

chapter 15 **Community Health, Safety and Well-being**

To improve health, well-being and social care of local people, reduce inequalities and help people at all stages of their life to enjoy the best possible health.

To reduce social inequalities, renew disadvantaged neighbourhoods, protect the vulnerable and ensure access for all members of the community to services and opportunities.

To reduce crime and disorder and fear of crime amongst young people.

To stimulate participation in cultural pursuits, promoting creativity and extending opportunities for people to experience high quality recreational and leisure activities.

Community Health, Safety and Well-being

Introduction

15.1 This section sets out how healthcare, sport, active recreation and community safety will change over the LDF period. The task of the LDF is to set a spatial planning framework which will facilitate positive improvements to the city's health, safety and well-being and support the achievement of the city's vision. Plymouth's Health Authorities and the University of Plymouth have major proposals to improve the city's health facilities. The Council is preparing a Playing Pitch Strategy, a Sports Facilities Strategy and a Green Space Strategy to identify shortfalls in provision and to guide investment. The Council has also adopted a Crime and Disorder Reduction Strategy that sets out to reduce crime and fear of crime. These initiatives will be outlined in this section and their spatial planning requirements identified.

Context

15.2 Health, well-being and safety are major issues on the national agenda, and are closely interrelated. Health is about more than access to medical treatment and services. It is about lifestyle, including routine exercise and fitness for all ages and interests. It is also about living in a safe environment and feeling part of the community. Major development proposals such as large mixed-use areas or urban extensions should have regard to the potential health impacts of the proposal.

15.3 The draft Regional Spatial Strategy identifies high level policies to ensure that these issues are adequately addressed in LDFs, and contains a specific requirement for all major developments to be subject to a health impact assessment. Specific to Plymouth, it identifies the need for the creation of regionally significant recreational facilities, linked to leisure and commercial facilities in the City Centre.

15.4 Plymouth's exceptional natural setting and wealth of open spaces provides a wonderful stage and a range of opportunities for outdoor recreation and leisure. Plymouth also offers a number of managed indoor and outdoor sport and recreation facilities for active and competitive sports, including the Mayflower Centre (Central Park), the Brickfields (Devonport) and the Manadon Football Development Centre.

15.5 In comparison to the rest of the United Kingdom, the health and well-being of people who live in the South West is very good. Health in Plymouth is also good overall, but there are significant variations in health levels within the city, with some neighbourhoods experiencing worrying levels of poor health.

15.6 The South West has one of the lowest crime rates in England. The rates, however, are significantly worse in Plymouth than in the surrounding rural areas, particularly in some of the city's priority neighbourhoods.

15.7 The design and layout of the built environment can help to reduce crime, fear of crime and antisocial behaviour. A contributory factor to improving safety is to create and sustain a 'sense of place', where people take pride in their surroundings. Designing out crime and designing in community safety should be a core principle in planning any new development as well as in helping to reduce crime and the fear of crime in existing developments.

Approach

15.8 Plymouth's Sports Plan 2020 sets out a vision to support participation in sport and recreational activity for all members of the community. Young people in particular are identified as a 'target group' to focus resources on.

15.9 In order to implement the Sports Plan 2020 there has been a need for a more coordinated and strategic approach to managing the city's sports facilities, as well as investment in improving facility provision. The Council's Sports Facilities Strategy (in preparation) sets out to do this by proposing a number of actions and recommendations. This will include major proposals to improve and enhance sports and recreation provision in Central Park, the Brickfields and Manadon; proposals to improve sports facilities at schools; to improve provision for water sports and to improve sports facilities at Plymouth's sports colleges (Plymstock School and Sir John Hunt Community College).

15.10 The Council's draft Playing Pitch Strategy 2006 – 2016 assesses the current and future predicted supply of, and community demand for, playing pitches for cricket, football, hockey and rugby union. It identifies current and predicted future shortfalls of pitches, and makes recommendations as to how these shortfalls can be addressed. It sets out local standards for playing pitch provision based on assessment of current and future need and demand. Local standards are set out for Plymouth as follows:

- City (north) – 0.6 hectares / 1000 population
- City (south) – 0.6 hectares / 1000 population
- City (east) – 1 hectare / 1000 population.

15.11 These standards will be used to assess any development proposal that affects playing pitch provision, and to assess the need for new provision generated by new development. The strategy identifies a need for a new floodlit, sand-dressed synthetic turf pitch suitable for hockey in the east of the city; 26 additional junior football pitches, three cricket pitches and 3 rugby pitches by 2016.

15.12 The Council will also be producing a Green Space Strategy that will identify proposals for the management of the city's green spaces to improve the quality of provision as well as set local standards for open space provision. A Children's Play Strategy will also be produced.

15.13 The Plymouth Area Health Community's Vanguard Health Project aims to modernise and redesign health services for the area. The project includes plans to modernise and re-build a significant part of Derriford Hospital as an Emergency and Specialist Services Centre, and to build a new Planned Care Centre for routine operations, treatments and diagnosis on Plymouth International Medical and Technology Park. Both projects are planned for completion during the plan period.

15.14 The Plymouth Primary Care Trust aims to modernise and improve Plymouth's primary health care facilities through the LIFT initiative (Local Improvement Finance Trust) and through working closely with local GPs on developments and improvements using other funding methods. Mount Gould Hospital will be upgraded into a 60-bed Local Care Centre and two new Primary Care Centres will be built – one for the East End as part of a new Community Village and one for Ernesettle (now completed). Further initiatives will involve providing for new GP premises where current provision is inadequate, for example in areas such as North Plymstock which will experience significant new housing development during the LDF period. Where appropriate, primary health care can be provided as part of the extended schools agenda.

15.15 One further planned investment in health care for the city will be the Peninsula Dental School which has been established as a partnership between the Universities of Exeter and Plymouth and the NHS in Devon and Cornwall. New teaching facilities and community based surgeries are proposed at the Plymouth University Campus site, Devonport and in the Derriford area.

15.16 Plymouth's Crime and Disorder Reduction Strategy 2005-08 (Towards a Safer City) sets out a number of priorities for reducing crime and fear of crime including:

- To reduce anti-social behaviour and associated crime, and
- To reduce violent crime in public places.

15.17 The LDF can contribute to these priorities by helping to reduce the opportunity for and incidence of crime and to help reduce the fear of crime. The policies and proposals of this LDF seek a practical and co-ordinated approach to the problems of safety and security for people and properties.

Strategic Objective and Policies

Strategic Objective 15

Delivering Community Well-being

To set a spatial planning framework for the improvement of the city's community health, safety and well-being for everyone. This will be achieved through:

1. Protecting and improving the city's sport and leisure facilities through supporting the implementation of the city's Sports Plan 2020, the Sports Facilities Strategy and the Playing Pitch Strategy so as to promote healthy and active lifestyles.
2. Development of the Life Centre at Central Park.
3. Safeguarding and improving the diverse leisure and recreation needs of the whole community.
4. Protecting and enhancing the city's parks and open spaces as amenity and recreation spaces by supporting the implementation of the city's Green Space Strategy.
5. Improving the city's healthcare facilities by supporting the implementation of the Vanguard Health Project, the LIFT initiative, other GP-led initiatives and the Peninsula Dental School.
6. Safeguarding and providing for other key community infrastructure, including community meeting places and places of worship
7. Ensuring that the potential health impacts of development are identified and addressed at an early stage in the planning process.
8. Making Plymouth a safer place by requiring new development to incorporate good design that will help to reduce crime and the fear of crime, avoiding gated communities.

