

PLYMOUTH & SOUTH WEST DEVON JOINT LOCAL PLAN JULY 2016



Plymouth
Britain's Ocean City

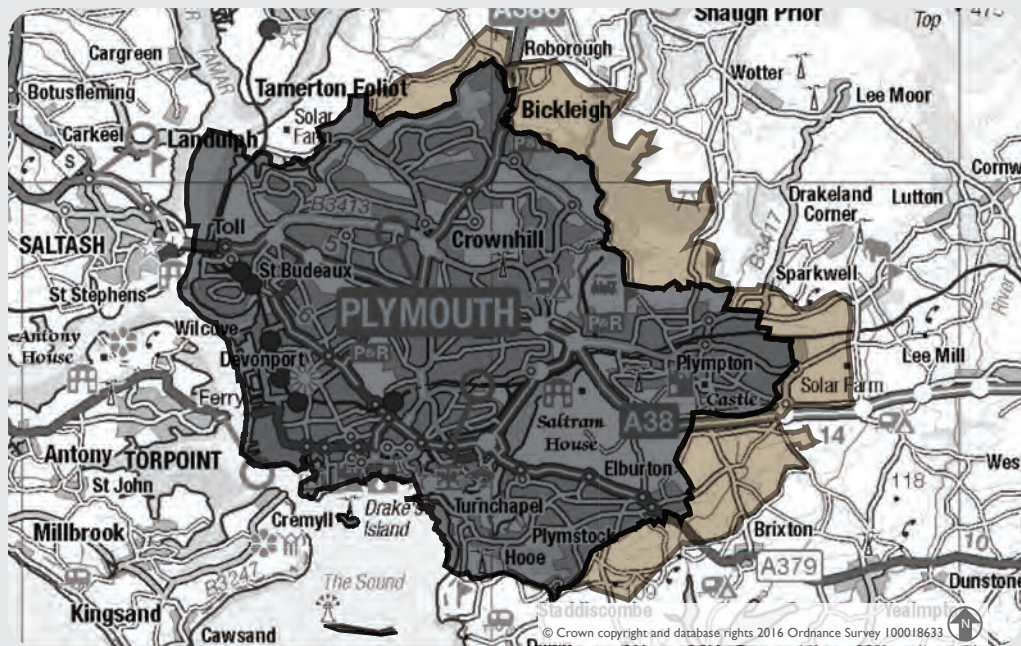
DECIDING HOW LAND IS USED IN PLYMOUTH AND SOUTH WEST DEVON

This consultation is all about the land in Plymouth, South Hams and West Devon (excluding Dartmoor National Park) and gives an indication of what Plymouth City, South Hams District and West Devon Borough Councils think with regards to:

- Which land should be developed over the next 20 years?
- Which land should be protected?

This consultation follows on from all previous work which has already been carried out separately by the three councils on the **Plymouth Plan**, **South Ham's 'Our Plan'** and **West Devon's 'Our Plan'**. Eventually they will be integrated to create a single strategy for the area entitled the Plymouth and South West Devon Joint Local Plan.

This booklet covers Plymouth and its surrounding area (see map below):



CONTENTS

PAGE

Finding your way around the consultation	02
How to make your comments.....	02
We need more homes but where should they go?.....	03
What else do we need to develop or plan for?.....	03
What sites could be developed?.....	04
How we assessed each site	04
Constraints.....	04
Protecting our green spaces	05
How are we meeting the regulations?	06
Other documents which will be available for comment.....	07
Site Assessments:	
0001-0078.....	08
0089-0146.....	09
0161-0191.....	10
0202-0273.....	11
0274-0310.....	12
0311-0381.....	13
0387-0411.....	14
0412-0590c.....	15
0728-0824.....	16
0824a-0852.....	17
0854-0876.....	18
0897-0912.....	19
0913-0946.....	20
0947-0958.....	21
0959-0967.....	22
0969-0977.....	23
0978-0985.....	24
0986-0993.....	25
0994-0999.....	26
APPENDIX I: Sites that have been rejected for development at this stage.....	27
APPENDIX II: Sites rejected from local green space nominations.....	29

FINDING YOUR WAY AROUND THE CONSULTATION

While this consultation is part of the development of the Plymouth and South West Devon Joint Local Plan, this document specifically looks at the land within Plymouth and its surrounding area, to see more details on the proposed changes to land within South Hams and West Devon please visit: www.southhams.gov.uk/jointlocalplan or www.westdevon.gov.uk/jointlocalplan

This booklet:

- Gives an explanation of **how we assessed the sites**
- Gives details on what could happen on each site and what the final Plan could say about them
- Lists the sites which have been rejected for **development**
- Lists the sites which have been rejected for **local green space**

There is also a map which shows:

- Every site which the Council considers may have potential to be developed, and the kinds of uses the site could be used for
- The spaces which the Council thinks could be **protected**

On the back of the map there is some information which sets out:

- What the **Plymouth Plan** says so far
- Information on the Joint Local Plan
- The three areas of Plymouth which will go through the most changes and suggests a vision to guide those areas

Please note: *This has been published to engage people in a discussion. No decisions have been made yet about the sites. The final allocations will be included in the draft Plymouth and South West Devon Joint Local Plan due for consultation in Autumn 2016.*

HOW TO MAKE YOUR COMMENTS

To make your comments on what the Council is proposing please:

- Visit our consultation portal online: www.plymouth.gov.uk/ppgetinvolved
- Email your response to plymouthplan@plymouth.gov.uk
- Write to us at: Strategic Planning and Infrastructure Service, Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ

Any questions please ring planning policy on **01752 305477**.

