

involve...

Keeping you updated with planning Plymouth's future



Issue 15 - January/February 2010



State of the city...

Plymouth is continuing to lay the groundwork for a prosperous future - despite the recession.

That's the message behind the facts and figures that have been put together for the 'Annual Monitoring Report 2009' which looks at how the city has developed over the 12 months up to April 2009.

The city is on track with virtually all of the ambitious targets that it set itself as part of its Local Development Framework.

They all provide an indication of how Plymouth is moving towards its vision of creating a city which is one of Europe's finest most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone.

Housing

- ◆ An impressive 98 per cent of new homes finished in the last year were built on brownfield sites
- ◆ In the last three years 3,071 new homes were built and a further 258 provided through converting or subdividing properties
- ◆ In 2008/9 1,097 homes were completed
- ◆ 290 affordable homes were finished - more than our target and above the national average
- ◆ 21 properties removed from the buildings at risk register
- ◆ Number of homes under construction fell to 644 compared to 1,613 in 2007
- ◆ Only 274 new homes started

Retail space

- ◆ 9.61 hectares of employment land has been developed – the best in six years thanks to the completion of Tamar Science Park and Forrester's Business Park
- ◆ Target for new office development has not been met,

but the City Centre and University Area Action Plan aims to create a new business quarter, creating 100,000 square metres of floor space

Planning

- ◆ 100 major planning applications determined in 2008/09
- ◆ 376 minor applications
- ◆ 923 householder and other applications

Environment

- ◆ Cann Wood designated a local nature reserve and three more in the pipeline including Bircham Valley and Radford Woods reserve
- ◆ Outline business case approved to manage waste that can't be recycled as part of a partnership between Plymouth, Devon and Torbay councils.

Transport

- ◆ 109,000 passengers used Plymouth City Airport until March 2008 – a 30 per cent increase
- ◆ Number of public transport journeys in 2007/08 20.6 million – up 4 per cent – largely due to concessionary fares
- ◆ Total vehicle miles fell to 1,134 million from 1,150 million in 2007

People

- ◆ Number of economically active in the city's travel to work area is up from 140,170 to 143,405 – an increase of 3,235 in 2006 and 2007 – the latest figures.
- ◆ There is a steady rise in the number of economically active in Plymouth – although the rise has slowed down the city is still ahead of its target of increasing by 1,800 employees a year over five years.

Find out what the Local Development Framework is about: www.plymouth.gov.uk/ldf

Education

- ◆ New primary schools opened at Riverside, Ernesettle, Shakespeare, Mayflower, Oakwood
- ◆ Brook Green Centre for Learning – for young people with special needs opened
- ◆ First life-long learning campus officially opened at Whitleigh incorporating new facilities for Whitleigh Primary, Woodlands Special School and Sir John Hunt among others.
- ◆ Peninsula Dental School Devonport opened April 2009

As part of their Local Development Framework every Council has a statutory duty to publish an Annual Monitoring Report for submission to the Secretary of State (Government Office South West). These documents monitor the progress of development in cities and communities and help councils consider if changes need to be made to their priorities and plans.

To read the full report go to www.plymouth.gov.uk/ldf



Shakespeare Primary School

Local Development Framework timetable changes

The timetable for producing Plymouth's remaining LDF documents will need to be re-programmed.

This has implications for: Derriford and Seaton Area Action Plan (AAP), the Hoe AAP, East End AAP, Plymouth's Sustainable Neighbourhoods (Key Site Allocations) DPD (Your place, your future), and the Plymouth Urban Fringe DPD.

This change is as a result of adjustments needed to accommodate the changes in the Planning Act 2008, and the need to gather further work and evidence to support the preparation of these plans.

We are expecting the Sustainable Neighbourhood Development Plan Document and the Derriford and Seaton Area Action Plan to be ready for consultation in July 2010.

Find out more at www.plymouth.gov.uk/ldf

You said, we did...

You said Planning Enforcement and Untidy Land Investigations were two of your highest priorities in the recent Customer Survey, this is what is happening...

We have created a new dedicated team of compliance staff within Planning Services. This means that we are better resourced to challenge all forms of planning crime in Plymouth.

The Planning Compliance Team has recently successfully prosecuted the owner of the former Stoke Damerel High School for Girls premises for failing to comply fully with an Untidy Land Notice that had been served on him in May 2009. The owner was fined £300, and ordered to pay costs of the same amount to the Council, for failing to adequately improve the appearance of this iconic building.

