM204	M197 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.11	d. Community Allotments.	The modification aligns the policy to the planning consent for the site.
AM205	M198 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.11	NEW POINT Contributions to expanding primary school capacity in the area.	The modification is consistent with the requirements of DEV32 and DEL1 where there are school capacity issues.
AM206	M199 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.12	NEW POINT Contributions to expanding primary school capacity in the area.	The modification is consistent with the requirements of DEV32 and DEL1 where there are school capacity issues.
AM207	M200 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.13	NEW POINT Contributions to expanding primary school capacity in the area.	The modification is consistent with the requirements of DEV32 and DEL1 where there are school capacity issues.
AM208	M201 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.15	NEW POINT 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.	Although it is not strictly necessary in that this would have been covered by DEV20 and DEV24, we are happy to accommodate this wording change as requested by Natural England.
AM209	M202 (EXC10A)	Strategy for TTV Policy	b. Layout, and design and landscaping to be guided by landscape assessment, with careful	Although it is not strictly necessary in that this would have been covered by DEV2, DEV20 and DEV24, we

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV29.17	consideration of scale and appearance of development, and the lighting of the site, to minimise wider landscape impacts.	are happy to accommodate this wording change as requested by Natural England.
AM210	M203 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.18	NEW POINT Contributions to expanding primary school capacity in the area.	The modification is consistent with the requirements of DEV32 and DEL1 where there are school capacity issues.
AM211	M204 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.19	NEW POINT Strategic landscaping bordering the site.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV20 and DEV24.
AM212	M205 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.19	NEW POINT Careful consideration of the scale and appearance of the development, and the lighting of the site, to minimise wider landscape impacts.	We are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2, DEV20, DEV24 and DEV27.
AM213	M206 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.19	NEW POINT No exacerbating of water quality issues within the Salcombe to Kingsbridge SSSI.	The modification would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM214	HM37 (EXD5vi)	Strategy for TTV Policy Area – Policy TTV29.20 and consequential amendment	Policy TTV29.20 ... 30 20 homes; 2,000 sq.m. employment floorspace ... Para 5.143 As set out in Policy TTV29, 63 43 new homes ...	The modification reflects an update position based on masterplanning and consultation undertaken since the JLP was submitted.
AM215	M207 (EXC10A)	Strategy for TTV Policy	b. Layout and design to be guided by landscape and heritage assessment, with careful	Although it is not strictly necessary we are happy to accommodate these wording changes as requested.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Area – Policy TTV29.20	consideration of scale and appearance of development and any ground engineering operations, to minimise wider landscape impacts..	The new points would be picked up through DEV20, DEV24 and DEV27.
AM216	M208 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.20	NEW POINT No exacerbating of water quality issues within the Salcombe to Kingsbridge SSSI.	The modification would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM217	M209 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.21	a. Strategic landscaping to address the sites 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, and design and density of development should ensure that it is not overly prominent when viewed from the surrounding countryside.	Although it is not strictly necessary we are happy to accommodate this wording change as requested, which in any case is consistent with DEV20.
AM218	M343 (EXC10Ai)	Strategy for TTV Policy Area – Policy TTV29.21	NEW POINT A lighting strategy, which minimises the impact of light spill to the surrounding countryside.	Although not strictly necessary, we are happy to accommodate this minor modification which is consistent with DEV2.4's requirements.
AM219	M210 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.21	NEW POINT No exacerbating of water quality issues within the Salcombe to Kingsbridge SSSI.	The modification would in any case have been a legal requirement consistent with other policies in the plan, and provided for by DEV28 and DEV37.
AM220	M211 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.21	NEW POINT Careful consideration of extent, scale and appearance of development to minimise local landscape impacts.	Although not strictly necessary, we are happy to include this new point which reflects what would in any case have been required of a development consistent with the other policies of the plan, particularly DEV2, DEV20, DEV24 and DEV27.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM221	M212 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.22	a. Recognising and enhancing the relationship with the South Devon AONB, with careful consideration of scale, height, density, appearance and lighting of development, and strategic landscaping to minimise wider landscape impacts.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV2, DEV20, DEV24 and DEV27.
AM222	M213 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.23	a. Recognising and enhancing the relationship with the South Devon AONB, with careful consideration of scale, height, density, appearance and lighting of development, and strategic landscaping to minimise wider landscape impacts.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV2, DEV20, DEV24 and DEV27.