The final deadline for comments is **5pm, 12th August 2016**.



BRINGING THE PLAN TOGETHER - WHAT HAPPENS NEXT?

This engagement is giving you the chance to comment on key elements of the work we have been doing before we draw up our final draft of the Plymouth and South West Devon JLP. A great deal of work has been done and remains to be done to produce the plan, but your views are crucial to us moving forwards. Once we have produced our draft plan, it will be considered by the Full Councils of all three local authorities in October 2016, before being subject to a final round of formal consultation in November and December. Following this, the JLP will be sent to a Government Planning Inspector who will hold an Examination and address all outstanding objections.

Shortly after this Examination, if the Inspector believes the Plan is 'sound', the Councils will be given the go ahead to adopt the JLP.

WE NEED MORE HOMES BUT WHERE SHOULD THEY GO?

Housing is a real challenge for the city. We need to build **30,300** new homes between 2014 and 2034 in the Plymouth Housing Market Area, as the city grows **21,000** of these new homes will need to be found at Plymouth. Some of these new homes will be built in the 'urban fringe' – the area immediately around the city.

Over the last ten years we have delivered **8,575** homes, **92 per cent** of those have been on previously developed land. In Plymouth there are at present **645** dwellings under construction and there is consent for a further **4,740** dwellings which have yet to commence construction. In addition a further **5,180** dwellings have been consented at Sherford.



WHAT ELSE DO WE NEED TO DEVELOP OR PLAN FOR?

A growing population means that we need more services to keep the city running and to make sure it is a great place to live.

Infrastructure is important and includes the public systems, services and facilities that are necessary for economic and social activity, it includes roads, schools, telecommunications, power and water supplies, hospitals and play areas. Collectively these ensure Plymouth is a great place to live.

Infrastructure affects us every day. When the right infrastructure is in place and it works well, it goes unnoticed but nevertheless continues to contribute to economic growth and social wellbeing. When it doesn't work, it can have dramatic and serious implications.

If the right 'strategic' infrastructure is not in place at the right time, then this can delay or undermine the delivery of homes and jobs. Where the provision of infrastructure does not keep pace with new development, it can have significant negative impacts on local communities. This is why we are taking the provision of infrastructure very seriously in the Plan and supporting documents.

A comprehensive assessment of the city's infrastructure needs is taking place. The **Infrastructure Needs Assessment (PINA2016)** is an evidence based document, which will be used to inform decisions. It will demonstrate the Council's clear understanding of the city's infrastructure needs through to 2034. It will also provide an assessment of the funding required and therefore help to guide decisions on the Community Infrastructure Levy (CIL) and S106.

The Plan for Infrastructure and Investment will turn these identified infrastructure needs into a delivery plan that will coordinate and sequence the infrastructure required to enable delivery of the Plan's aspirations, and ensure local communities are not impacted negatively. It will also establish investment priorities, exploring alternative delivery and funding mechanisms, as well planning for contingencies.

WHAT SITES COULD BE DEVELOPED?

To decide which sites could be developed in the future the Council looked at its database of over **900** sites from various sources, including sites put forward by communities, developers and landowners. Several hundred sites did not require further assessment for a variety of reasons, including: some sites already had planning permission and some were already under construction or completed. Other sites were excluded because they were below the site size threshold (0.25ha) or because they were in current occupation and/or not available for development and unlikely to come forward. Altogether **340** sites were assessed which were put forward by communities, developers and landowners.

A total of **149** sites are being suggested as suitable for development. To see a list of sites which were put forward by communities, developers and landowners which have been rejected at this stage, please see **Appendix I**. Only those rejected sites which were suggested to Plymouth City Council and South Hams District Council in the most recent Call for Sites are shown in the appendix.

HOW WE ASSESSED EACH SITE

Every site which has been put forward for development has been **assessed by a planning officer** with a set methodology which resulted in a list of constraints for each site. These **constraints** have helped to inform what uses the Council is considering and will also help inform the specific details of any site allocation policies that are incorporated in the draft plan. We are interested to receive views on whether or not we have identified the correct constraints and what the implications of these should be for the sites and future policies.

For every site put forward for development on the map there is a **corresponding section** in the booklet which gives the:

- Site reference number
- Site address
- Whether the site is previously developed land
- Constraints which may influence the type/scale of development that takes place on the site as well as any measures that might need to be taken should development happen
- An indication of what the Council thinks should go on that site

CONSTRAINTS

	Constraint	Explanation
Existing and emerging policy constraints		
	Access to play space 600m	The site is not within 600m of a play space
	Access to high quality green space 400m	The site is not within 400m of a green space
	Access to bus stop, 400m	The site is not within 400m of a bus stop
	Economic importance	The site is of economic importance to the city
	Existing green space designation	The site is part of an already existing green space designation
	Sustainable linked communities	The site may be relatively disconnected from some important local services, for example, local shops and GP surgeries
Natural and Historic Environment		
	Natural Environment	The site may contain important greenspace features for example playing pitches, parks or allotments or the site may have landscape or agricultural value
	Nature Conservation	The site may contain important biodiversity features and/or be designated as one of the following: A Local Nature Reserve, a Site of Special Scientific Interest or a County Wildlife Site
	Historic Environment	The site may contain Listed Buildings, Scheduled Ancient Monuments or be in a Conservation Area.
Physical Limitations		
	Access/highways	The site has access issues which will need to be addressed
	Infrastructure	If the site is developed, there will need to be significant investment in transport and/or utilities infrastructure

CONSTRAINTS CONTINUED...