This enforcement action is part of a current wider initiative by the Planning Service Compliance Team involving similar action in respect of a series of similarly badly neglected buildings in Plymouth. This has recently seen other owners of eyesore premises prosecuted.



Customer Survey

Thank you to everyone who responded to the recent Customer Survey. Just over 600 people responded.

This has provided really useful information to help ensure that the new Business Plan for 2010-2011 can be tailored to your needs. The results and analysis will be published shortly along with an explanation of how we are using this to influence the service we provide.

Find out more at www.plymouth.gov.uk/planning

Plymouth Market Recovery Action Plan

The Plymouth Market Recovery Action Plan was an initiative to help stimulate the economy in the city in 2009 -2010.

The Action Plan was a 10-point plan which aimed to offer support to help make developments happen. It worked within the existing planning policy framework established by the LDF.

The approach taken by Planning Services under the initiative was:

1. To maintain optimism and momentum about the exciting regeneration and investment opportunities that exists in Plymouth.
2. To focus on delivery of key projects that can be completed in 2008, 2009 and 2010.
3. To maintain quality in developments but be realistic in assessing what can be delivered in the short term.
4. To explore creatively the use of public assets and joint venture models to build momentum so that Plymouth is well placed when the market does recover.
5. To work with partners (City Development Company, Regional Development Agency, Homes and Communities Agency) to promote Plymouth.

We launched the Market Recovery Action Plan in October 2008 and set a deadline of 22 December 2008 for sites to be submitted for consideration.

By the deadline 37 sites were put forward. The Planning Service Strategic Development Panel considered all the sites and accepted 16 of them. Of the 16, so far four have planning permission, six are current applications and six were subsequently rejected.

As a result, the Planning Committee has approved 354 residential dwellings, 182 student flats and 7,848m² of commercial floorspace including two hotels and a supermarket, and a further 161 residential units are expected from the current applications with seven further commercial units. These applications would have been unlikely to have progressed without the Market Recovery Plan.

£563 Million of development has been approved by the Planning Committee in 2009. This represents a very pro-active, innovative and delivery-focussed approach by a Local Planning Authority to the recession and to development generally. Planning Services will continue to monitor progress with all the sites and we will report progress through the Annual Monitoring Report in December 2010.

It is obviously too early to say whether the initiative has been completely successful: the ultimate test is that the developments actually happen rather than just receive planning permission.

However Plymouth needed to respond to the market difficulties in a pro-active and positive way because of our ambitious growth agenda - which clearly would have been far harder to deliver anyway with the markets as they were - and still are.

The Market Recovery Action Plan finished on 31 December 2009. Following approval by Cabinet on 15 December 2009 a new set of market recovery measures for planning applications validly made by 31 December 2010 have been approved again to help boost the local economy as it begins to climb out of recession during 2010.



Public Examination for the City Centre

The City Centre and University Area Action Plan is due to be discussed at a Public Examination on 26 January 2010 at 11am in the Warspite Room at the Council House. This is a public meeting so anyone can attend to listen to the debate.

Details of the programme and who will be discussing issues with the Inspector is available at www.plymouth.gov.uk/citycentreexamination

Local Agents Forum

The Plymouth Local Agents Forum had its second meeting in November 2009 which was attended by about 35 agents.

Items covered at the meeting were presentations on the Planning Portal, the Local Validation Agreement, Contamination Reports, Tree Surveys and Plymouth's Planning Obligations and Development Guidelines Supplementary Planning Documents.

The third meeting is due to take place in February. If you are an agent and are interested in being part of this forum please contact Planning Services at planningconsents@plymouth.gov.uk or by calling 01752 304366.

Planning diary of events...

All events are free and open to the public.

If you have any questions please contact Sharon Sheppard on 01752 307893

Wednesday 20 January - Wednesday 3 March	Planning Obligations and Affordable Housing SPD first review consultation draft Make your comments online at www.plymouth.gov.uk/ldf or by writing to us at the address below.
Tuesday 26 January	City Centre and University Area Action Plan Public Examination 11.00am Council House
Thursday 4 February	Planning Committee 2.30pm Council House
Thursday 4 March	Planning Committee 2.30pm Council House

Please note that all these events may be subject to change, please call to confirm details before attending.

What else should be in the newsletter?

This newsletter should be useful for you – if it's not what should it have in it? Let us know by contacting us.

Keep in touch...

Planning Applications:

www.plymouth.gov.uk/planningapplications
planningconsents@plymouth.gov.uk
01752 304366

Local Development Framework:

www.plymouth.gov.uk/ldf
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Building Control

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If you would like this newsletter in an alternative format please call 01752 305477.