AM223	M214 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.24	a. Recognising and enhancing the relationship with the South Devon AONB, with careful consideration of scale, height, density, appearance and lighting of development, and strategic landscaping to minimise wider landscape impacts.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV2, DEV20, DEV24 and DEV27.
AM224	M215 (EXC10A)	Strategy for TTV Policy Area – Policy TTV29.25	a. Recognising and enhancing the relationship with the South Devon AONB, with careful consideration of scale, height, density, appearance and lighting of development, and strategic landscaping to minimise wider landscape impacts.	Although it is not strictly necessary the modification provides helpful clarification, and would have been sought through the application of other policies of the plan including particularly DEV2, DEV20, DEV24 and DEV27.
AM225	M216 (EXC10A)	Strategy for TTV Policy Area – Strategic Objective SO9	To enable the development of new homes, jobs and community infrastructure sufficient to meet the local needs of the sustainable villages identified in the area and the village networks they serve. This will be achieved through:	The modification merely clarifies what is self-evident in the way the spatial strategy is designed to work, acknowledging that village support one another through village networks (e.g. see paras 3.10 and 5.153)
AM226	M217 (EXC10A)	Strategy for TTV Policy Area –	NEW POINT Protecting and enhancing the local distinctiveness and the historic character of the smaller towns and key villages.	Although it is not strictly necessary we are happy to accommodate this additional wording sought by Historic England.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
		Strategic Objective SO9		
AM227	M218 (EXC10A)	Strategy for TTV Policy Area – 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. 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.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM228	M219 (EXC10A)	Strategy for TTV Policy Area – 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 only of identifying a potential housing supply figure for the Sustainable Villages , an indicative assessment have has been made of the potential number of homes that are capable of coming forward through neighbourhood plans (the South Hams & West Devon Village Sustainability Assessment Framework', Feb 2017) . This assessment is based upon factors such as the level	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			of services and facilities available in each settlement ...	
AM229	M220 (EXC10A)	Strategy for TTV Policy Area – para 5.157	The indicative 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 point of adoption 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 and opportunities. Whilst the figure for each village should be considered as a minimum number of new homes to be delivered through neighbourhood plans, it is understood that some neighbourhood plans may deliver less than indicated, for example in areas of high landscape sensitivity. The LPAs will keep under review the number of new homes coming forward in the Sustainable Villages over the life of the JLP. ...	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM230	M221 (EXC10A)	Strategy for TTV Policy Area – Fig 5.8	Villages able to accommodate around 20 dwellings each : Berry Pomeroy, Rattery Ermington , Halwell ... Rattery ... Villages able to accommodate around 10 dwellings each: Ashprington, ..., Bigbury Bigbury , ...	In respect of Ermington, the village was included in the list of Sustainable Villages set out in para 5.10 of the plan, but was accidentally omitted from Fig 5.8. It scores well in the South Hams and West Devon Village Sustainability Assessment Framework (O6) and could support a minimum of 20 new homes. The

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			Rattery ... Wrangaton Grenofen ..., Sydenham Damerell	village was included in the Thriving Towns and Villages Settlement Topic Paper (TP2). In relation to the other modifications, we agree that these are justified by the evidence base; Rattery's position has been amended following further consideration with local community representatives.
AM231	M222 (EXC10A)	Strategy for TTV Policy Area – new para to follow para 5.160	The countryside includes all land that falls outside the Main Towns, the Smaller Towns and Key Villages and the Sustainable Villages. The Thriving Towns and Villages SPD will identify specific settlement boundaries for these towns and villages in order to provide further guidance on the implementation of the policies in this section of the plan. These boundaries will be kept under review.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM232	M223 (EXC10A)	Strategy for TTV Policy Area – Strategic Objective SO10	Maintaining a naturally beautiful and thriving countryside: To protect, conserve preserve and enhance the natural beauty of South West Devon's countryside, and to avoid the creation of new homes development in unsustainable or inappropriate locations.	The modification is considered to be helpful and consistent with the spatial strategy and development policies of the plan.
AM233	M224 (EXC10A)	Strategy for TTV Policy Area – Policy TTV31	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:	This minor change is to provide more precision in the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM234	M225 (EXC10A)	Strategy for TTV Policy Area – Policy TTV31	NEW SUB ELEMENT OF THE EXCEPTIONS TEST IN POINT 2 Or Protects and enhances the character of historic assets and their settings in the countryside.	This modification is consistent with the positive strategy for the historic environment set out in the plan, particularly DEV21.