	Gradient/topography	The site has a challenging topography which may affect the potential for development
	Ground conditions	The site may be subject to difficult ground conditions for example geology, hydrogeology and hydrology which may affect the potential for development
	Flood Risk 2	The site is in flood zone 2
	Flood Risk 3	The site is in flood zone 3
	Hazardous risk	The site is within a potential hazardous risk zone for example the Ministry of Defence Safeguarding area, Health and Safety Executive safety zones around major hazard installations which may affect the potential for development
	Contamination/pollution	The site is likely to have contamination /pollution issues that would need to be addressed which may affect the potential for development
Other Constraints		
	Amenity – noise/air/nuisance	Development of the site might subject would be occupiers to noise/air pollution or nuisance from nearby existing uses
	Availability not confirmed	It is not confirmed that the site is available for development by the landowner or that the site is not subject to any legal or multiple ownership constraints

We are really keen to know what **you think** should happen on the sites. If you don't agree with a suggested site you are welcome to use these constraints, which were used by the council officers to assess the sites, to tell us why you think the suggested use is not appropriate. Or if there are other reasons why you think a site should not be considered for the types of development indicated in this booklet.

PROTECTING OUR GREEN SPACES

Green spaces are really important. They improve our health and wellbeing, are spaces to enjoy and they contribute to fantastic views around the city.

The Plymouth and South West Joint Local Plan will create site allocations for Strategic Green Spaces and designate local green spaces for protection. Having listened to all the comments so far in Plymouth this is what is suggested:

Local Green space designations: 168 sites were put forward by local people for local green space designation. The Council agree that **106** of these should be designated for protection. You can see these sites on the map. Plymouth City Council are also putting forward a further **109** sites as local green spaces because they fall under one of the following categories: Allotments, Cemeteries, Parks, County Wildlife Sites and Local Nature Reserves.

62 sites were not agreed. **11** of these were rejected because they fall within Strategic Green Infrastructure sites for which there will be detailed site allocations. These reasons sites have been rejected from Local Green Space designation are listed in the **Appendix II**.

Strategic Green spaces: Some natural spaces are strategically important for the whole city and the wider region. We are proposing the following strategic areas which will have allocations detailing the policies for these areas:

- Plymouth Sound & Tamar Estuaries European Marine Site
- Central Park
- Sherford Community Park
- Derriford Community Park
- Plym Valley
- Saltram Countryside Park

Trees: The Plan will protect Plymouth's special trees including Ancient Woodlands, Tree Protection Orders, Ancient Trees and Plymouth Pear Trees

Protecting biodiversity and the wider landscape: Looking after the wider landscape that makes Plymouth feel and look the way it does is important. The Council thinks that the Plan needs to protect the undeveloped coast and the cities relationship with designated landscapes such as our neighbouring Areas of Outstanding Natural Beauty and Dartmoor National Park.

You can explore the **evidence base** used to understand the landscape online and comment on the draft version of the Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment, available here:

www.plymouth.gov.uk/ppgetinvolved



HOW ARE WE MEETING THE REGULATIONS?

Plymouth City Council, South Hams District Council and West Devon Borough Council have been working on their respective Local Plans for some time:

- **The West Devon 'Our Plan'** went through a Regulation 18 consultation in May to June 2014 and reached Regulation 19 stage in February 2015 with consultation on a draft plan including an updated strategy, housing numbers, distribution and strategic allocations. This was supported by a Strategic Housing and Employment Land Availability Assessment (SHELAA) identifying potential sites for development.
- **The South Hams 'Our Plan'** had not reached such an advanced stage. It went through a Regulation 18 consultation in May-June 2014, and work has progressed on housing need and the identification of sites in a SHELAA.
- **The Plymouth Plan** has been through a number of ground-breaking consultation phases since 2012 when its Regulation 18 stage commenced, which are set out in the local development scheme (LDS). It has reached a stage where Part One of the Plymouth Plan (which sets out overarching strategy and strategic objectives, plus policies to show how the objectives will be met and a spatial strategy) was approved by the Full Council in September 2015. Part Two of the Plymouth Plan sets out the site allocations and designations to meet our needs. The LDS sets out that the Part Two work would progress through 2016, with an informal engagement on sites being considered for allocation and designation taking place in summer 2016. The Part Two work would then be amalgamated with the Part One plan to produce a single plan, and finalised for a pre-submission consultation in autumn/winter 2016. The plan would then be submitted in January 2017.

The three local authorities have now decided to combine these three plan processes into a single Joint Local Plan – the **Plymouth and South West Devon Joint Local Plan**. A joint LDS for the Joint Local Plan setting out a timetable which will mirror that set out in the Plymouth Plan LDS, and in accordance with timescales adopted by South Hams and West Devon, will be published shortly.