Targets

Progress towards achieving this goal will be measured by the following targets:

1. A reduction in the % of Plymouth's residents and visitors who feel unsafe outside on the streets by day or night.
2. Delivery of new investment in healthcare infrastructure.

Policy CS30

Sport, Recreation and Children's Play Facilities

To enhance the city's sport and recreation facilities by delivering major new facilities at the following locations:

1. Central Park Life Centre – which will be an outstanding venue for sport, active recreation, health, arts, education and the environment.
2. Manadon – continuing improvements to football and cricket pitch facilities.
3. Devonport Brickfields – new rugby, athletics and community sports facilities.

New residential development will be required to make appropriate provision for sport, recreation, open space and children's play to meet the needs of the development.

Development proposals for new sport, recreation and children's play facilities, or for the enhancement / replacement of existing facilities, will be permitted provided that:

- a. There is no demonstrable harm from noise, lighting, transport or environmental impacts.
- b. The development contributes to meeting identified shortfalls in provision or to enhancing the quality of provision of sport / leisure facilities.
- c. The development is accessible by sustainable transport modes.
- d. Where appropriate, the development contributes to wider open space objectives.

There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that there is currently an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development.

15.18 This policy aims to protect existing provision and improve the city's sport / leisure and play provision by supporting the implementation of the city's Sports Plan 2020, the emerging Sports Facilities Strategy, the Playing Pitch Strategy and the emerging Green Space Strategy and Children's Play Strategy. It also seeks to ensure that new provision is forthcoming as the city grows.

- Through protection of existing facilities to meet current and future need and demand.

15.19 This policy will be implemented through the normal planning process and in the following ways:

- Through the identification of sites in other Development Plan Documents to support the implementation of the Sports Plan 2020, the emerging Sports Facilities Strategy, Playing Pitch Strategy and emerging Green Space Strategy
- Through the identification of sites to meet additional need generated by new development. In particular, proposals for new facilities will be included in the following AAPs – North Plymstock; Sherford and Derriford / Seaton. The Central Park AAP will set out proposals for the Life Centre

Policy CS31 Health Care Provision

To improve the health of the city through requiring all major development proposals to be subject to Health Impact Assessment, and through the development of new and enhanced health care facilities in the following general locations:

1. Mount Gould –Local Care Centre.
2. East End – Primary Care Centre and GP surgery.
3. Derriford – Vanguard Health Project and the Peninsula Dental School community surgery.
4. Devonport – Peninsula Dental School community surgery.

Proposals for new health care facilities should be well related to public transport infrastructure, and should provide high standards of accessibility to all sectors of the community.

Proposals involving the loss of health care facilities will be permitted only where adequate alternative provision is made to meet the needs of the community served by the facility.

15.20 This policy aims to improve health and the quality of health care in the city. All major development proposals should have regard to Health Impact Assessments in order to identify and address the potential health impacts of the proposal. Additionally, new investment in health care infrastructure is required. In this respect, policy supports the Vanguard and LIFT health care initiatives, other GP-led initiatives and the Peninsula Medical and Dental Schools. It also aims to ensure that new facilities are provided as the city grows.

15.21 This policy will be implemented in the following ways:

- Through identification of sites to support implementation of the Vanguard project, the LIFT initiative, GP-led initiatives and the Peninsula Dental School
- Proposals to support the Vanguard project will be set out in the Derriford/Seaton AAP
- Proposals to support the Peninsula Dental School will be set out in the Devonport and Derriford / Seaton AAPs
- Through the consideration of planning applications.



Policy CS32 Designing Out Crime

To reduce opportunities for crime and the fear of crime by requiring all new development to incorporate good design principles, including:

1. Providing places with well defined routes, spaces and entrances that provide for convenient movement without compromising security.
2. Providing adequate natural surveillance (overlooking) of adjacent streets and spaces.
3. Ensuring that all new developments are designed to make crime difficult to commit by increasing the risk of detection.
4. Creating a sense of ownership by providing a clear definition between public and private spaces.
5. Promoting activity that is appropriate to the area, providing convenient access and movement routes.
6. Providing where necessary for well designed security features.
7. Providing places that are designed with management and maintenance in mind, to discourage crime in the present and the future.
8. Avoiding the creation of gated communities.

15.22 This policy seeks to ensure that all new developments are designed to reduce opportunities for crime by following design guidance. It also seeks to avoid the creation of gated communities.

15.23 This policy will be implemented through the normal planning process and through the application of design guidance in the Design Supplementary Planning Document.

Key Sources:

- Safer Places: The planning system and crime prevention
- Draft Playing Pitch Strategy (2006) – City Council
- Sports Plan 2020 (2001) – City Council
- Towards a Safer City – Plymouth crime and Disorder Reduction Strategy 2005-08 – Plymouth Community Safety Strategy



chapter 16

Managing the Impacts of Development

Maintaining a clean and sustainable environment - to create a more attractive environment that is safe, clean and tidy as well as being a more healthy and diverse natural environment.

Promoting inclusive communities - to reduce social inequalities, renew disadvantaged neighbourhoods, protect the vulnerable and ensure access for all members of the community to services and opportunities.

Managing the Impacts of Development

Introduction

16.1 The preceding policies in this Core Strategy set out a framework to deliver the spatial vision for the future of the city. They will help to shape the city's direction and rate of growth, use of land and form of development.

16.2 This section of the Core Strategy is concerned with achieving the right balance between, on the one hand, delivering on the city's development agenda, and on the other hand, mitigating the impact of development and protecting those aspects of the natural and built environment which are of acknowledged importance and which contribute to creating a liveable city which makes best use of its natural assets.

16.3 The Council's approach to managing the impact of developments is to set a small number of criteria based policies which highlight the key issues that need to be considered in relation to all planning applications, and in relation to the negotiation of planning agreements. These policies aim to strike the balance between providing certainty and flexibility - such that commercial operators, home owners, and all those making development decisions are given an appropriate level of guidance but without prescription. Where prescription or further detailed guidance is considered to be appropriate, this will be dealt with through the preparation of additional Development Plan or Supplementary Planning Documents.

16.4 These policies will help to ensure that development takes places in a "sustainable" manner – having regard to the environmental, social and economic impacts.

Planning Obligations

16.5 New development often creates a need for additional or improved community services and facilities without which the development could have an adverse effect upon amenity, safety, or the environment. Planning obligations are legally binding agreements between a local authority and a developer / landowner and are the means through which these deficiencies are mitigated.

16.6 Planning obligations, also known as Section 106 agreements, provide a means of enabling people with an interest in land to either reach an agreement with the local planning authority, or enter into a unilateral undertaking, to:

- Restrict the development or use of the land in a specified way
- Require specified operations or activities to be carried out in, on, under or over the land
- Requiring the land to be used in a specified way, or
- Require a sum or sums to be paid to the authority on a specified date, dates or periodically.

16.7 Advice on the use of planning obligations is contained within Circular 05/2005. This advises that high level planning obligation policies should be included in LDF documents, with the detail being set out in a Supplementary Planning Document. This is consistent with the approach being taken by the Council.

