

CITY OF PLYMOUTH

Portfolio and Holder: *Planning Policy and Regeneration, Councillor Jean Nelder*

CMT Member: *Transport & Planning Manager*

Subject: *Interim Planning Statement No 11, -
Proposal 1, Land at Armada Way*

Committee: *Executive*

Date: *7th October 2003*

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Ref: *IPS11*

Part: *I*

Executive Summary:

Proposal 1 of the First Deposit Plan refers to Land at Armada Way. This proposal relates to the allocation of the area between New George Street, and Cornwall Street for development with a food and drink pavilion, the uses within which may include restaurant, café, bar, and entertainment uses. Following a re-evaluation of the potential of the city centre area by David Mackay, the City Centre Partnership at their meeting on 16 July, determined that they no longer wish to proceed with this scheme. As a consequence of these two developments, this report seeks to delete Proposal 1, and recommends that this report is adopted as Interim Planning Statement 11. (IPS11).

Strategic Choices:

Strategic Choices identifies as two of its five broad policy priorities as "Continuing to improve the City's built and natural environment, and improving the local economy". The adoption of this IPS will clarify the present position, in view of the different direction evolving from Mackay City Vision and the partnerships support for that vision as it relates to Armada way, and the retail and economic function of the centre

Implications for Medium Term Financial Plan and Resource Implications: Including finance, human, IT and land

None

**Other Implications:
e.g. Section 17 Community
Safety, Health**

and Safety etc.

Proposal 1 also features in The City Centre Precinct Urban Design Framework, which was commissioned by the City Centre Partnership, and was approved by Executive Committee on 16 October 2001 amongst other things for consultation purposes, and as development control guidance. If accepted it should also have no status in terms of that document.

**Recommendations
& Reasons for
recommended action:**

- 1 Proposal 1 Land at Armada Way in the City of Plymouth First Deposit Local Plan be deleted.

Reason: It is no longer in line with the aspirations of the City Centre Partnership, arising from the emerging City Vision

- 2 That this report proposing that deletion constitutes Interim Planning Statement 11

Reason: for the avoidance of doubt, and to enable any new developments on the site to be treated on their merits without prejudice to the provisions of the First Deposit Plan.

**Alternative options
considered and
reasons for
recommended action**

The implications of the City Centre Partnership withdraw their support means that there is little likelihood of the development ever happening. Leaving the allocation in Proposal 1 to stand in light of that decision is contrary to government advice in that proposals in plans should be expected to be delivered within the life of that plan.

Background papers:

City of Plymouth Local Plan First Alteration
City Centre Precinct Urban Design Framework
Armada Way Food and Drink Pavilion. -Report to Executive Committee 16 October 2001
Draft City Centre Precinct Urban Design Framework. - Report to Executive Committee 16 October 2001

Sign off:

Fin		Leg		HR		L.P.		IT	
Originating CMF Member									

1 Introduction

- 1.1 The City of Plymouth Local Plan First Deposit (1995-2011) was published in December 2001. Following consideration of all the representations received, the City Council had intended to publish the 'Second Deposit' version in the autumn of 2003. However, because of the changes being proposed by the Government to the development planning system nationally, the Council's Executive Committee resolved at a meeting on 18 March 2003, to move towards the production of a new 'Local Development Framework' (LDF). This is expected to be published in June 2004. Subject to the necessary legislation having been introduced, the LDF will then be placed on formal deposit, as soon as possible thereafter.
- 1.2 In order not to prevent progress being made by the City Council and its partners in the meantime, in actively pursuing urban renaissance and other planning objectives, the Council has decided to produce a number of 'Interim Planning Statements' (IPSS).
- 1.3 IPSS have been devised by the City Council as a means of dealing with matters on which guidance or decisions are urgently required, in the period between First Deposit of the Local Plan, and the publication of the new LDF. They are intended to:
 - address any policy issues that require urgent attention
 - supplement policies and proposals of the adopted and emerging plans, by the provision of 'Supplementary Planning Guidance' (SPG)

2 Background

- 2.1 The City Centre Partnership raised the idea of a pavilion in Armada Way in order to bring more life to the City Centre, to stimulate interest and trade and provide a high quality building as a focal point in this part of the city. This was the subject of a report to the Executive on 16 October 2001, which approved the principle of the pavilion and also agreed the design brief, and the idea of an architectural competition to select the winning design.
- 2.2 This concept was taken up in the First Deposit Local Plan by the allocation of an area of land between New George Street and Cornwall Street for food and drink related uses, tourist information, and complementary activities including entertainment

3 Local Plan representations, and Public Consultation

- 3.1 Two public Consultation exercises were undertaken on this proposal. The first as a consultation on the Deposit Plan, and subsequently on the Armada Way Design Competition to express preferences from four submitted schemes to select the preferred design.
- 3.2 As a result of the first consultation, four letters of objection and one of support for the scheme were submitted. The objections related to the loss of landscaping and open space which would weaken the character of the street

in addition to the blocking of pedestrian and cycle routes. One letter of support said that it was a positive way to update and enliven the centre.

- 3.3 The specialist consultation arising from the design exercise took place between mid November and mid December 2002, and attracted around 230 people who were asked to express their preference for one of the schemes. A clear winner emerged as a result of the consultation.

4 City Vision

- 4.1 The original plans for a pavilion in Armada Way have now been re-visited, following the appointment of David Mackay by the Plymouth 20 20 Partnership to undertake a wide ranging examination of the potential of the city. The views that he has expressed in his preliminary report place an emphasis on the desirability of retaining Armada Way as an important element of the centre design.

- 4.2 It also is seen as a potential public transport route. The pavilion concept is not in accordance with this latest vision, and the City Centre Partnership has decided to withdraw its support.

5 Conclusion

- 5.1 With the loss of support for the pavilion, (as expressed in Proposal1) it is extremely unlikely that it will now happen. In view of government advice that plans should only contain proposals that are likely to be implemented within the plan period, it would seem sensible to acknowledge this via the adoption of this IPS.

- 5.2 In addition it would remove any uncertainty that may arise in the consideration of other possible options for the development or revitalisation of this part of the city centre.