In order to align the three plan processes into a single Joint Local Plan, the West Devon Our Plan has reverted to the Regulation 18 stage, to match the fact that both the South Hams Our Plan and the Plymouth Plan were still formally in Regulation 18. Any representations made when the West Devon Our Plan was published as a pre-submission draft plan will be used as part of the development of the Joint Local Plan

Therefore, for the purposes of The Town and Country Planning (Local Planning) (England) Regulations 2012, this engagement is taking place under Regulation 18. It is the first time that a Regulation 18 engagement has taken place on the Joint Local Plan – albeit each local authority has previously engaged on what their individual local plans should contain.

We are therefore asking, under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012, for any comments or views you may have on what further areas of policy the Plymouth and South West Devon Joint Local Plan as described in the consultation material should contain.

OTHER DOCUMENTS WHICH WILL BE AVAILABLE FOR COMMENT:

- Draft Plymouth and Plymouth Urban Fringe Landscape and Seascape Assessment
- City Centre and Waterfront Strategic Master plans
- Growth Area Draft Visions
- Thriving Towns and Villages Sites Booklet
- The Plymouth Retail Study 2016
- Plymouth and South West Devon Joint local Plan - Establishing the 'Objectively Assessed Need' by PBA June 2016
- Plan for Managing Local Flood Risk

Please visit: www.plymouth.gov.uk/ppevidencebase to see a full list of the emerging evidence base.

Site Ref: 0001
Address: Civic Centre
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (mixed use refurbishment)...



Site Ref: 0003
Address: Colin Campbell Court
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (mixed use housing / retail)



Site Ref: 0020
Address: TAVR Centre, Prospect Place
Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0021
Address: MS05 Trinity Pier
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (cultural & arts)...



Site Ref: 0024
Address: Commercial, Elphinstone & Phoenix Wharfs, and land at Lambhay Hill
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (marine uses/leisure/hotel/residential)...



Site Ref: 0026
Address: Exeter Street
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (commercial & housing)...



Site Ref: 0071
Address: Land at St.Levan Gate
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (employment & parking)...



Site Ref: 0078
Address: Princess Yachts, South Yard
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT (marine)...



Site Ref: 0089

Address: R/O Acterna Way
Burrington Way

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0090

Address: Weston Mill sports pitches and car park

Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR COMMUNITY SPORTS AND LEISURE (enhanced sports and community facilities)...



Site Ref: 0100

Address: Former Woodlands School
Site Whiteleigh

Previously Developed Land: Yes

CONSTRAINTS

NONE

THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0116

Address: Embankment Boatyard,
Embankment Road

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (housing and marine employment)...



Site Ref: 0118

Address: Mount Gould Hospital

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (health and housing)...



Site Ref: 0138

Address: Former Western National site, Laira Bridge

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING / HOUSING LED MIXED USE (housing/hotel)...



Site Ref: 0141

Address: Plymouth Fish Market

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR FISH MARKET IMPROVEMENTS (exploring opportunities for complementary leisure use)



Site Ref: 0146

Address: Land East of Stenlake Terrace

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (self-build opportunity)...



Site Ref: 0161

Address: Plymouth Railway Station, Intercity House and Land Adjacent

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (railway improvements /university)...



Site Ref: 0171

Address: Home Park

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (stadium improvements/hotel/enabling development)...



Site Ref: 0173

Address: Land at Pennycomequick
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0186

Address: Land either side of Clittaford Road
Previously Developed Land: Yes

CONSTRAINTS

NONE

THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (housing/retail)...



Site Ref: 0186f

Address: Clittaford Road, Southway
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0187

Address: Looseleigh Lane
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0188

Address: Land at Crandon Close
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0191

Address: Christian Mill Business Park
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0202
Address: Land at Tamerton Foliot Road
Previously Developed Land: No

CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (incorporating green corridor)...

Site Ref: 0206
Address: The White Cottage and Holtwood, Plymbridge Road, Glenholt
Previously Developed Land: Yes

CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0232
Address: Pomphlett Industrial Estate
Previously Developed Land: Yes

CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (housing/retail)...

Site Ref: 0238
Address: Land at Moorcroft Quarry
Previously Developed Land: Yes

CONSTRAINTS

THIS SITE IS CONSIDERED FOR WASTE MANAGEMENT...

Site Ref: 0242
Address: Former Nursery, Haye Road
Previously Developed Land: Yes

CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (with cycleway provision)...

Site Ref: 0258
Address: Land off Darklake View
Previously Developed Land: No

CONSTRAINTS

THIS SITE IS CONSIDERED FOR EMPLOYMENT...

Site Ref: 0264
Address: Coombe Way & Kings Tamerton Road
Previously Developed Land: No

CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING (self build and extension to Ham Woods local nature reserve)...

Site Ref: 0273
Address: Land at Redwood Drive, Chaddlewood
Previously Developed Land: No

CONSTRAINTS

THIS SITE IS CONSIDERED FOR HOUSING...

Site Ref: 0274

Address: Turnchapel Wharves,
Turnchapel

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



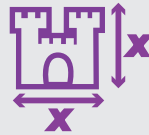
Site Ref: 0276

Address: Crownhill Fort
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HERITAGE LED REGENERATION
(visitor use, improvements to
visibility of site)...