16.8 The wide range of matters that will be covered by obligations include:

- Affordable housing
- Education provision
- Community facilities and community safety
- Local labour and training initiatives
- Commuted payments for maintenance of facilities provided
- Highway infrastructure
- Pedestrian, cycleway, and public transport initiatives
- Nature conservation and wildlife mitigation measures, including in relation to the coastal environment
- Public art
- Public realm provision
- Recreation provision, including public open space, play and sports provision
- Offsetting carbon emissions through contributions to renewable energy or energy efficiency schemes / measures.

Policies

Policy CS33

Community Benefits / Planning Obligations

Where needs arise directly as a result of development, the Council will seek to secure planning obligations or agreements pursuant to Section 106 of the Town and Country Planning Act 1990 that make a positive contribution to creating a city of sustainable linked communities. Through such obligations and agreements, the Council will seek to ensure that development proposals:

Meet the reasonable cost of new infrastructure made necessary by the proposal, including transport, utilities, education, community facilities, health, leisure and waste management.

Where appropriate, contribute to the delivery of strategic infrastructure to enable the cumulative impacts of developments to be managed in a sustainable and effective way and support the delivery of the City Vision.

3. Offset the loss of any significant amenity or resource through compensatory provision elsewhere.
4. Provide for the ongoing maintenance of facilities provided as a result of the development.

16.9 This policy sets the overarching framework in relation to the negotiation of planning obligations and agreements. It is important that development contributes positively to the city and impacts are appropriately managed. In some cases, this may even include contributing to an “infrastructure capital pot” to ensure that cumulatively developments deliver solutions to enable the city to grow in a sustainable manner, whilst at the same time contributing positively to the City Vision.

16.10 A Supplementary Planning Document will be prepared to amplify the policy, identify priorities and assist in speeding up the processes of preparing the agreements. It will, for example, identify how specific contributions will be determined, as well as advising on procedural matters and identifying model “heads of terms” for legal agreements. In addition, the site specific proposals in the Sustainable Neighbourhoods (Key Site Allocations) DPD, Area Action Plans and other local development documents will set out the priority requirements in relation to individual proposals.

16.11 In implementing this policy and determining priorities for negotiating a planning obligation or agreement, the policy tests as contained in Circular 05/2005 will be applied, and in doing so the Council will have regard to:

- Key strategic issues. In support of the vision, aims and objectives of the Local Strategic Partnership’s Community Strategy as articulated in the Council’s Corporate Plan and the Core Strategy (including any strategically significant projects, such as

the Life Centre at Central Park, and major transport initiatives)

- Key local needs. – as identified through community and evidence base documents such as Community Planning Studies, Sustainable Neighbourhood Assessments, local housing needs studies, playing pitch and sports facilities studies, education plans and other evidence base documents relating to the needs of specific neighbourhoods of the city.

16.12 It is important that development costs, including the cost of implementing planning agreements should not prejudice development that supports the Council’s aspiration to see the regeneration and improvement of the city. If it is claimed that a development is unable to support the costs of a planning obligation (other than those essential to allow the development to proceed) then this could be the subject of negotiations. In such cases, the developer will have to demonstrate non viability via an “open book” approach. Normal development costs, and the costs of high quality building, materials, and urban design considerations are universally applicable, and will not be allowed for in negotiations to reduce planning obligations.

16.13 Planning agreements will be drafted by the Council, and where appropriate based on model heads of terms which will be agreed with the developer, who will be responsible for the costs incurred in preparing the agreement. The developer will be required to pay a financial contribution for the Council’s costs in administering, and monitoring the agreement.

Policy CS34

Planning Application Considerations

Planning permission will be granted if all relevant considerations are properly addressed. These considerations will include whether the development:

1. Has adequately considered the on and off-site impacts of the proposal in terms of climate change, flood risk, wildlife, natural resource use and pollution.
2. Makes efficient use of land, including where appropriate providing for dual use of facilities.
3. Positively contributes to the townscape, landscape and biodiversity of the local environment.
4. Is compatible with its surroundings in terms of style, siting, layout, orientation, visual impact, local context and views, scale, massing, height, density, materials and detailing.
5. Incorporates public spaces, landscaping, public art and 'designing out crime' initiatives.
6. Protects the amenity of the area, including residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.
7. Ensures public safety.
8. Provides for safe and satisfactory access and making a contribution to meeting the parking requirement arising from necessary car use.
9. Demonstrates that existing drainage, waste water and sewerage infrastructure capacity is maintained and where necessary enhanced, to enable the development to proceed.
10. Ensures where appropriate equality of access and use for all sections of the community.

16.14 This policy sets out general planning considerations relevant to the consideration of all planning applications. It is not a fully comprehensive list of all of the considerations. Rather, it builds upon the other policies of the Core Strategy – in particular in relation to design, transport and the environmental policies – to ensure that development takes place in the right locations and is designed to ensure acceptable impacts on others and on the environment. It enables a range of specific issues identified through the Core Strategy Strategic Environmental Assessment and Sustainability Appraisal to be addressed.

- PGN5 Food and drink uses
- PGN6 Houses in multiple occupation
- PGN7 Protecting and providing for wildlife in development
- PGN8 Childcare facilities
- PGN9 Refuse storage provision in residential areas
- PGN10 Amusement centres
- PGN11 The provision of children's play space in new residential developments
- Policy for street café furniture.

16.15 The Council intends to produce Supplementary Planning Documents which will interpret this policy for specific developments, including most particularly a Development Guidelines SPD and Design SPD. Until these SPDs are produced, any relevant existing Supplementary Planning Guidance notes will be used:

- PGN1 House extensions
- PGN2 House and roof alterations
- PGN3 Shopfront design
- PGN4 Shop signs and advertisements

Key Sources:

- Plymouth City Planning Guidance Notes (see paragraph 16.15 for full list.)



chapter 17
Monitor and Manage
“Plan, Monitor, Manage”

Monitor and Manage

17.1 A key feature of a Local Development Framework is its flexibility to respond quickly to changing circumstances through the 'plan, monitor and manage' approach. This enables different parts of the plan to be updated as and when needed. A sound plan should therefore include clear mechanisms to:

- monitor the strategy's preparation and outcomes by reviewing its performance, effectiveness and relevance
- manage its implementation by taking early action to overcome barriers to delivery, or reviewing the strategy to meet changing circumstances.

Monitor

17.2 The Council will measure its LDF performance by assessing how effective its policies and proposals are in delivering the plan's strategic objectives. A set of key indicators and targets have been developed for each Strategic Objective, to allow their direct and indirect effects to be monitored. The policies and proposals will also be monitored in terms of their performance against key objectives and targets included in the Sustainability Appraisal, to assess their contribution towards promoting sustainable development.

17.3 The Plymouth vision, however, is about an integrated approach where economic growth, housing development and infrastructure provision need to go hand in hand to create a sustainable city. The monitoring process, therefore, will also need to take an overview of the city and its sub-region as a whole, to assess the extent that the spatial strategy is being delivered, remains appropriate and is sustainable.

