

# CITY OF PLYMOUTH

**REPORT:** TRANSPORT AND PLANNING MANAGER

**SUBJECT:** CITY OF PLYMOUTH LOCAL PLAN 1995 – 2011:  
PROPOSAL 30 (SITE AT COMMERCIAL ROAD, CATTEDOWN)  
INTERIM PLANNING STATEMENT 1

**COMMITTEE:** EXECUTIVE

**DATE:** 18 MARCH 2003

**REF:** SPU/DBT/PWB

**PART:** PART I

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## **EXECUTIVE SUMMARY:**

Members will be aware that a report proposing that the above City of Plymouth (1995 – 2011) First Deposit Local Plan proposal should not be taken forward for inclusion in the Revised Deposit Local Plan was approved by the Executive on 22<sup>nd</sup> October 2002.

In view of the proposed changes to the Development Plan System as reported earlier on the agenda, this report proposes that the previous report be adopted as an Interim Planning Statement Number 1(IPS 1).

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## **CORPORATE STRATEGY**

The Local Plan is a Key contributor to the principal objectives of the Corporate Strategy to:

- *"Manage in a positive innovative and sustainable way changes to Plymouth's Built environment and to provide for a range and quality of housing to meet peoples needs".*

This report is consistent with Strategic Choices agreed by the Executive Committee on 25<sup>th</sup> February 2003.

## **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report.

## OTHER IMPLICATIONS

The proposed course of action set out in the report will assist in the transition to the Local Development Framework, and provide comfort and a degree of certainty to residents whose properties would have been affected. The adoption of the report as IPS will be possible only if the recommendations in the earlier report on the transition to a Local Development Framework report are accepted.

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## RECOMMENDATIONS & REASONS FOR RECOMMENDED ACTION:

It is recommended that the Executive:

1. Agree to adopt the Commercial Road Report to the Executive on 22nd October 2002 as Interim Planning Statement Number 1.

**Reason:** In order to prevent uncertainty and possible blight of existing properties and thereby to allow for their retention and future improvement.

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## BACKGROUND PAPERS

### As defined by the Access to Information Act 1985

City of Plymouth Local Plan (1995 – 2011), First Deposit

Planning and Compulsory Purchase Bill 2002

Land at Commercial Road, Report to Executive 22nd October 2002

## CONTACT OFFICERS:

*David Taylor, Strategy Coordinator*  
Strategy Unit.

Tel: (01752) 304330

Fax: (01752) 304294

E Mail: david.taylor@plymouth.gov.uk

DECISION	RECORD OF DECLARATION OF INTEREST
REASONS FOR DECISION	RECORD OF ANY DISPESATIONS
ALTERNATIVE OPTIONS CONSIDERED	
REASONS FOR REJECTION OF ALTERNATIVE OPTIONS	RECORD OF PAPERS CONSIDERED

## **1 BACKGROUND**

- 1.1 Following the receipt of a large number of objections to Proposal 30 of the City of Plymouth Local Plan (1995 – 2011) First Deposit, Members agreed at the Executive on 22<sup>nd</sup> October 2002 that the proposal for demolition and redevelopment of the area, not be taken forward for inclusion in the Revised Deposit Local Plan. A copy of the original report to the Executive is attached as an appendix to this report.
- 1.2 Since that time the Planning and Compulsory Purchase Bill has proposed wide ranging changes to the Development Plan System. An earlier report to this Executive Committee on "Reform of National Planning System" sets out the proposed changes to National Legislation.
- 1.3 In addition the report "Transition from Local Plan to Local Development Framework", also before this meeting of the Executive, sets out the options for this transition, and the process for preparation and approval of Interim Policy Statements (IPS).

## **2 PURPOSE OF THE INTERIM PLANNING STATEMENT.**

- 2.1 Interim Planning Statements will be used to update and revise elements of the Deposit Local Plan in its transition to Local Development Framework, and also to expand and provide additional planning guidance.
- 2.2 The case of the Proposal 30 is slightly different from other proposed IPSs, in that the Executive has already decided not to proceed with the proposal in light of the overwhelming balance of objections to the scheme. Other IPSs, such as the Affordable Housing IPS, will go through a public consultation process.

## **3 CONCLUSION**

- 3.1 In light of the decision already taken to abandon Proposal 30, it is proposed that the report to Executive of 22<sup>nd</sup> October 2002 now be adopted as IPS number 1.
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## **APPENDIX**

# **CITY OF PLYMOUTH**

**REPORT:** TRANSPORT AND PLANNING MANAGER

**SUBJECT:** CITY OF PLYMOUTH LOCAL PLAN FIRST DEPOSIT. - PROPOSAL 30  
LAND AT COMMERCIAL ROAD COXSIDE

**COMMITTEE:** EXECUTIVE

**DATE:** 22 OCTOBER 2002

**REF:** SPU/DBT

**PART:** PART I

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### **EXECUTIVE SUMMARY:**

This report concerns a proposal contained in the City of Plymouth Local Plan First Deposit for the demolition of dwellings, and the re development of the site at Commercial Road Coxside. This proposal resulted in a significant degree of public objection and concern. The matter was considered at a meeting of the Sutton St Peter and Keyham Area Committee on 23 July 2002 and was referred to Executive Committee (*Minute35*)

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### **CORPORATE STRATEGY**

The deletion of Proposal 30 is in line with the Councils objectives of consulting and working with local people, and the commitment to regeneration, and issues of sustainability, particularly area regeneration initiatives arising from the East End Renewal Partnership.