Site Ref: 0287

Address: Motor Transport Section,
North Yard

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0297

Address: Tamar Valley School Barne
Barton

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0303b

Address: North Prospect redevelopment
phase 3

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0303c

Address: North Prospect redevelopment
phase 4

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0303d

Address: North Prospect redevelopment
phase 5

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0310

Address: Douglass House, Efford
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HEALTH HUB...



Site Ref: 0311

Address: Scout Hut, Delamere Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (with provision for new scout hut)...



Site Ref: 0325

Address: Foot Anstey Offices, Derrys Cross
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (housing)



Site Ref: 0327

Address: Leaves Yard, Windsor Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0344

Address: Plymouth Fruit Sales, Sutton Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE (office/housing/leisure)...



Site Ref: 0349

Address: Land to South of Cann House, Tamerton Foliot Road
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0362

Address: Land to west of Belliver Industrial Estate
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0379a (SH_04_03_08/13)

Address: Land at Woolwell
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (primary school and local community facilities as part of wider sustainable community in association with sites 0400a and 0409)...



Site Ref: 0381

Address: Plymouth Science Park Phase 6
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0387
Address: Bath Street West
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE. (housing and commercial uses)...



Site Ref: 0393
Address: Parkway Sports & Social Club, Ernesettle
Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR SPORTS IMPROVEMENTS...



Site Ref: 0395 (SH_49_09_14)
Address: Stoggy Lane
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (including primary school)...



Site Ref: 0400 (SH_04_04_08/13)
Address: Woolwell Extension
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (primary school and local community facilities as part of wider sustainable community in association with sites 0379a and 0409)...



Site Ref: 0403
Address: Cann Lodge, Tamerton Foliot
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0406
Address: BT Depot, Tamerton Foliot Road
Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0409 (SH_04_05_08/13)
Address: Woolwell
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (primary school and local community facilities as part of wider sustainable community in association with sites 0379a and 0400)...



Site Ref: 0411
Address: Valley Field East of Broadley Industrial Park, Roborough
Previously Developed Land: Yes

CONSTRAINTS

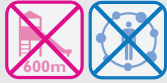


THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0412 (SH_04_10_08/13/16)
Address: Field East of Roborough Farm
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0413 (SH_04_02_13)
Address: Field East of Haxter Lodge
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0414 (SH_04_18_16)
Address: Field North of Roborough Farm
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0421
Address: Downham School
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0442
Address: Land north of Hazeldene Quarry
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 00587a
Address: Former Plymouth Airport
Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR AVIATION...



Site Ref: 0588
Address: Former Environ Factory, Ernesettle
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0590c
Address: Melville Building, Royal William Yard
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (hotel)...



Site Ref: 0728

Address: South West Water Site,
Glacis Park

Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING LED MIXED USE
(including commercial uses and incorporating green corridor)...



Site Ref: 0729

Address: Former Plympton Hospital
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0742

Address: Land at Riga Terrace
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0744

Address: Former Southway Primary School and Playing Fields

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0746

Address: St Levan Road Site
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0798

Address: UCP Marjon
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (education, sports, student accomodation)...



Site Ref: 0799

Address: Plymouth International Medical Technology Park
Previously Developed Land: Mixed

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (employment)...



Site Ref: 0824

Address: Mount Wise, Devonport
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0824a

Address: Mount Wise, Devonport
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0839

Address: Registry office, Lockyer Street
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE...



Site Ref: 0840

Address: Land at Staddiscombe Road/Goosewell Road
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING OR HOUSING LED MIXED USE (housing/small convenience store)...



Site Ref: 0842

Address: Stirling House, Honic-knowle Green
Previously Developed Land: Yes

CONSTRAINTS

NONE

THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0844

Address: Devonport, land at Paradise Road
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING OR OPEN SPACE...



Site Ref: 0845

Address: Fort Austin Depot
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR AN OPPORTUNITY FOR COMMUNITY USE...



Site Ref: 0846

Address: Woodland Fort
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR AN OPPORTUNITY FOR COMMUNITY USE...



Site Ref: 0852

Address: Estover Industrial Estate
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0854

Address: Adj. Drake Circus

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (Pavilion building - leisure / food and drink)...



Site Ref: 0855

Address: Toshiba Site, Northholt Road, Ernesettle

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0858

Address: Quality Hotel, land north of Cliff Road

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (hotel / housing)...



Site Ref: 0863

Address: Land south of Langley Crescent

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0864

Address: Land at Little Dock Lane, West Park

Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0865

Address: Southway Campus, Clittaford Road

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0866

Address: The Ship

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT (Reuse of listed building to support wider employment park function)...



Site Ref: 0876

Address: Ham Drive, Pennycross

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0897
Address: Elburton East Edge
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE...



Site Ref: 0899
Address: Royal Parade and Old Town Street
Previously Developed Land: Yes
CONSTRAINTS

NONE

THIS SITE IS CONSIDERED FOR MIXED USE (Retail led mixed use (opportunities for refurbishment and extension)...



Site Ref: 0900
Address: Royal Parade and East of Armada Way
Previously Developed Land: Yes
CONSTRAINTS

NONE

THIS SITE IS CONSIDERED FOR MIXED USE (Retail led mixed use (opportunities for refurbishment and extension)...