17.4 For clarification, the Core Strategy's targets have been summarised in the tables at the end of this section, highlighting the relationship between each of the strategic objectives, indicators and targets. However, monitoring the Core Strategy will specifically include:

- Checking that the targets identified in the Core Strategy are being met and identifying the actions needed to address any barriers and blockages
- Assessing the risks associated with particular

aspects of the Plan and devising risk management strategies

- Monitoring the quality of new developments in the city and their compliance with the policies and proposals of the LDF
- Assessing the potential impacts of new or updated national, regional and local policy and guidance
- Measuring the performance of the Core Strategy against the Vision and Objectives and assessing whether the Objectives are still appropriate
- Measuring the performance of the Core Strategy against other relevant local, regional and national targets
- Measuring the impact of delivery of the Core Strategy against the sustainability indicators and assessing whether it is contributing to the creation of a sustainable city, and to the reduction of carbon emissions, and whether there are any significant unforeseen adverse effects
- Monitoring conditions across the city in conjunction with partners to assess the need for further spatial interventions, including checking and updating the assumptions on which the Core Strategy is based
- Collecting appropriate data and making use of the data collected by other partners to support the continually evolving LDF evidence base
- Sharing information collected as part of this monitoring regime with other partners and the community

17.5 The main mechanism for reporting on LDF performance will be the Annual Monitoring Report (AMR). The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an AMR every year, providing an assessment of the implementation of the Local Development Scheme, and the extent to which policies and proposals in local development documents are being successfully implemented.

17.6 The AMR will also identify actions that need to be taken to rectify any issues raised through the monitoring process. This could include actions needed, either by the Local Authority or its partners, to improve delivery. Alternatively, it might identify a need for a partial or full review of one of the Development Plan Documents.

17.7 In terms of reviewing the Core Strategy, a full review will take place after five years, unless the results of any of the above suggest that an earlier review is necessary. Specific reviews of key aspects of the evidence base will also be undertaken every five years unless monitoring indicates a more urgent need. Key reviews are already programmed as follows:

- Housing Market Assessment: annual refresh, major review in 2011
- Urban Capacity Study (Housing Land Availability Assessments): full review in 2008
- Employment Land Review: update in 2008
- Plymouth Shopping Study: next major retail study in 2011



Manage

17.8 Implementation of the policies contained in the Core Strategy will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The Council has neither the powers nor the resources to implement the Core Strategy alone. The document's role is to provide a clear and robust framework for development in order that investment and action can be co-ordinated and geared to efficient and effective delivery.

17.9 In relation to individual areas, or site specific spatial development projects, the partnership will consist of the Council together with any local regeneration or community partnerships, and the private sector. Other citywide or non-spatial aspects will be delivered in conjunction with the Plymouth LSP. The new City Development Company will also play a key role. Detailed aspects of the implementation and delivery of the LDF are contained within the respective AAPs and DPDs which contain detailed delivery schedules for all policies and proposals.

17.10 Detailed action plans are set out in a variety of strategy documents from regional to local levels. At the regional level the Regional Spatial Strategy, Regional Housing Strategy, Regional Economic Strategy and others will combine to deliver targeted funding investment and action through the Integrated Regional Strategy "Just Connect". At the local level, under the umbrella of the Plymouth 2020 Sustainable Community Strategy, partners will be guided by strategies such as the Housing and Economic Strategies, all of which are designed for adoption not only by the Council but by other partners and the community at large through the Plymouth LSP.

17.11 The LDF's Local Development Scheme (LDS) will also play a crucial role in implementing the policies and proposals in the Core Strategy. This project management tool sets out the programme for producing the raft of other general and area specific LDF documents that will support the Core Strategy. In doing so, the LDS can ensure that the policies and proposals of the Core Strategy are brought forward in such a way that ensures areas of greatest priority and need are tackled first. This coordinated approach will help to secure implementation and timely delivery of the Core Strategy's objectives.

17.12 In relation to housing, the Council's strategy for implementation is being incorporated into the Plymouth Housing Delivery Action Plan. This will identify in detail how the Council, with its partners, intends to ensure that housing targets are met. It will link with the Governments PSA5 housing delivery target and the housing delivery issues of the wider sub-region. Linked to the AMR, the Action Plan will identify different delivery options to address any shortfalls identified through monitoring and review. It will also identify actions required to overcome potential obstacles and constraints, such as the timely provision of infrastructure.

17.13 Where delivery against the housing targets falls outside a range of 20% either side of the target and / or there are indications that the long term trend will be significantly in excess of, or fall short of the target, then action will need to be taken. These actions may include:

- Updating the quantity and mix of land within the 5 year supply
- Reviewing the housing market assessment, or the response to it
- Using the planning applications process
- Taking action to bring forward constrained sites, for example through infrastructure provision or compulsory purchase
- Review of parts of the LDF, or bring forward additional sites through AAPs or DPDs, or through planning applications.

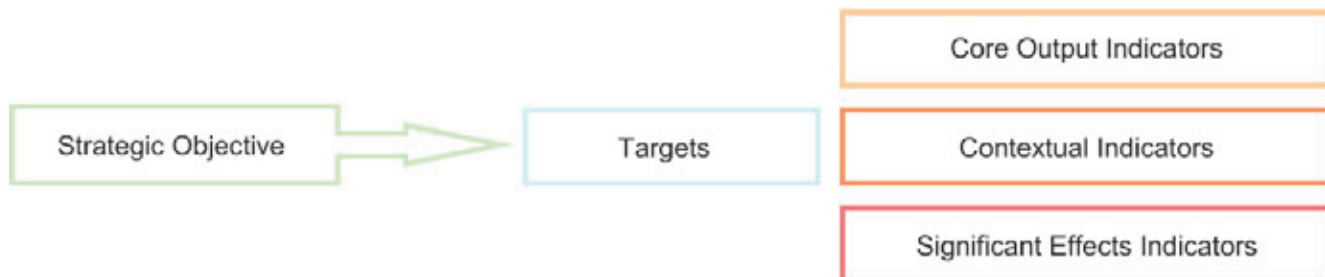
Key Sources:

- AMR – FAQs and Seminar feedback on emerging best practice (2005) – ODPM
- LDF Core Output Indicators (2005) – ODPM
- SEA /SA of the Plymouth Local Development Framework –Scoping Report (2005) – Land Use Consultants with Centre for Sustainability at TRL

Summary of Targets and Indicators

17.14 The following diagrams summarise the relationship between each of the strategic objectives and targets of the Core Strategy. The relationships between the Strategic Objective and its supporting targets, together with the associated core output indicators, contextual indicators and significant effect indicators have been illustrated by colour coding these different elements in the following way.