### **FINANCIAL IMPLICATIONS**

None

### **OTHER IMPLICATIONS**

The deletion of this proposal will result in the net loss of approximately 30 dwellings from the 10 year housing total. This does not represent a strategic loss, and other options for development can be considered to make up any deficit.

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**RECOMMENDATIONS & REASONS FOR RECOMMENDED ACTION:**

It is recommended that the Executive:

2. Agree that Proposal 30, for the redevelopment of residential and commercial properties on Commercial Road not be taken forward for inclusion in the Revised Deposit Local Plan

Reason: In order to prevent uncertainty and possible blight of existing properties and to allow for their retention and future improvement

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**BACKGROUND PAPERS**

**As defined by the Access to Information Act 1985**

City of Plymouth Local Plan (1995 – 2011), First Deposit.

**CONTACT OFFICERS:**

*David Taylor*

Strategic Planning Unit.

Tel: (01752) 304330

Fax: (01752) 304294

E Mail: david.taylor@plymouth.gov.uk

DECISION	RECORD OF DECLARATION OF INTEREST
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## **BACKGROUND**

- 1.1 In January 2002 the City of Plymouth Local Plan (1995-2011) First Deposit was published for consultation purposes. The Plan identified policies and proposals for the use, development and protection of land across the city for the period up to 2011. The proposals contained within the plan were arrived at as a result of community and landowner consultations, as well as being based on consultants' reports on Greenscape, Housing Needs, and Urban Capacity Study.
- 1.2 Proposal 30 of the Deposit Plan comprises of an area of mixed residential and commercial properties located on the west side of Commercial Road and east of Commercial Street at Coxside. The site extends from Teats Hill Road in the south to Parr Lane in the north. It is one of a number of other proposals for development and re development in this part of the city.

## **LOCAL PLAN REPRESENTATIONS**

- 2.1 As a result of the Deposit Plan consultation exercise, 286 objections were received to the proposal, and one representation in support. This proposal was the subject of more objections than any other in the Deposit Plan
- 2.2 All the representations on this and other proposals are contained in Summary of Area Specific Representations Sutton St Peter & Keyham Wards Published July 2002. The main points of objection are as follows: -
  - The site forms part of the East End Renewal Area housing strategy. Initial consultations indicate the majority of residents prefer group repair and refurbishment.
  - Loss of affordable housing
  - Will result in job losses
  - Loss of community, and local identity
  - Stress caused by uncertainty
  - Planning blight affecting improvement work
  - Will result in homelessness
  - Puts profit above community
  - Will result in increased commuting for existing residents.
- 2.3 The East End Renewal Partnership, who are responsible for delivering the regeneration objectives and who work closely with the community in this area, have published The Consultation Draft East End Regeneration Strategy and Master Plan. This was launched on 17th October. The Strategy advocates the refurbishment of houses affected by Proposal 30.
- 2.4 In addition Independent consultants have been commissioned to carry out consultation with residents in Coxside affected by Marinex and Proposal 30. The emerging draft final report

indicates that the consultants, in line with residents, support refurbishment and therefore the withdrawal of Proposal 30. The consultants also advocate that the houses affected by Proposal 30 should be included in the Renewal Area Group Repair capital programme.

- 2.5 At present, Proposal 30 houses are not in the group repair programme for this year or next. However, the East End Partnership Housing Group is considering housing strategy for the Renewal Area and will be assessing options for the possible inclusion of Proposal 30 houses in future years. The principle of refurbishment is supported by the East End Partnership.
- 2.6 The representation in support of the proposal stated that: -
- It would result in street enhancement, and support its visual improvement as a gateway into the area proposed for regeneration to create the National Centre for marine Science and technology.
- 2.7 The scheme referred to above is not a proposal in the Deposit Plan but was a private proposal for redevelopment of land to the south of the site. Even if adjacent land were brought forward for development, other proposals in the plan, together with refurbishment in the area as a result of the Renewal Area initiatives would result in environmental and visual improvements
- 2.8 A number of objections have also been received from the National Marine Aquarium as a result of the non-allocation of land for the Marinex proposal, and other proposals in the plan which could facilitate such a use in future. A feasibility study is currently taking place to consider possible options for such a development.

## **CONCLUSION**

- 3.1 It is clear from the number of representations that have been received that there is strong local opposition to Proposal 30 of the Deposit Local Plan. This on its own would not necessarily result in a proposal being suggested to be dropped from the Second Deposit Local Plan. In this case there is the added weight of the Partnership in charge of the Renewal Area Scheme, who are in favour of refurbishment of existing substandard properties rather than full-scale redevelopment. Such a funded refurbishment if it were to take place would reduce the impetus for redevelopment
- 3.2 It is also clear from the degree of opposition that if the City Council were to proceed with the proposal, it would in all likelihood have to use compulsory purchase powers to implement the proposal. This would be likely to divert valuable resources from more significant and strategic proposals.
- 3.3 The scale of development in the Urban Capacity Study that was anticipated on the site only resulted in a net increase of approximately 30 dwellings, which over the 10 year plan period amounts to 3 dwellings a year. This level of development is not significant in strategic terms, and can no doubt be compensated for in density changes on other sites and windfalls.
- 3.4 The uncertainty that exists over the future of the area is having undesirable effects on continued improvements, property sales, and on the wellbeing of individuals. It is requested that clear statement of intention be given via the recommendation of this report that Proposal 30 should not be carried through to the Revised Deposit Plan.