

Delivering the Vision – The importance of the Planning process

Paul Barnard

Head of Planning and Regeneration Service

Plymouth City Council

A VISION FOR PLYMOUTH

a past with a future...

Planning can:

Set the planning policy
framework

by which the Vision can be delivered

Encourage investment

by giving developers the certainty they need for investment
decisions, managing risk to the minimum

Match words with **action** and excellent **performance**

Setting the policy

- Regional Spatial Strategy and Sub Regional Spatial Strategy
- Supplementary Planning documents:
 - Planning Obligations
 - Affordable Housing
 - Design Strategies

Setting the policy

Local Development Framework (LDF)

Major new challenge with spatial planning replacing land use planning dealing with the social, economic and environmental in an integrated way.

- Core Strategy
- Criteria based policies
- Proposals for Sites
- Area Action Plans

Setting the policy

The Big Picture

37,000 new homes 40,000 new jobs

New residential, cultural, public realm and economic growth sector interventions

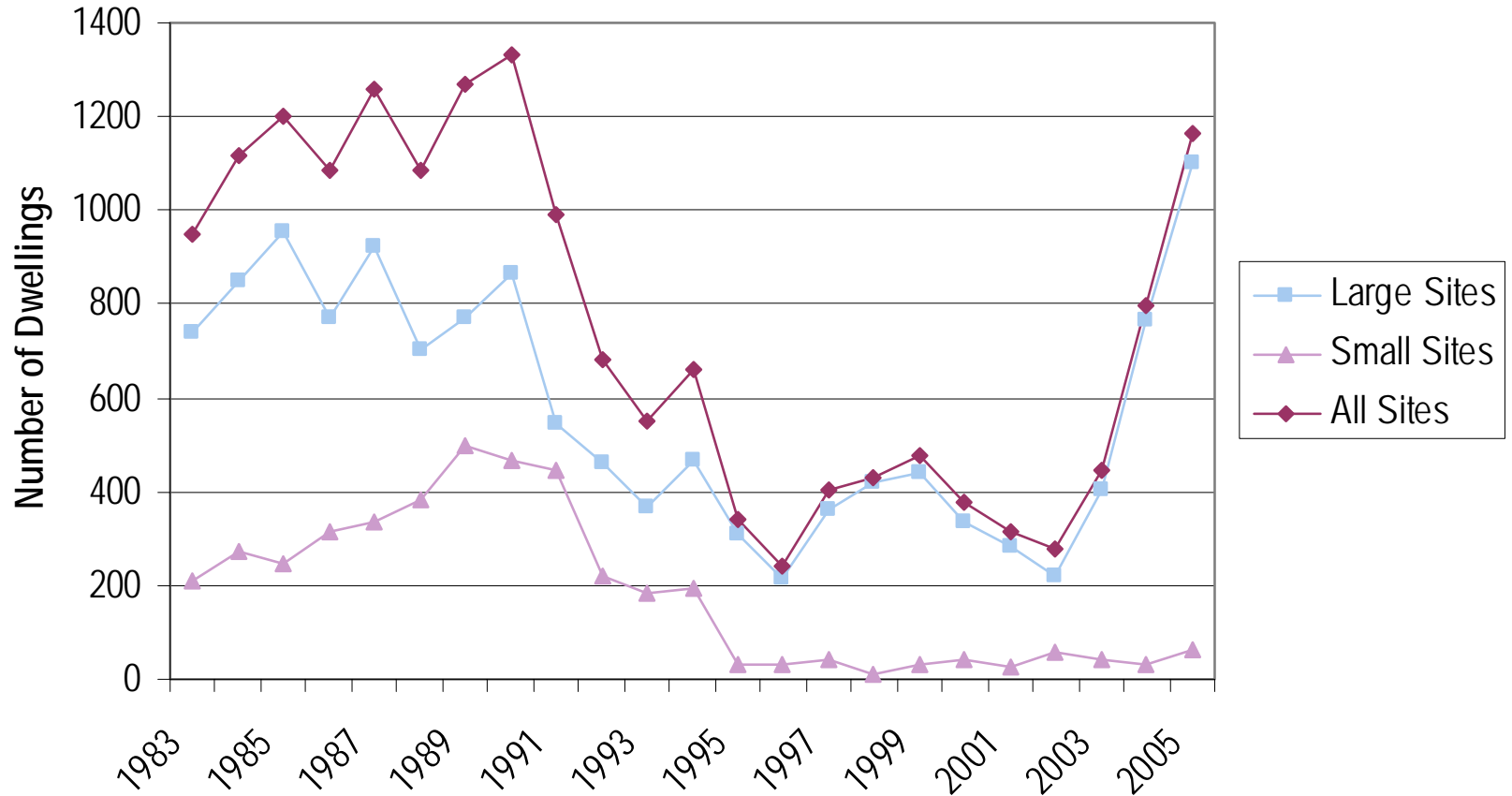
A **step change** in the **quality** of development
Higher densities on appropriate sites