Site Ref: 0903
Address: Charlton Crescent
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0906
Address: South Yard
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT (marine employment)...



Site Ref: 0908
Address: Drakes Island
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HERITAGE LED REGENERATION (with controlled community access)...



Site Ref: 0909
Address: Richmond Walk
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (marine employment)...



Site Ref: 0912
Address: Land East of Ernesettle Lane
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0913

Address: Woodvale Nurseries, Truro Drive

Previously Developed Land: Yes

CONSTRAINTS

NONE

THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0916

Address: Stonehouse Car Park
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR CAR PARKING (relating to Royal William Yard)...



Site Ref: 0917

Address: Land North of Lake View Close

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (with accessible green space improvements; or retain as green space)...



Site Ref: 0924

Address: Duke Street
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR CAR PARKING...



Site Ref: 0935

Address: Novacold Factory
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0939

Address: Chelson Meadow Recycling Centre
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR WASTE MANAGEMENT...



Site Ref: 0942

Address: Land at Stuart Road/Victoria Park
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0946

Address: Errill Retail Park, Plymouth Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING/MIXED USE (housing/health, as alternative to retail)...



Site Ref: 0947

Address: Milehouse Bus Depot
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (employment/transport)...



Site Ref: 0948

Address: Land south of Stoggy Lane
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



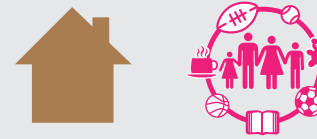
Site Ref: 0949

Address: Brickfields Recreation Ground
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HUB FOR SPORTING EXCELLENCE (with enabling housing)...



Site Ref: 0950

Address: Vets and finance services office, Central Park
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR SPORTS RELATED DEVELOPMENT...



Site Ref: 0953

Address: Land West of Ernesettle Lane
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR SPORTS/ARTIFICIAL GRASS PITCH...



Site Ref: 0954

Address: Fields to North of St Budeaux, A38 Junction
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (as part of a wider comprehensive scheme)...



Site Ref: 0956

Address: Open Space at Plympton House
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (with open space improvements/access to registered park and garden)...



Site Ref: 0958

Address: Site off Weston Mill Lane
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR GYPSY & TRAVELLER SITE (within green space area)...



Site Ref: 0959
Address: PML site, Leigham Street
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING/HOUSING LED MIXED USE...



Site Ref: 0960 (SH_49_18_16 SH_49_19_16, SH_49_20_16)
Address: Langage extensions
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0961
Address: Mayflower Street West
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (commercial/housing)...



Site Ref: 0962
Address: Mayflower Street East
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (office/student accommodation)...



Site Ref: 0964
Address: New George Street West
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (retail/housing)...

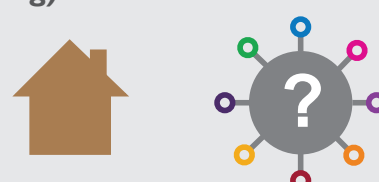


Site Ref: 0965
Address: Bath Street East
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (arena/commercial/housing)...



Site Ref: 0966
Address: Playing pitch adj. Western National site
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE/HOUSING...



Site Ref: 0967
Address: Land at Sutton Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE - HOUSING/EMPLOYMENT...



Site Ref: 0969

Address: Land behind Marett Road, St Budeaux

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR COMMERCIAL OR MIXED USE OPPORTUNITY



Site Ref: 0971

Address: MDEC Central Park Avenue

Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0972

Address: Social Club Site, Milehouse Bus Depot

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0973

Address: Open space near Manadon Junction

Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR SPORTS/ARTIFICIAL GRASS PITCH



Site Ref: 0974

Address: Royal Assurance site, Armada Way

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (retail/housing)...



Site Ref: 0975

Address: Savage Road, Barne Barton

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING REGENERATION AREA (as proposed in draft Barne Barton Neighbourhood Plan)...



Site Ref: 0976

Address: Bull Point Barracks

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT (employment and training, as proposed in draft Barne Barton Neighbourhood Plan)...



Site Ref: 0977

Address: Cornwall Street East

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (retail/housing)...



Site Ref: 0978

Address: Cornwall Street West
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (commercial/housing)...



Site Ref: 0979

Address: Seventrees, Baring Street, Greenbank
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0980

Address: Plymouth University
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR UNIVERSITY IMPROVEMENTS...



Site Ref: 0981

Address: Elburton (Land at Candish Drive)
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



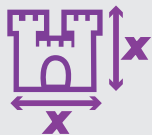
Site Ref: 0982

Address: North Hill/Tavistock Place
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HERITAGE LED REGENERATION (History Centre)...



Site Ref: 0983

Address: Tavistock Place
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (education/commercial/housing)...



Site Ref: 0984

Address: Land North of Broadley Park Road
Previously Developed Land: No

CONSTRAINTS

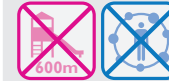


THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0985 (SH_04_14_14)
Address: Land West of Broadley Park Road
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0986 (SH_04_13_14)
Address: Land North of Belliver Way Industrial Estate
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0987
Address: Land North of Tamerton Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0988
Address: Land South of Roborough House
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR EMPLOYMENT...



