

City Centre Consultation



Don't forget to make your comments on the City Centre and University Area Action Plan before 29 September 2009. You can also come along to the events listed on the calendar.

For more details go to www.plymouth.gov.uk/citycentrepresubmission



Top quality Building Control

The Planning Service Building Control team has cemented its reputation by upgrading to a new mark of quality.

The service has gained the ISO 9001 2008 Quality Management System accreditation, which recognises the service as one that meets exacting standards laid down by the British Standards Institute.

Building Control is responsible for ensuring the safety and standards of buildings and structures right across the board, from small house extensions through to prestigious developments such as the Royal William Yard. The team inspects building works, ensures regulations are complied with as well as controls demolition and dangerous building work.

Projects currently on the books include the conversion of St Aubyn's Church into a library in Devonport, Midas Phoenix Quay, Devonport Park Pavilion, a new school at Ham Drive and the gateway extension to Derriford Hospital.

The team also has to make sure that crowds are safe when they go to sporting events. They were responsible, for instance, for issuing the safety certificate for the recent Rod Stewart concert.

Find out more about the service offered by Building Control at www.plymouth.gov.uk/buildingcontrol

Housing for the future

Planning Services are working on the Strategic Housing Land Availability Assessment (SHLAA) which will identify potential sites for new housing which are available, developable and deliverable. All authorities are required to do this by the Government.

The Plymouth SHLAA is being prepared by Baker Associates in accordance with published practice guidelines. A wide range of interested volunteers from the development industry, government agencies, other Local Authorities, and conservation bodies have helped to lead the study. They formed a stakeholder panel which used their local knowledge to assess the development potential of individual sites. The contribution of these volunteers has been invaluable, and is greatly appreciated.

Just because a site has been considered through this process does not mean it is necessarily acceptable for development. The SHLAA provides an important piece of evidence which will be used by Plymouth and South Hams Councils to inform the preparation of further Local Development Framework plans including the Sustainable Neighbourhoods (including key site allocations) Plan and the Plymouth Urban Fringe Plan.

Work on the Plymouth Strategic Housing Land Availability Assessment is now nearing completion, and is expected to be published in the next few months.

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

Designing homes

Building for Life is the new national standard for well-designed homes and neighbourhoods. It promotes design excellence and celebrates best practice in the house building industry. The quality of new housing developments is scored against 20 Building for Life criteria.

Plymouth City Council is keen to embrace Building for Life assessments as an opportunity to raise the quality of new housing developments, and seeks to use Building for Life criteria to engage with developers as early as possible, particularly before proposals reach the planning application stage.

Formal Building for Life assessments can only be carried out by accredited Building for Life assessors. Four Officers in the Planning Service have been trained to do this.

Good quality housing design can improve social wellbeing and quality of life by reducing crime, improving public health, easing transport problems and increasing property values.

Building for Life is a partnership between several national agencies. It is led by CABE (the Commission for Architecture and the Built Environment) and the Home Builders' Federation. Find out more at www.buildingforlife.co.uk



How are we making Plymouth more sustainable?

There are lots of examples of how Plymouth is not only growing and developing but also making sure we protect and improve the environment.

Onsite renewables policy

The Core Strategy is the main planning document for the City. It has policy and targets specifically about reducing the impact development has on the environment. This includes ensuring that all major new developments incorporate renewable energy production equipment to off-set at least 10% of predicted carbon emissions for the period up to 2010, rising to 15% for the period 2010-2016.

This is included in more detail in each Area Action Plan.

Low carbon energy network in the city

The City Centre and University Area Action Plan responds to the issue of climate change and the need to decrease carbon emissions in a range of ways.

Including suggesting a combined heat and power network. This is like a really efficient giant boiler system that all the buildings in the City Centre will use. It will generate electricity for the city centre and then the heat produced by generating this will be used to heat the buildings rather than being released into the atmosphere. Initially this might be powered by gas, but eventually it could be powered by woodchips or renewable waste. This will make the City Centre much more attractive to investors as it is financially and environmentally very good.