AM235	M226 (EXC10A)	Strategy for TTV Policy Area – Policy TTV31	POINT 3 – HORSE RELATED DEVELOPMENT. THE PROPOSAL IS TO MOVE THIS TEXT UNCHANGED INTO A SEPARATE POLICY	This modification seems a logical clarification.
AM236	M227 (EXC10A)	Strategy for TTV Policy Area – Policy TTV31	4 vi Help enhance the immediate setting or 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.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM237	M230 (EXC10A)	Strategy for TTV Policy Area – new para after para 5.166	Further design guidance on the implementation of Policy TTV32 will be included in the Thriving Towns and Villages SPD.	The modification is considered to be helpful clarification, and does not change the context of the paragraph.
AM238	M231 (EXC10A)	Development Policies – Strategic Objective SO11	To deliver development which is sustainable and of the right type for its location and of good quality, which:	The modification is considered to be helpful clarification, and does not change the context of the objective.
AM239	HM48 (EXD5vii)	Development Policies – Policy DEV1	Policy DEV1 Protecting health and amenity Development proposals will be required to safeguard the health and the amenity of local communities. In addition to measures set out in	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			<p>other policies of the plan, this will be through, as appropriate:</p> <ol style="list-style-type: none"> 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. 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. 3. Requiring a Health Impact Assessment to be submitted as part of any Environmental Statement Impact Assessment submitted in relation to planning applications for major development proposals with a likely significant health impact. Further standards and guidance in relation to this policy will be set out within an appropriate supplementary planning document. 	
AM240	M234 (EXC10A)	Development Policies – Policy DEV3	<p>1.Supporting the creation of new or enhancing existing sports facilities where a need has been identified, including bringing private and education related sports facilities into wider community use.</p>	The modification is considered to be helpful clarification about one potential supply source for sports facilities and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM241	M235 (EXC10A)	Development Policies – Policy DEV4	Development that would result in the loss of playing pitches will only be permitted where the sporting benefits of the proposed development demonstrably outweigh the loss, and suitable replacement playing pitches to compensate for the loss are provided. This will normally be through direct replacement, although financial contributions to deliver the new playing pitch proposals, including the new hub sites, as identified in this plan may be acceptable where there is an implementation programme established and where delivery of the new site will take place alongside or close to the timing of the development proposal.	Although this modification is not considered strictly necessary, this part of DEV4 could be seen as unnecessary duplication and over-elaboration of the provisions of DEV3, and Sports England have asked for its removal.
AM242	HM49 (EXD5vii)	Development policies – narrative after Policy DEV4	NEW PARA AFTER 6.15 The policy distinguishes between larger and smaller sites. This reflects the general principle that it is better to provide playing pitches closest to the point of need. However, the application of this principle will need to be determined on a case-by-case basis, having regard not only to the practicality and viability of delivering on-site provision, but also to the context of the development in relation to other sports infrastructure within the locality. For example, it is more appropriate to deliver sports facilities in hubs rather than as isolated facilities. For this reason, the policy does not identify a site	The modification doesn't change the policy but provides clarity about how the words 'larger' and 'smaller' used in the policy are to be interpreted. This would have otherwise been covered in SPD, where further guidance can still be provided.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			size threshold to define 'larger sites', and instead leaves this to the planning application process.	
AM243	HM50 (EXD5vii)	Development policies – Policy DEV7	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.	The reference to viability duplicates what is set out in DEL1. The provision about off-site contributions is clarified.
AM244	M236 (EXC10A)	Development Policies – Policy DEV8	2 i 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, subject to viability .	The modification ensures complete internal consistency with the equivalent provision in Policy DEV7
AM245	M237 (EXC10A)	Development Policies – Policy DEV8	2 ii All residential developments of 11 dwellings or more will provide at least 30 per cent affordable housing on site, subject to viability .	The modification ensures complete internal consistency with the equivalent provision in Policy DEV7
AM246	M238 (EXC10A)	Development Policies – Policy DEV8	3. Within the Main Towns, outside of areas with special designations, a minimum of at least 30 per cent on-site affordable housing will be sought for all schemes of 11 or more dwellings, subject to viability .	The modification ensures complete internal consistency with the equivalent provision in Policy DEV7

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM247	HM51 (EXD5vii)	Development policies – Policy DEV9	4i Requiring at least 20 per cent of dwellings on all schemes of five or more dwellings (including conversions), where possible practicable , to meet national standards for accessibility and adaptability (Category M4(2) of Building Regulations).	Minor wording change to improve the clarity of the policy.