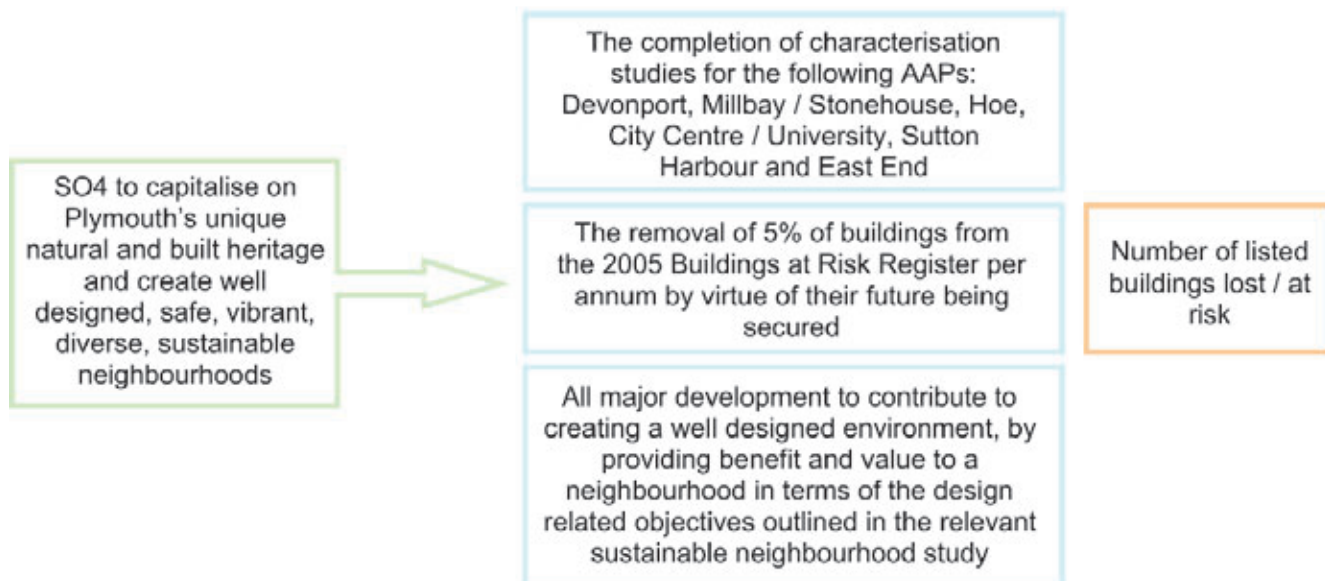
Key objective / target / indicator diagrams



SO3 – Delivering sustainable linked communities



SO4 – Delivering the quality city



SO5 – Delivering regeneration

SO5 to prepare a series of AAPs for the areas in the city of greatest development pressure or opportunity or sensitivity to change

Targets to be identified in the current approved LDS

Deprivation

SO6 – Delivering the economic strategy

SO6 to set a spatial planning framework through the LDF that supports the Council's Economic Strategy and Action Plan, helping to make Plymouth a place where people, business and an outstanding natural environment converge to bring sustainable prosperity and wellbeing for all

Delivering in the Plymouth Principal urban area of at least 4 hectares pa employment land, and 4.5 pa between 2016 and 2021

Delivery of 13,000 sq m new office development within the city per annum

A net increase in the number of employees of approx 1,800 pa

Identification of at least one site to be safeguarded for a major high quality inward investment opportunity

Amount of floorspace developed for employment by type

Employment land available by type

Losses of employment land

Amount of employment land lost to residential

Amount of completed office development

Amount of completed office development in town centres

Gross value added per £ per head

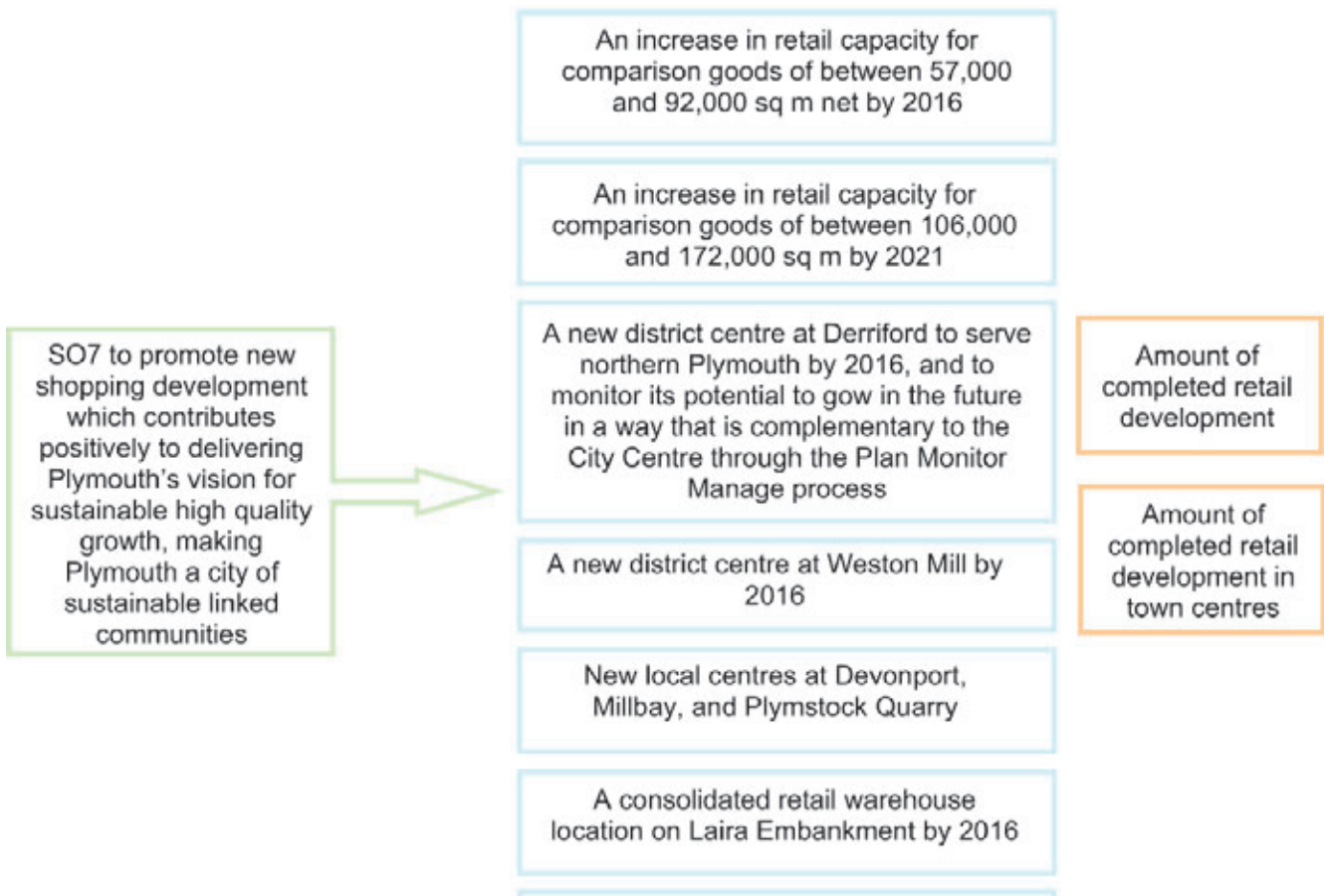
Unemployment

Average house prices

Average earnings

Income support claimants

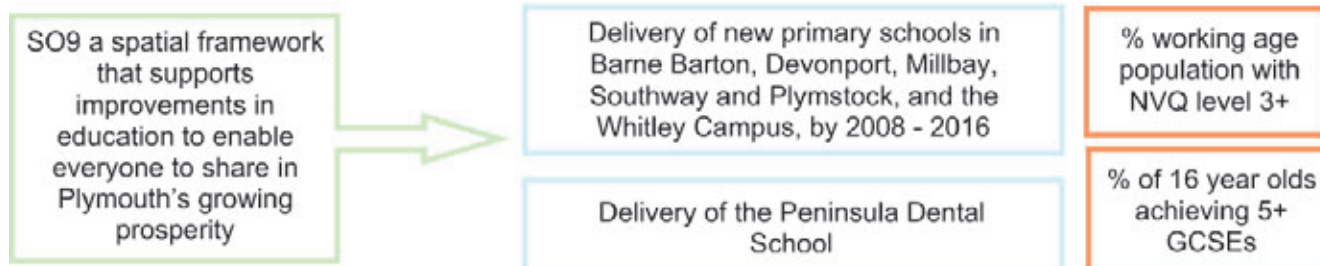
SO7 – Delivering adequate shopping provision