Site Ref: 0989
Address: Land North of Clittaford Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0990
Address: Land at Keyham Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0991
Address: North West Quadrant, Derriford Business Park, former Seaton Barracks Parade Ground and sites on Brest Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE (new commercial centre for north of Plymouth, including; district centre, health, employment, housing and community uses - area regeneration opportunity)...



Site Ref: 0992
Address: Land at Mowhay Road/Coombe Farm
Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR GREEN SPACE IMPROVEMENTS (incorporating gypsy & traveller site)...



Site Ref: 0993
Address: Land adjacent to Plumer Road
Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS PROPOSED FOR HOUSING...



Site Ref: 0994

Address: Land off Newnham Road, Colebrook

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING...



Site Ref: 0995

Address: Former China Clay site, Coypool

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR HOUSING (to be delivered as part of a masterplanned scheme for site as a whole, incorporating green space areas)...



Site Ref: 0996

Address: Land at Outland Road Depot

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR MIXED USE - SPORTS AND LEISURE...



Site Ref: 0997

Address: Agaton Fort

Previously Developed Land: Yes

CONSTRAINTS



THIS SITE IS CONSIDERED FOR OPPORTUNITY FOR COMMUNITY USE...



Site Ref: 0999

Address: Chittleburn Hill

Previously Developed Land: No

CONSTRAINTS



THIS SITE IS CONSIDERED FOR PARK AND RIDE...



APPENDIX I: Sites rejected for development at this stage

Site Ref.	Site Address	Reasons for rejection
0081	Victoria Snooker Centre, Victoria Road	Site size below SHELAA threshold (0.25Ha)
0150	1 Woodland Terrace, Greenbank Road	Site size below SHELAA threshold (0.25Ha)
0216	Hilltop Garage, Austin Crescent	Site size below SHELAA threshold (0.25Ha)
0314	Car Park North Hill	Site size below SHELAA threshold (0.25Ha)
0587a	Former Plymouth Airport	Policy constrained - safeguarded for future aviation uses therefore other forms of development
0730a	Land off Plymbridge Road	Policy constrained - landscape, historic environment, sustainable linked communities
0837	Weston Mill Civic Amenity Site	Site size below SHELAA threshold (0.25Ha)
0838	Plympton Police Station	Physically constrained - flood risk
0841	Exchange Street Car Park	Site size below SHELAA threshold (0.25Ha)
0843	Corner of Weston Park Road/Outland Road	Site size below SHELAA threshold (0.25Ha)
0849	Land at Amados Hill, Merafield	Policy constrained - greenspace value
0879	Land off Sherford Road	Policy constrained - greenspace value, wildlife corridor
0891	Land off Belliver Way	Policy constrained in part - loss of playing pitch; remainder of site considered acceptable in principle by virtue of planning policy
0892	Sites at Jennycliff (land adjacent to Stamford Lane)	Policy constrained - greenspace value
0893	Sites at Jennycliff (land south of Lalebrick Road)	Policy constrained - greenspace value
0894	Sites at Jennycliff (land east of Jennycliff Lane and South of Lalebrick	Policy constrained - greenspace value
0895	Sites at Jennycliff (land east of Jennycliff Lane)	Policy constrained - greenspace value
1000	Martin's Gate Car Park	Site size below SHELAA threshold (0.25Ha)

SH_04_08_13	Land at Whiston Farm, Whitsoncross Lane, Tamerton Foliot	Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
SH_04_11_08/13	Land off Allern Lane, Tamerton Foliot	Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
SH_04_12_14	Land at West Trehills, Tamerton Foliot	Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
SH_04_15_16	Leigh Farm, Roborough	Policy constrained - Strategic GI Asset, ancient woodland, therefore identify as greenspace associated with Woolwell Extension
SH_04_09_08/13	Land north east of Haxter Lodge, Roborough	Policy constrained - part of the site within AONB has been rejected
SH_07_07_08/13	Land between Brixton and Elburton	Policy constrained - sustainable linked communities, access, wildlife designation, flood zone to north, strategic location of development in the urban fringe
SH_07_14_16	Dodovens Farm, Chittleburn Hill, Brixton	Policy constrained - landscape, sustainable linked communities, strategic location of development in the urban fringe
SH_49_06_08/13	Land at Old Newnham, Plympton	Policy constrained - landscape, not well related to services and facilities, listed buildings, flooding
SH_49_05_08/13	8 Larch Grove, Plympton	Policy constrained - sustainable linked communities, landscape, not well related to services and facilities, mineral consultation zone
SH_04_08_13	Land at Whiston Farm, Whitsoncross	Policy constrained - landscape, highways, wildlife, strategic location of development in
SH_04_11_08/13	Land off Allern Lane, Tamerton Foliot	Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.