AM248	HM52 (EXD5vii)	Development policies – Policy DEV10	8. Houses in Multiple Occupation will only be permitted where the proposal: i. Provides adequate communal space for future residents including sufficient space to accommodate cooking, dining, bathroom and toilet facilities. ... iii. Will be adequately managed in perpetuity including external maintenance and upkeep of the building and curtilage. ...	Minor wording changes to improve the clarity of the policy.
AM249	M239 (EXC10A)	Development Policies – Policy DEV13	4. The site must be large enough to provide for adequate on-site facilities for parking, storage, play, sewage and waste management , and residential amenity.	The additional elements of this point are consistent with what would be required to meet other policies of the plan, especially DEV33 and DEV37 but it is helpful clarification to include them specifically here.
AM250	M240 (EXC10A)	Development Policies – Policy DEV13	6. New sites in areas at high risk of flooding, including especially functional floodplains, will not be permitted given the particular vulnerability of caravans.	The modification is considered to be helpful clarification.
AM251	M241 (EXC10A)	Development Policies – Policy DEV15	1. Appropriate and proportionate expansion of existing employment sites in order to enable retention and growth of local employers will be	The modification adds clarity to evidence that will be needed in the context of wider policies to safeguard the environment.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			supported, subject to an assessment that demonstrates no residual impacts on neighbouring uses and the environment.	
AM252	M242 (EXC10A)	Development Policies – Policy DEV15	Business start-ups, home working, small scale employment and the development and expansion of small business in residential and rural areas will generally be supported, subject to an assessment of their impact that demonstrates no residual adverse impacts on neighbouring uses and the environment.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM253	M243 (EXC10A)	Development Policies – Policy DEV15	The loss of tourist or leisure development will only be permitted where there is no proven demand for the facility. Camping, caravan, or chalet or similar facilities that respond to an identified local need will be supported, provided the proposal is compatible with the rural road network, has no adverse environmental impact and is not located within the Undeveloped Coast policy area.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM254	HM14 (EXD5ii)	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 by a sequential test that ...	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.
AM255	HM15 (EXD5ii)	Development Policies – Policy DEV16	3. Proposals for retail, leisure and office development in edge of centre locations, and out of centre locations and the Derriford Commercial	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</i>

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			Centre must be accompanied by an impact assessment where ...	<i>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.
AM256	HM16 (EXD5ii)	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, including in cases where the delivery of a local employment growth scheme is not practical or feasible.	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.
AM257	HM54 (EXD5vii)	Development Policies – Policy DEV20	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. Using materials and design solutions that are resilient to their context and will endure over time. Larger scale development should seek to address Building for Life criteria or a similar design framework.	The modification is considered to be helpful clarification, and does not change the context of the policy, and also addresses inspectors' concern that provision reads more as an objective.
AM258	M245 (EXC10A)	Development Policies – Policy DEV20	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, landscaping and character, and the demands for movement to and from nearby locations.	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM259	M246 (EXC10A)	Development Policies – Policy DEV20	4. Delivering building design that is distinctive to the place where it is located locally distinctive design.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM260	Statement of Common Ground with Historic England (SCG4)	Development Policies – Policy DEV21	<p>Policy DEV21 SPTxx</p> <p>Conserving Strategic approach to the historic environment</p> <p>The LPAs will pursue a proactive and solution-orientated approach for the conservation 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 as part of the area's cultural offer which include:</p> <p>1. Protecting and enhancing the character and special interest of heritage and their setting, including:</p> <p>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).</p> <p>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>	The modification removes unnecessary repetition with DEV22 and includes moving the policy to the Spatial Strategy section of the plan in recognition of its strategic nature.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			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.	
AM261	M262 (EXC10A)	Development Policies – para. 6.85	Parts of West Devon are designated within the Cornwall and West Devon Mining Landscape World Heritage Site which was inscribed in 2006. The conservation and enhancement of the Outstanding Universal Value (OUV) of the World Heritage Site is of strategic importance, and the preparation of the adopted Management Plan for the World Heritage Site will help to sets out how the protection and enhancement of this important cultural landscape should be undertaken . The influence of mining is clear to see in the historic buildings, structures, listed buildings and scheduled monuments within the Stannary town of Tavistock and parts of the town are included within the Area 10: Tamar Valley Mining District with Tavistock of the World Heritage Site	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM262	M263 (EXC10A)	Development Policies – Policy DEV24	2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees, and hedgerows	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			and watercourses that contribute to the character and quality of the area.	