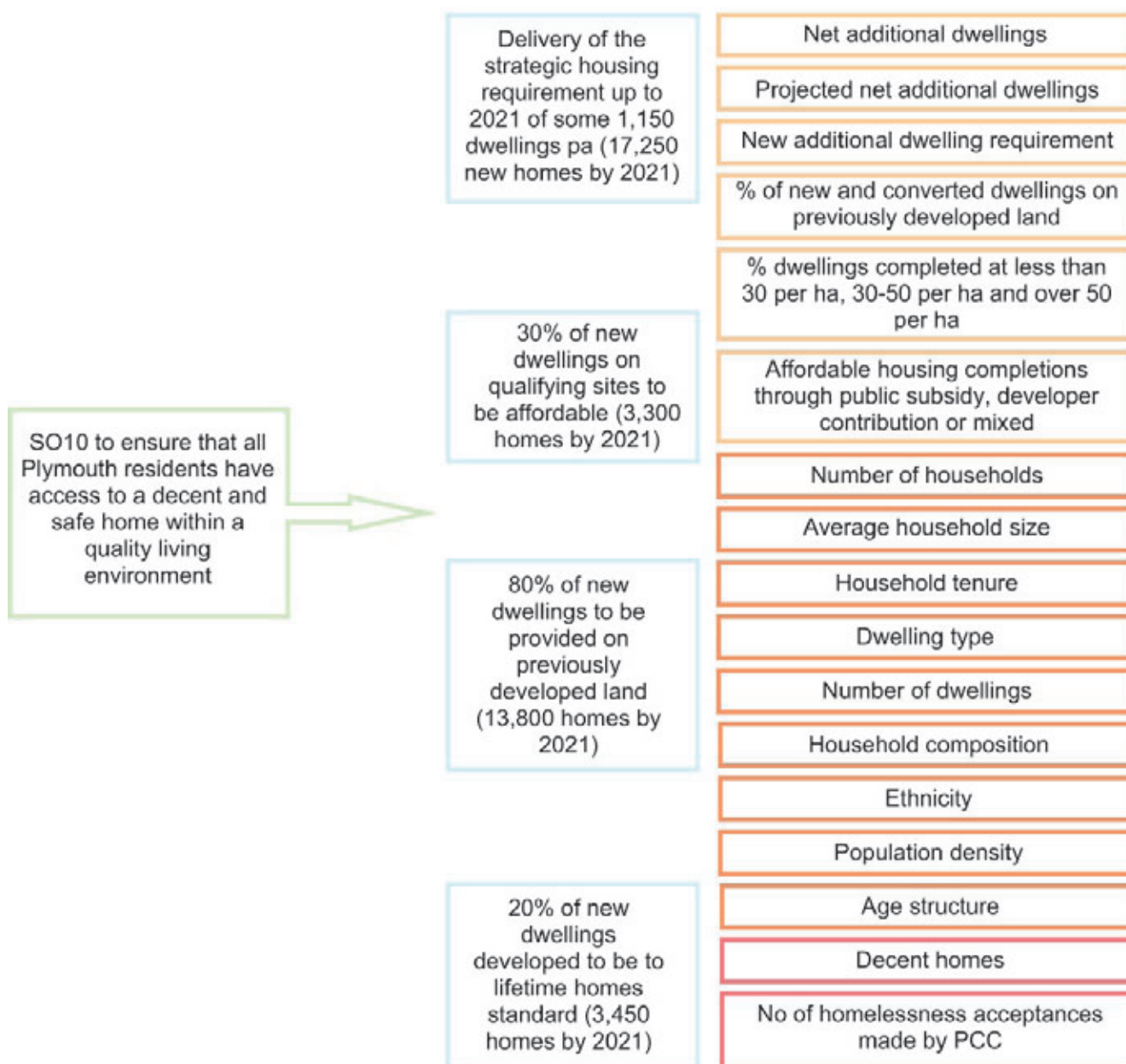
SO8 – Delivering cultural/leisure facilities and the evening/night time economy



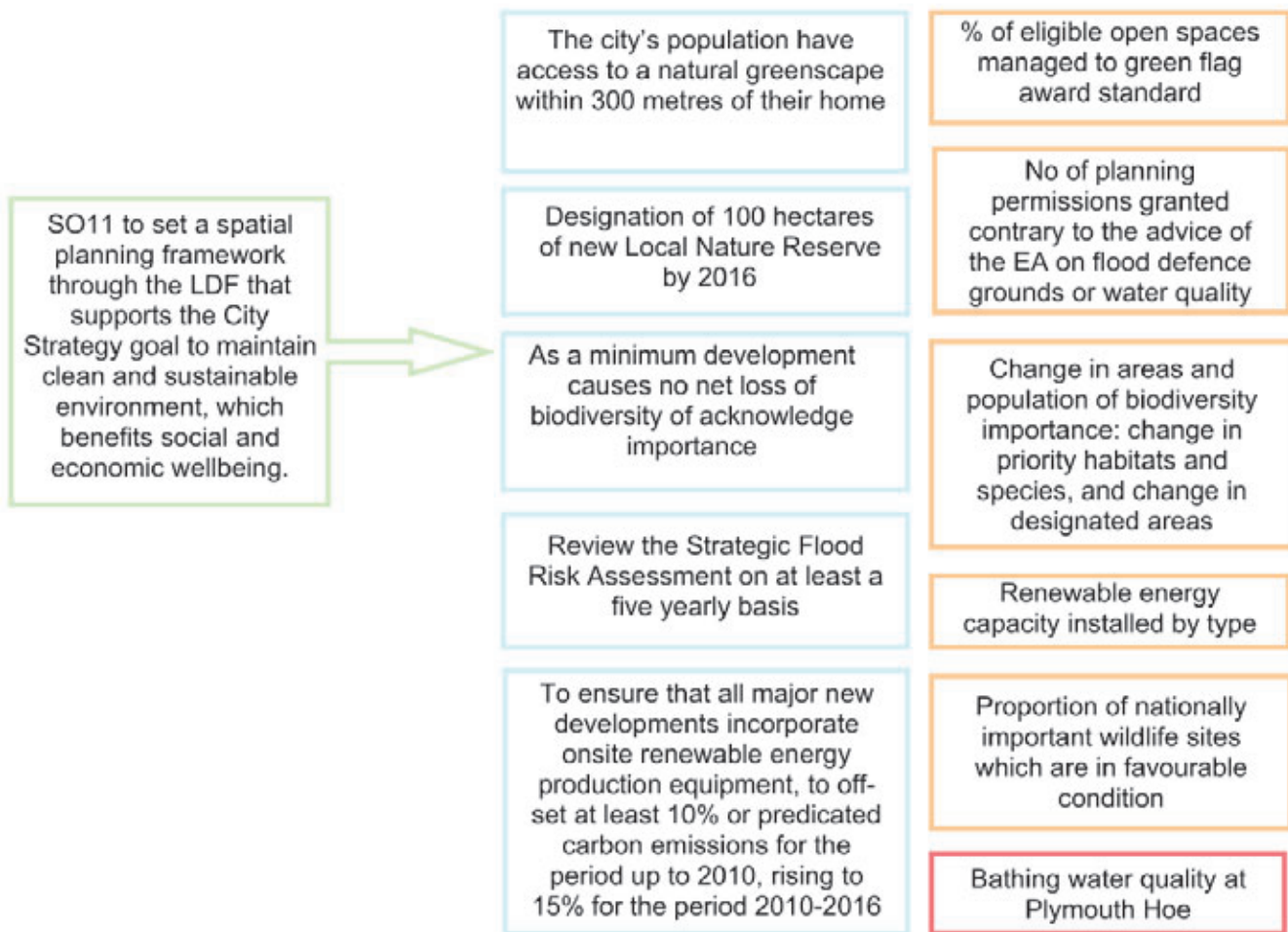
SO9 – Delivering educational improvements