SH_04_12_14	Land at West Trehills, Tamerton Foliot	Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.
SH_04_15_16	Leigh Farm, Roborough	Policy constrained - Strategic GI Asset, ancient woodland, therefore identify as greenspace associated with Woolwell Extension
SH_04_09_08/13	Land north east of Haxter Lodge, Roborough	Policy constrained - part of the site within AONB has been rejected
SH_07_07_08/13	Land between Brixton and Elburton	Policy constrained - sustainable linked communities, access, wildlife designation, flood zone to north, strategic location of development in the urban fringe
SH_07_14_16	Dodovens Farm, Chittleburn Hill, Brixton	Policy constrained - landscape, sustainable linked communities, strategic location of development in the urban fringe
SH_49_06_08/13	Land at Old Newnham, Plympton	Policy constrained - landscape, not well related to services and facilities, listed buildings, flooding
SH_49_05_08/13	8 Larch Grove, Plympton	Policy constrained - sustainable linked communities, landscape, not well related to services and facilities, mineral consultation zone
SH_04_08_13	Land at Whiston Farm, Whitsoncross Lane, Tamerton Foliot	Policy constrained - landscape, highways, wildlife, strategic location of development in the urban fringe.

APPENDIX II: Sites rejected from Local Green Space Nominations

Site name	Reason for rejection
Amados Hill and Hardwick Woods	Protection provided under Strategic Green Space
Bath Street / Union Street	Highways land is not demonstrably of local significance
Bircham Wood (Ancient Woodland)	Protection provided under Strategic Green Space
Boringdon Fields	Extensive tract of land
Boringdon Primary School Playing Fields	School fields are not open to the community – not demonstrably of local significance
Brickfields	The site is being considered for housing and/or playing pitches
Brockhole / Binicliff Woods (Ancient Woodland)	Protection provided under Strategic Green Space
Cann Lodge	Not demonstrably of local significance
Careswell Avenue	Highways land is not demonstrably of local significance
Central Park	Protection provided under Strategic Green Space
Central Park Allotments	Protection provided under Strategic Green Space
Church Close	Highways land is not demonstrably of local significance
Conway Gardens	Highways land is not demonstrably of local significance
Drake's Island	Site is not close to a local population
Former Blue Monkey Pub	Highways land is not demonstrably of local significance
Glen Road Verge	Highways land is not demonstrably of local significance

Greenacres Recreation Ground	School fields are not open to the community – not demonstrably of local significance
Hardwick Wood (Ancient Woodland)	Protection provided under Strategic Green Space
Hatshill / Holt Woods, Plym Valley (Ancient Woodland)	Extensive tract of land
Heles School Playing Fields	School fields are not open to the community – not demonstrably of local significance
Hunter Close Open Space	Protection provided under Strategic Green Space
Land at Ernesettle (Individual field)	The site is being considered for 3G playing pitches
Land at Peirson House	Private garden, not demonstrably of local significance
Land North of Coombe Lane	Extensive tract of land
Land off Coombe Lane	Extensive tract of land
Land off Embankment Lane / Bridge Road	Site is brownfield not green space
Land off Lower Street	Highways land is not demonstrably of local significance
Land to east of Tothill Road viaduct bridge	Site has planning permission
Land to North of Elford Crescent	Extensive tract of land
Land to North of White Cross Court	Highways land is not demonstrably of local significance
Land to North West of Tamerton Foliot	Extensive tract of land
Land to south of Lisson Grove	Railway land is not demonstrably of local significance
Land to South of Pinewood Close	Highways land is not demonstrably of local significance

Larkham Lane Square	Highways land is not demonstrably of local significance
Larkham Lane Triangle	Highways land is not demonstrably of local significance
Long Meadow / South View Park	Highways land is not demonstrably of local significance
Manadon Roundabout to Donnington Drive	Highways land is not demonstrably of local significance
Marsh Mills Playing Field	School fields are not open to the
Mount Batten, Jennycliff and Staddiscombe	Extensive tract of land
Mowhay Road	Small parcel of private land, not demonstrably of local significance
North of Woodford and Boringdon Fields	Extensive tract of land
Oakapple Close Oval	Highways land is not demonstrably of local significance
Old Cattedown Railway Line	Railway land is not demonstrably of local significance
Paradise Road	The site is being considered for housing and/or playing pitches
Park Close Oval	Highways land is not demonstrably of local significance
Plympton St Maurice Conservation Area (Eastern	The site is being considered for housing
Rashleigh Avenue	Highways land is not demonstrably of local significance
Ridgeway School Playing Fields	School fields are not open to the community – not demonstrably of local significance
Saltram Wood (Ancient Woodland)	Protection provided under Strategic Green Space

Sellars Acres (Ancient Woodland)	Protection provided under Strategic Green Space
St. Margaret's Road Triangle	Highways land is not demonstrably of local significance
Stoggy Lane / Hemerdon Heights	Highways land is not demonstrably of local significance
Stonehouse Pool and Mudflats	Marine Area, not terrestrial
The Orchard Garden, 201	Private garden, not demonstrably of local
Waddon Close	Highways land is not demonstrably of local significance
Weston Mill Lane	Small parcel of private land, not demonstrably of local significance
Weston Park Road to Churchill Way	Not a green space. Potential PROW being investigated
Wixenford Wood (Ancient Woodland)	Protection provided under Strategic Green Space
Woodford Avenue Triangle	Highways land is not demonstrably of local significance
Woodford Green	Highways land is not demonstrably of local significance
Woodford Primary School Playing Fields	School fields are not open to the community – not demonstrably of local
Woodford Wood (Ancient Woodland)	Protection provided under Strategic Green Space



**West Devon
Borough
Council**

**Strategic Planning and
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**West Devon Borough Council
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Drake Road
Tavistock
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