AM263	M264 (EXC10A)	Development Policies – Policy DEV24	6. Where necessary, be supported by Landscape and Visual Impact Assessments and landscaping schemes that enhance that proposed development.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM264	M265 (EXC10A)	Development Policies – para. 6.90	The Plan Area contains a wide range of landscapes, townscapes and seascapes including three areas that are nationally protected nationally landscapes. The LPAs are committed to ensuring that proper consideration of impacts on landscape character and visual amenity is made through the planning process and that development will contribute to this area's valued character and identity.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM265	M266 (EXC10A)	Development Policies – Policy DEV25	4. Is consistent with policy statements for the local policy unit in the current Shoreline Management Plan 2.	This is a helpful suggestion to future proof the policy and does not change the context of the policy.
AM266	M267 (EXC10A)	Development Policies – Policy DEV25	NEW POINT Is consistent with the relevant Heritage Coast objectives, as contained within the relevant AONB Management Plan.	Although this modification is not strictly necessary, we are happy to support the inclusion of this new point as it reflects what is already intended.
AM267	M268 (EXC10A)	Development Policies –para. 6.91 (which will split into 2 paras)	Some of the country's most spectacular undeveloped coastlines if are found in the Plan area. ... Undeveloped Coasts have been designated for the Plan area to conserve their undeveloped character. Heritage Coasts are defined by Natural England to conserve, protect and enhance the natural beauty, heritage, and	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			flora and fauna of the Heritage Coasts; to facilitate and enhance their enjoyment, understanding and appreciation by the public; to maintain and improve the environmental health of their inshore waters and beaches; and to take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of small communities on these coasts. This policy seeks to protect this region's valuable undeveloped coast and defined Heritage Coast , ensuring that only development that contributes positively to its character is permitted. The South Devon AONB Management Plan incorporates the objectives and targets for the South Devon Heritage Coast.	
AM268	M269 (EXC10A)	Development Policies – Policy DEV27	The highest degree of protection will be given to the protected landscapes of the South Devon AONB, Tamar Valley AONB and Dartmoor National Park. The LPAs will protect the AONBs and National Park, including their setting, and the setting of Dartmoor National Park from potentially damaging or inappropriate development located either within the protected landscapes or their settings. In considering development proposals the LPAs will:	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM269	M270 (EXC10A)	Development Policies – Policy DEV27	1. Refuse permission for major developments in within or detrimentally affecting the setting of the a protected landscapes, except in exceptional	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			circumstances and where it can be demonstrated that they are in the public interest.	
AM270	M271 (EXC10A)	Development Policies – Policy DEV27	6. Seek opportunities to enhance and restore protected landscapes by addressing areas of visually poor quality or inconsistent with character, securing through the development visual and other enhancements to restore local distinctiveness, guided by the protected landscape’s special qualities and distinctive characteristics or valued attributes.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM271	M272 (EXC10A)	Development Policies – Policy DEV27	8. Require development proposals located within or within the setting of the AONB a protected landscape to:	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM272	M273 (EXC10A)	Development Policies – Policy DEV27	8 i Conserve and enhance the natural beauty of the area protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM273	M274 (EXC10A)	Development Policies – Policy DEV27	8 vii Retain links, where appropriate, with the distinctive historic and cultural heritage features of the area protected landscape.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM274	M275 (EXC10A)	Development Policies – Policy DEV28	Development should support the protection, conservation, enhancement and restoration of biodiversity and geodiversity interests across the Plan Area. Specific provisions are identified below:	This minor change is to more precisely reflect NPPF wording.
AM275	M283 (EXC10A)	Development Policies – new para. after para. 6.97	Inter-tidal habitats are 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	The text provides potentially helpful information which we are happy to include.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			must be fully assessed, taking account of predicted sea level rise (coastal squeeze) and any in-combination effects.	
AM276	M284 (EXC10A)	Development Policies – Policy DEV29	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.	Correction of an error, as the plan recognises that LGSs can also be promoted through neighbourhood plans.