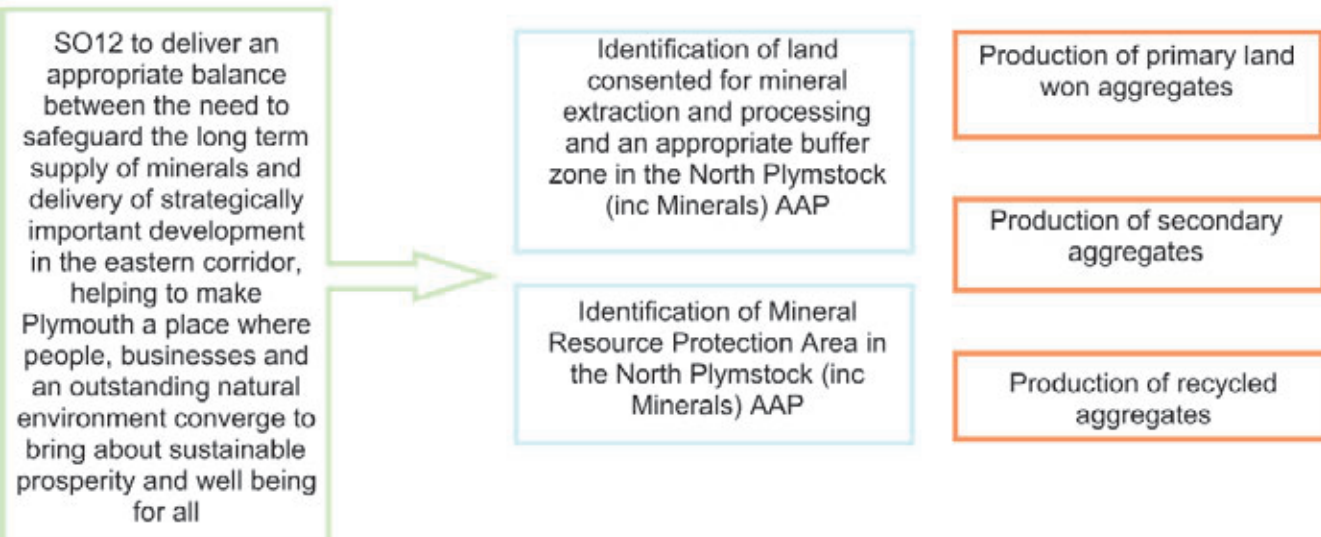
SO10 – Delivering adequate housing supply



SO11 – Delivering a sustainable environment



SO12 – Delivering future mineral resources



SO13 – Delivering sustainable waste management

SO13 to establish a spatial planning framework in the LDF that supports the Regional and Council's Waste Management Strategy, helping to make Plymouth a place where people and businesses produce less waste and are provided with long term sustainable and affordable waste management and treatment facilities



To be developed through the emerging Waste Management Strategy

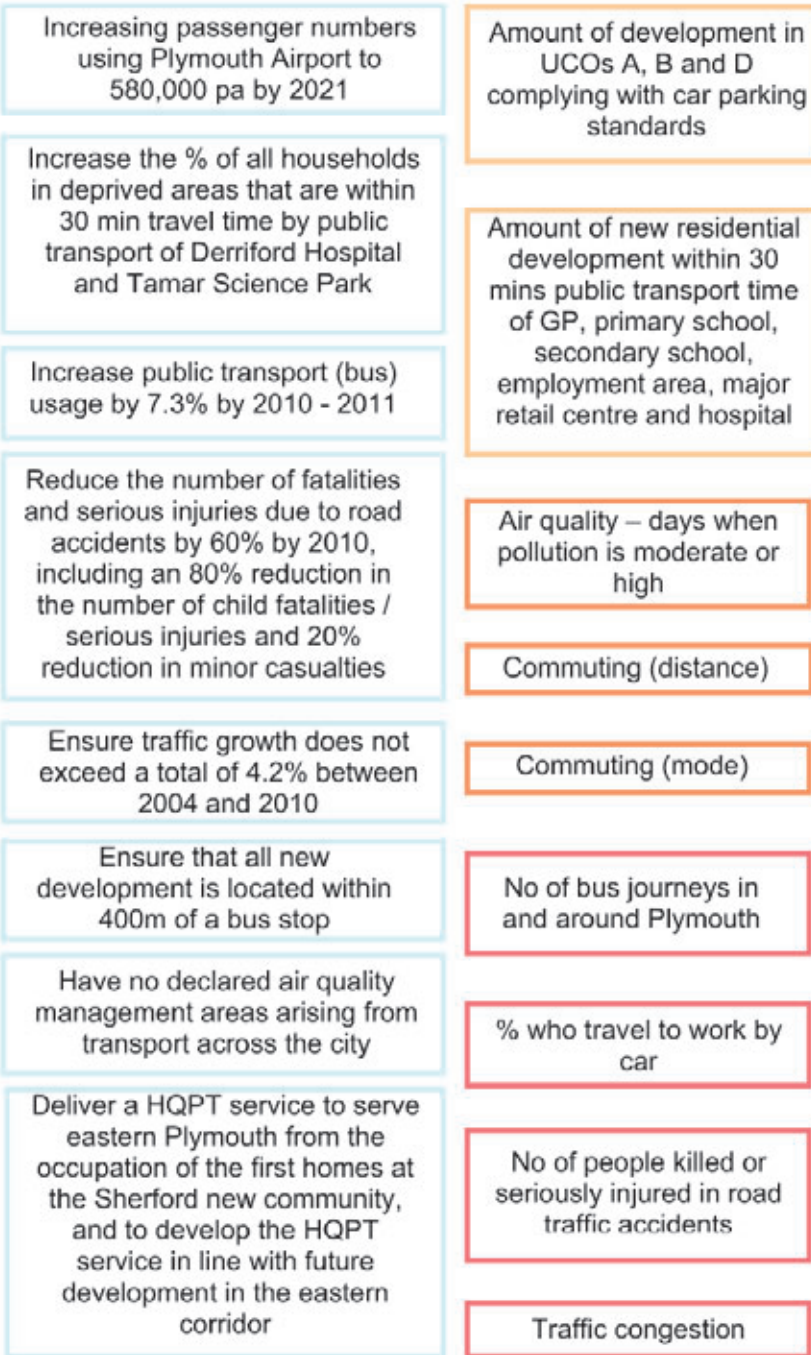
Capacity of new waste management facilities by type

Amount of municipal waste arising

Waste reused recycled, composted and land filled

SO14 – Delivering sustainable transport

SO14 to reduce the need to travel and deliver a sustainable transport network that supports Plymouth's long term growth, improves its connectivity with the rest of the UK, Europe and beyond, and provides an improved environment and a high quality of life for the city's communities