For more information go to www.plymouth.gov.uk/citycentrepresubmission

Making sure buildings meet the standard

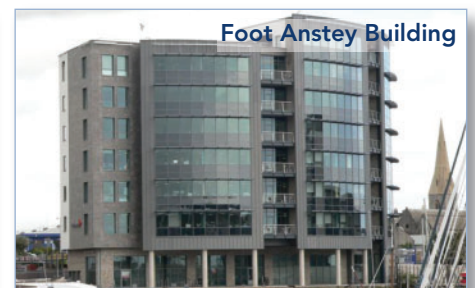
It is down to Building Control to make sure the building regulations relating to fuel and power and insulation are incorporated in buildings.

For example, the Building Control service was heavily involved in the Brook Green Centre for Learning in Whitleigh which has been called the greenest school in England for its pioneering use of natural light, solar power, rainfall and ground heat within the new building.

More examples will be included in the next newsletter.

← - readers request article




Recently completed developments...



Planning Applications

You can view all planning applications by going to www.plymouth.gov.uk/planningonline or by visiting the Civic Centre.

Some of the major applications currently being considered...

Planning Application	Short description
 	<p>Plympton Library</p> <p>August 2009 marks the anniversary of the fire that burnt down the old Plympton Library building. After the fire, local Councillors vowed to provide the area with a new library. During the past year the Council has worked closely with partners, Resound Health, and the local community to design a new library for the site, combining it with a health clinic and surgery.</p> <p>A pre-application consultation took place in late May giving two options. One option showed a new library, café, health clinic and surgery on two floors the other a new library, café, health clinic and surgery on the ground floor and specialist residential flats on the first floor. The public overwhelmingly (85%) supported the first option but asked that the café also be omitted. Many pointing out that there is already a community café operating in Harewood House.</p> <p>In late April the architects presented their proposals to the Plymouth Design Panel who also made a number of useful suggestions.</p> <p>The revised plans now show a light, airy, library occupying a prominent position overlooking Harewood Park with views of Dartmoor in the distance.</p> <p>An outline planning application was submitted 4 August seeking the Council's formal approval of the plans. It is hoped that this proposal will be considered by Planning Committee on 17 September.</p> <p>Planning Application Number: 09/01103/OUT</p> <p style="text-align: right;"> - readers request article</p>

Applications that have recently been approved...

Planning Application	Short description	Look up the Planning Application online
<p>Life Centre</p> 	<p>A sport and leisure centre on three levels including facilities for a wide range of activities. Transport provision such as car parking, new junction to outland road, amendment to park and ride layout.</p>	<p>09/00588/FUL</p>
<p>Sherford</p>	<p>Develop a new community including 5,500 new homes, business and commercial space, retail, community and open space facilities; three primary schools and one secondary school; health care centre; community park; two community wind turbines; park and ride interchange at Deep Lane.</p>	<p>08/00653/OUT</p>

Urban fringe consultation events

Plymouth City Council, together with South Hams District Council, are holding two consultation workshops to help develop a new planning document for the urban fringe.

The workshops are open to people who live and work in the area, including representatives of local groups and organisations. They are intended to help identify key issues and challenges as well as opportunities for the future in Bickleigh, Roborough and Woolwell, and in Hemerdon. See calendar on back page for more information.

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

2 September to 29 September 2009	Consultation for City Centre Area Action Plan Saturday 19 September - Place de Brest, City Centre, 10am-4pm Thursday 24 September - Frankfort Gate, City Centre, 12noon-3pm Thursday 24 September - Outside Marks and Spencer, Cornwall Street, City Centre, 4pm-7pm Find out more and make your comments online at www.plymouth.gov.uk/ldf
Thursday 17 September 2009 - 2.30pm	Planning Committee, Council House
*Tuesday 6 October	Urban Fringe workshop for Bickleigh, Roborough and Woolwell at Woolwell Community Centre
*Wednesday 7 October	Urban Fringe workshop for Hemerdon at Hemerdon Village Hall
Thursday 15 October 2009 - 2.30pm	Planning Committee, Council House

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

*Events highlighted in blue need to be booked by calling the above number.

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
ldf@plymouth.gov.uk
01752 305477

Building Control

www.plymouth.gov.uk/buildingcontrol
buildingcontrol@plymouth.gov.uk
01752 304343

Planning Services, Department of Development, Plymouth City Council, Civic Centre, Plymouth PL1 2AA

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