AM277	M285 (EXC10A)	Development Policies – Policy DEV29	4. Where development is proposed in an area where there are Local deficiencies in the accessibility and quality of green space and play space should be addressed in development , in line with local standards, appropriate mitigation should be provided to ensure that the development meets the requirements of sustainable development.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM278	M286 (EXC10A)	Development Policies – new para after para 6.100	Green infrastructure also provides significant benefits in terms of flood risk and water quality management as well as aiding adaptation to climate change.	The text provides information about a water management function of green space which we are happy to include.
AM279	M288 (EXC10A)	Development Policies – Policy DEV31	Development will be required to contribute positively to the achievement of a high quality, effective and safe transport system in the Plan Area. It will which promotes sustainable transport	Although it is not strictly necessary we are happy to accommodate these wording changes as requested by Historic England (given that policies protecting the

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			choices and facilitates sustainable growth that respects the natural and historic environment . Development proposals should therefore, where appropriate:	historic and natural environment are elsewhere in the plan).
AM280	M289 (EXC10A)	Development Policies – Policy DEV31	6. Mitigate the environmental impacts of transport, including impacts on air quality, and noise pollution, landscape character and the quality and distinctiveness of urban and rural environments .	Although it is not strictly necessary we are happy to accommodate these wording changes (given that policies protecting the historic and natural environment are elsewhere in the plan) as requested
AM281	M290 (EXC10A)	Development Policies – Policy DEV33	3. All planning applications for major development in the Plymouth administrative area 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. The provisions of Policy W4 of the Devon Waste Plan will apply to the South Hams and West Devon administrative areas .	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM282	M292 (EXC10A)	Development Policies – Policy DEV33	5 ii The proposals are compatible with the objective of moving the management of waste up the waste hierarchy. Landfill of waste arisings within Plymouth will not be supported in Plymouth .	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM283	M293 (EXC10A)	Development Policies – Policy DEV34	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 a Plan Area target to halve 2005 levels of carbon emissions by 2034	The modifications apply a local target which is considered more appropriate for the plan and improve consistency with the NPPF.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			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) and to increase the use and production of decentralised energy. The following provisions apply:	
AM284	M294 (EXC10A)	Development Policies – Policy DEV34	4. Developments should reduce the energy load of the development by good layout, orientation and design to maximise natural heating, cooling and lighting, and reduce the heat loss area. For major developments, a solar master plan should show how solar gain access to natural light 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.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM285	HM57 (EXD5vii)	Development policies – Policy DEV34	6. Developments will be required to connect to existing district energy networks in the locality or, where there is a future network planned, to be designed to be capable of connection to a future planned that network. Where appropriate, proportionate contributions will be sought to enable a network to be established or completed.	Tidying up of wording to make policy clearer.
AM286	M295 (EXC10A)	Development Policies – 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	The modification is a consequential change of the proposed modification to DEV34

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			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. The policy identifies a carbon reduction target for the Plan Area in support of this outcome.	
AM287	M296 (EXC10A)	Development Policies – para 6.126	To mitigate the effects of growth on climate change and increase the level of decentralised energy , major developments should deliver a proportional contribution to on-site or off-site renewable / low carbon energy generation capacity. Where appropriate, this will include heat networks using low carbon or renewable heat sources. 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 and energy efficiency savings, as calculating energy demand can be complex.	The modification is a consequential change of the proposed modification to DEV34
AM288	HM58 (EXD5vii)	Development Policies – Policy DEV35	2. The proposal has been robustly assessed and shown to be acceptable, both individually and cumulatively , in terms of its likely impact on landscape sensitivity and capacity, and on the natural environment and heritage assets. It should also be and it is demonstrated that it the	The modification is considered to be helpful clarification, and does not change the context of the policy, and is consistent with DEV21, DEV22 and DEV24.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			proposal does not compromise the purposes of internationally or nationally important nationally designated landscapes, environmental or heritage assets .	
AM289	M298 (EXC10A)	Development Policies – Policy DEV35	4. Any farm land that is used is retained in some form of agricultural or biodiversity use, proportionate to the scale of the proposal.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM290	M299 (EXC10A)	Development Policies – Policy DEV35	5. There has been early consultation with the local communities affected by the development, the planning application demonstrates how the proposal has been informed by the outcome of the consultation, and the development contains proposals for shared ownership between the developer/operator and the community or justification as to why this is not appropriate.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM291	M300 (EXC10A)	Development Policies – Policy DEV35	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.	We agree that this is an unnecessary restriction that can be removed. The modification does not change the context of the policy.