SO15 – Delivering community well being

SO15 to set a spatial planning framework for the improvement of the city's community health, safety and wellbeing for everyone



A reduction in % of Plymouth's residents and visitors who feel unsafe outside on the streets by day or night

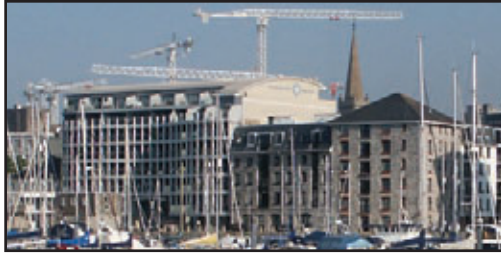
Delivery of new investment in healthcare infrastructure

% residents having limiting long term illness

Life expectancy

% residents who feel safe / very safe

Crime rates per 1000 population



Glossary of Terms and Abbreviations

Glossary of Terms and Abbreviations

The Act	The Planning and Compulsory Purchase Act 2004.
Annual Monitoring Report	Part of the Local Development Framework, the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
Appropriate Assessment (AA)	The Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora) requires Appropriate Assessment of plans and projects likely to have a significant effect on a European site. This means that the effects of such plans/projects on Natura 2000 sites need to be assessed to ensure that the integrity of these sites is maintained. Plymouths LDF Core Strategy is such a plan.
Area Action Plan	Used to provide a planning framework for areas of change and areas of conservation. Area Action Plans will have the status of Development Plan Documents.
Core Strategy	Sets out the long-term spatial vision for the local planning authority area, the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.
Department for Communities and Local Government	The Government department with responsibility for planning and local government.
Development Plan	As set out in the Act, an authority's development plan consists of the Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework.
Development Plan Documents	Spatial planning documents that are subject to independent examination, and which together with the Regional Spatial Strategy, will form the development plan for a local authority area. They can include a Core Strategy, Site Specific Allocations of land, and Area Action Plans (where needed). Other Development Plan Documents, including generic Development Control Policies, can be produced. They will all be shown geographically on a Proposals Map. Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out its programme for preparing its Development Plan Documents in the Local Development Scheme.
First Deposit Local Plan	The previous draft Local Plan, published for public consultation in December 2001.
Generic Development Control Policies	A suite of criteria-based policies which are required to ensure that development within the area meets the spatial vision and spatial objectives set out in the Core Strategy. They may be included in any Development Plan Document or may form a standalone document.
GOSW	The Government Office for the South West
Habitat Regulations Assessment (HRA)	DCLG (2006) guidance on Planning for the Protection of European Sites: Appropriate Assessment recommends a 3 stage process: <ol style="list-style-type: none"> 1. Screening. Determining whether the plan 'is likely to have a significant effect on a European site 2. Appropriate Assessment. Determining whether, in view of the site's conservation objectives, the plan 'either alone or in combination with other plans or projects ' would have an adverse effect (or risk of this) on the integrity of the site. If not, the plan can proceed. 3. Mitigation and Alternatives. If the plan is assessed as having an adverse effect on the integrity of a site, there should be an examination of mitigation measures and alternative solutions. If it is not possible to identify mitigation and alternatives it will be necessary to establish the 'imperative reasons of overriding public interest' (IROPI). All 3 stages of this process are referred cumulatively as Habitat Regulations Assessment, to clearly distinguish the whole process from the step within it referred to as the Appropriate Assessment.

High Quality Public Transport Network (HQPT)	The term used to describe the package of measures planned to produce a public transport system which will have a high capacity, frequent and reliable services, safe and attractive vehicles and which is integrated into existing transport networks (pedestrian, cycle and car). Some measures planned involve new infrastructure, other measures include travel incentives and information. More information can be found in the Transport Chapter and the Local Transport Plan
Issues and Options	Produced during the early production stage of the preparation of Development Plan Documents and published for consultation purposes.
Key Diagram	Authorities may wish to use a key diagram to illustrate broad locations of future development.
Local Development Document	The term used in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
Local Development Framework	The portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement, the Local Development Scheme, and the Annual Monitoring Report. These documents will collectively provide the framework for delivering the spatial planning strategy for the local authority area, and may also include local development orders and simplified planning zones.
Local Development Scheme	A project plan that sets out the programme for preparing Local Development Documents. All authorities must submit a Scheme to the Secretary of State for approval within 6 months of commencement of the Act.
Local Strategic Partnership	A partnership of stakeholders who develop ways of involving local people in shaping the future of their area. They are often single non-statutory, multi-agency bodies which aim to bring together the public, private, community and voluntary sectors.
Local Transport Plan	5-year strategy prepared by each local authority for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to Government for funding transport improvements.
Minerals and Waste Development Framework	In two tier areas, counties will be responsible for producing Minerals and Waste Development Frameworks and Schemes. The latter will be the equivalent of the Local Development Scheme. In unitary authorities and National Parks, minerals and waste policies should be included in their local development frameworks.
Planning Policy Statement	A statement of national planning policy guidance produced by the ODPM.
Preferred Options Document	Produced as part of the preparation of Development Plan Documents, and published for formal public participation.
Proposals Map	The adopted proposals map illustrates on a base map (reproduced for, or based upon a map base to a registered scale) all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposals map.
Regional Planning Body	One of the nine regional bodies in England (including the Greater London Authority) responsible for preparing Regional Spatial Strategies (in London the Spatial Development Strategy). SWRA is the Regional Assembly for the South West Region
Regional Spatial Strategy	Sets out the region's policies in relation to the development and use of land and forms part of the development plan. Planning Policy Statement 11 "Regional Spatial Strategies" provides detailed guidance on the function and preparation of Regional Spatial Strategies.

The Regulations	Town and Country Planning (Local Development) (England) Regulations 2004, and the Town and Country Planning (Transitional Arrangements) Regulations 2004.
Saved Policies or Plans	Existing adopted development plans are saved for three years from the commencement of the Act. Any policies in old style development plans adopted after commencement of the Act will become saved policies for three years from their adoption or approval. The Local Development Scheme should explain the authority's approach to saved policies.
Site-specific allocations and policies	Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.
Statement of Community Involvement	Sets out the standards which authorities will achieve with regards to involving the local community in the preparation of local development documents and development control decisions. The Statement of Community Involvement is not a development plan document but is subject to independent examination.
Strategic Environmental Assessment	A generic term, used to describe environmental assessment as applied to policies, plans and programmes. The European "SEA Directive" (2001/42/EC) requires a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use".
Supplementary Planning Documents	Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.
Sustainability Appraisal	A tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required to be undertaken for all local development documents.
Sustainable Community Strategy	The 2006 Local Government White Paper describes Sustainable Community Strategies as setting out the strategic vision for a place and a vehicle for considering and deciding how to address difficult cross cutting issues. The Sustainable Community Strategy is prepared by the local authority with the Local Strategic Partnership. Local Development Frameworks must demonstrate that they have taken the Sustainable Community Strategy into account.
SWRDA	South West Regional Development Agency
Transport Hub	High quality public transport interchanges which are part of the HQPT. A network of transport hubs will be situated on the HQPT, enabling people to change from one form of transport to another. These hubs may range from a bus stop to a full park and ride, depending on the local circumstances and requirements.
Travel to Work Area (TTWA)	Zone in which the majority of the resident population also work

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