AM292	M301 (EXC10A)	Development Policies – Policy DEV37	3. Development proposals at sites which fall into Flood Zones 2 or 3 (in whole or in part) should as a minimum:	Although it is not strictly necessary we are happy to accommodate this wording change as requested by the Environment Agency.
AM293	HM59 (EXD5vii)	Development Policies – Policy DEV37	NEW SUB POINT UNDER POINT 3 Promote the safety of people in consultation with emergency planning services.	Although it is not strictly necessary we are happy to accommodate this provision as requested by the Environment Agency.
AM294	M303 (EXC10A)	Development Policies – Policy DEV37	4. Development should incorporate sustainable water management measures Surface water from proposed developments should be discharged in a separate surface water drainage	The modification is considered to be a helpful clarification and simplification of the policy. The modification does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			<p>system which should be discharged according to the following drainage hierarchies set out in the Plymouth and Devon Local Flood Risk Management Strategies.</p> <ul style="list-style-type: none"> i. Discharge to a waterbody (if available and with sufficient capacity). ii. Infiltration. iii. Discharge to a waterbody (if available and with sufficient capacity). iv. Discharge to a surface water sewer, highway drain or culverted watercourse with attenuation as required. v. In exceptional circumstances, discharge to a combined sewer. 	
AM295	M304 (EXC10A)	Development Policies – Policy DEV37	8. Development will not be permitted without confirmation that sewage / wastewater treatment facilities can accommodate or will be improved to accommodate the new development, in advance of the development taking place.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM296	M305 (EXC10A)	Development Policies – para 6.137	The policy supports national requirements for all major development to incorporate sustainable urban drainage systems (SUDS) and will also help by requiring design and drainage solutions which should lead to a reduction in the amount of rainwater reaching the sewers and water courses. and improvements to the capacity of particular water courses and sewers. In particular, new and renewed connections to the combined sewer must	The modification is considered to be helpful clarification, and does not change the context of the policy.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			be avoided. Discharges of surface water flows to the combined sewer can increase the risk of pollution of the water environment through releases from combined sewer overflows which in turn can have impacts on the water quality, especially bathing waters. Development should incorporate water efficient design principles, ...	
AM297	M306 (EXC10A)	Development Policies – new para after para 6.137	Plymouth City Council's Local Flood Risk Management Strategy sets out a drainage hierarchy which differs from the Devon County Council in that discharge of surface water to a waterbody is identified ahead of infiltration, both hierarchies are set out in the relevant Local Flood Risk Management Strategies. A number of factors have led to a different approach in Plymouth including the strategic location of waterbodies within Plymouth Surface Water drainage catchments, the presence of contaminated land, the dense urban nature of Plymouth and development sites restricting soakaway location, an underlying geology that varies locally combined with steep topography which can increase the risk of groundwater re-emergence. This approach is better able to support rain water harvesting by allowing surface water to be intercepted prior to discharge, which in turn had ecological and amenity benefits and also proves easier to adopt and maintain in an urban area.	The modifications are considered to be helpful clarifications consequential to the proposed modifications of DEV37.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM298	M307 (EXC10A)	Development Policies – new para after para 6.138	A number of different bodies have responsibility for managing flood risks. DEFRA has overall national responsibility for policy on flood and coastal erosion risk management. The Environment Agency is responsible for taking a strategic overview of the management of all sources of flooding and coastal erosion, for example setting the direction for managing risks through strategic plans, providing evidence and advice to inform policies and preparing National Flood and Coastal Risk Management Strategies. Lead Local Flood Authorities are responsible for developing and maintaining a strategy for local flood risk management in their areas and maintaining a register of flood risk assets. The Water and Sewerage Companies, such as South West Water, are responsible for providing and managing highway drainage and roadside ditches, and must ensure that road projects do not increase flood risk.	The text provides potentially helpful information which we are happy to include.
AM299	M308 (EXC10A)	Development Policies – Policy DEV38	5. If it is a replacement proposal, the gross volume of the replacement dwelling building or structure is no larger than the one it is to replace.	The modification is considered to be helpful clarification, and does not change the context of the policy.
AM300	M309 (EXC10A)	Delivery and Monitoring – para 7.21	Policy DEL1 sets out the policy approach that the LPAs will take in considering planning applications and in planning negotiations. This will be amplified into specific guidance in the two SPD documents, which will also include detailed	Although it is not strictly necessary we are happy to accommodate this wording change as requested.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
			provisions relating to how development must meet its statutory obligations to avoiding adverse impact on the integrity of European sites.	
AM301	HM60 (EXD5vii)	Delivery and monitoring – Policy DEL1	5. Requiring robust viability evidence to be submitted where a developer contends that planning obligations sought, including for affordable housing, would make a proposal economically unviable. The LPAs will seek an open book approach in these cases. ...	Although not strictly necessary, this modification was suggested by the inspectors during the discussion on whether or not DEV7 and DEV8 should say 'subject to viability'. It is for the purposes of clarification in that context, and not an issue of soundness.
AM302	HM18 (EXD5iii)	Annex 1 – Plymouth Policy Area	NEW ITEM Improvements to the A38 trunk road and its main junctions (including the Weston Mill junction and widening of the A38 between Weston Mill junction and Forder Valley junction).	The measures are already identified in SPT8.4i and PLY61.1 although the modification adds a bit more detail.
AM303	HM19 (EXD5iii)	Annex 1 – TTV Policy Area – Main Towns	NEW ITEM Tongue End Cross – Junction of A30 and B3260 minor scheme	The measures set out a particular improvement scheme that Highways England would seek as part of meeting the requirements of TTV19.2.
AM304	HM17 (EXD5ii)	Annex 2	I6 – Housing and employment floorspace delivered and total jobs.	The modification merely confirms that it is also the intention to monitor total jobs across plan area.
AM305	M310 (EXC10A)	Annex 2 – Plan Targets and Direction of Travel Indicators	I14 Water body classification and bathing water quality.	We are happy to amended I14 to accommodate this request.
AM306	M311 (EXC10A)	Annex 2 – spatial strategy measures of success	See AM29	Although it is not strictly necessary we are happy to accommodate this wording change

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM307	M312 (EXC10A)	Glossary	Biosphere Reserve - A designation by the United Nations Educational, Scientific and Cultural Organisation (UNESCO) which identifies an area of world Biosphere Reserve class natural value that demonstrates the best example of people working in harmony with nature for the benefit of all.	Although not strictly necessary, we are happy to include this new item.
AM308	M313 (EXC10A)	Glossary	Green Infrastructure: Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, rivers, marine sites and other water bodies and features such as green roofs and walls. In practice this is inter-changeable with Natural Infrastructure.	This is a helpful addition.
AM309	M314 (EXC10A)	Glossary	Natural Infrastructure: For a definition see 'Green Infrastructure'. Natural Infrastructure is used more often due to the need to consider Plymouth's blue aquatic and marine environment which often gets forgotten through the use of 'green'.	This is a helpful addition.
AM310	M315 (EXC10A)	Glossary	Office of Rail Regulation Road (ORR) - The independent safety and economic regulator for Britain's railways. Provides regulation on safety and performance of the rail industry across the UK and monitors Highways England.	Updated description.

Ref	Past ref / document	Part of JLP (Submission version) affected	Additional modification	Reason why the modification is considered to be minor
AM311	M316 (EXC10A)	Glossary	Priority Habitats – Those identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP)	This is a helpful addition, although it is noted that modifications have also been sought to refer in policies to the BAP rather than priority habitats. However, inclusion of this item in the Glossary helps make it clear that they refer to one and the same thing.
AM312	M319 (EXC10A)	Policies Map – Plymouth Policy Area	Coastal Change Management Area has been put on the Policies Map for South Hams but has been missed from the Policies Map for the Plymouth Policy Area	Correction of an error which was identified after submission.
AM313	M348 (EXC10Ai)	Policies Map	Addition of centre boundary for City Centre	Correcting an erroneous omission.
AM314	M349 (EXC10Ai)	Policies Map	Addition of centre boundaries / Primary Shopping Area boundaries for Village centres of the smaller town and larger villages	Correcting a gap as identified by the inspectors/
AM315	HM30 (EXD5v)	Policies Map	<i>Ivybridge town centre boundary to be aligned to neighbourhood plan boundary</i>	As discussed at the hearings. to ensure full alignment between the two plans
AM316	M318 (EXC10A)	Policies Map – Plymouth Policy Area Map 3 – Plymouth Green Space	Reduction of boundary of local green space allocation at Petersfield Close/Efford Crematorium	Correction of error which we had intended to correct before Submission
AM317	M317 (EXC10A)	Map 1	Removal of all proposed Marine Conservation Zones as they have no status. These are Erme Estuary, Devon Avon Estuary and Dart Estuary.	This is a correction to the Map.