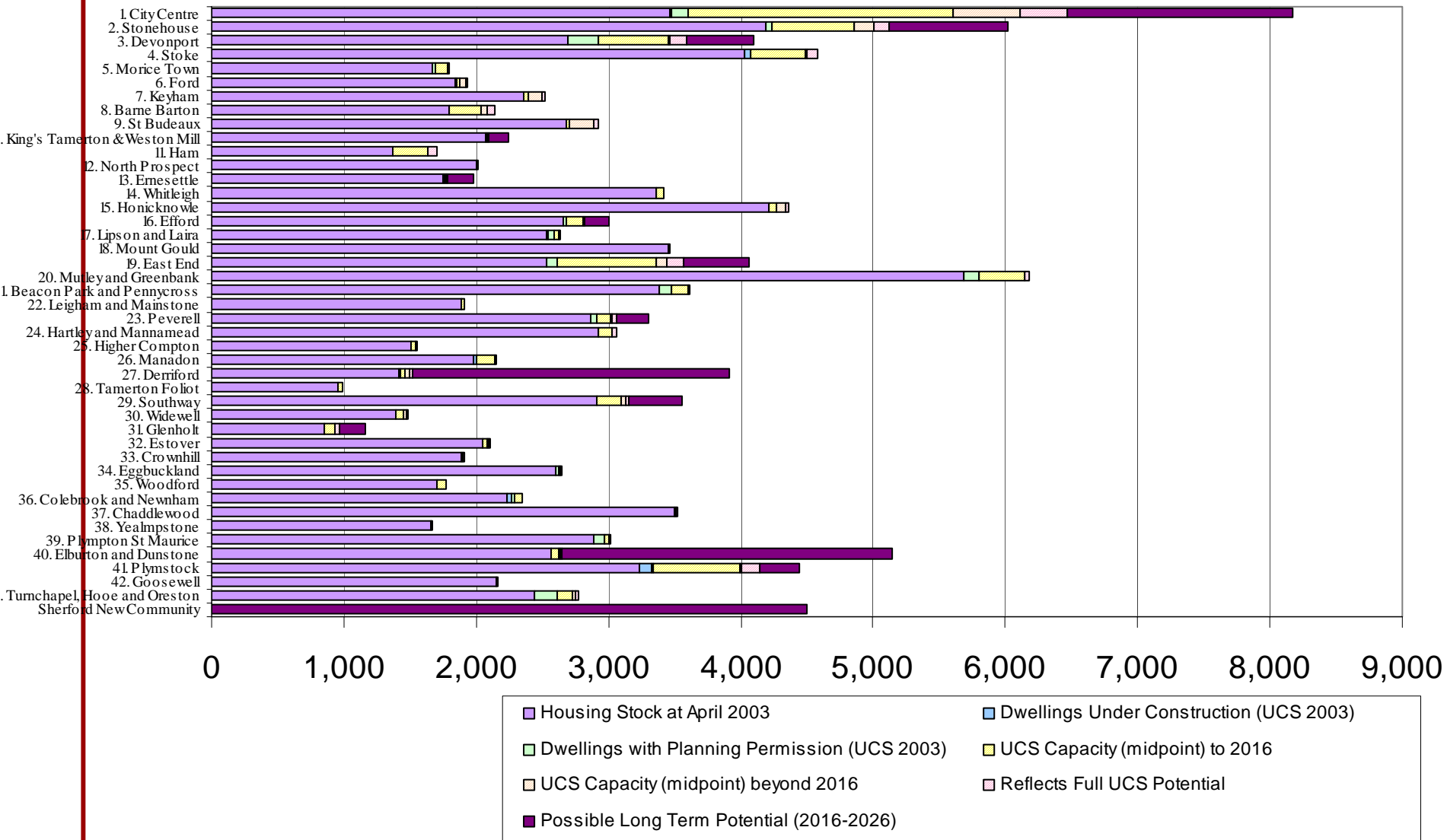
A **step change** in the **intensity** of development
Higher annual build rates and a focus on delivery

A **step change** in the **pace** of development

New Homes

Dwellings Under Construction 31st March





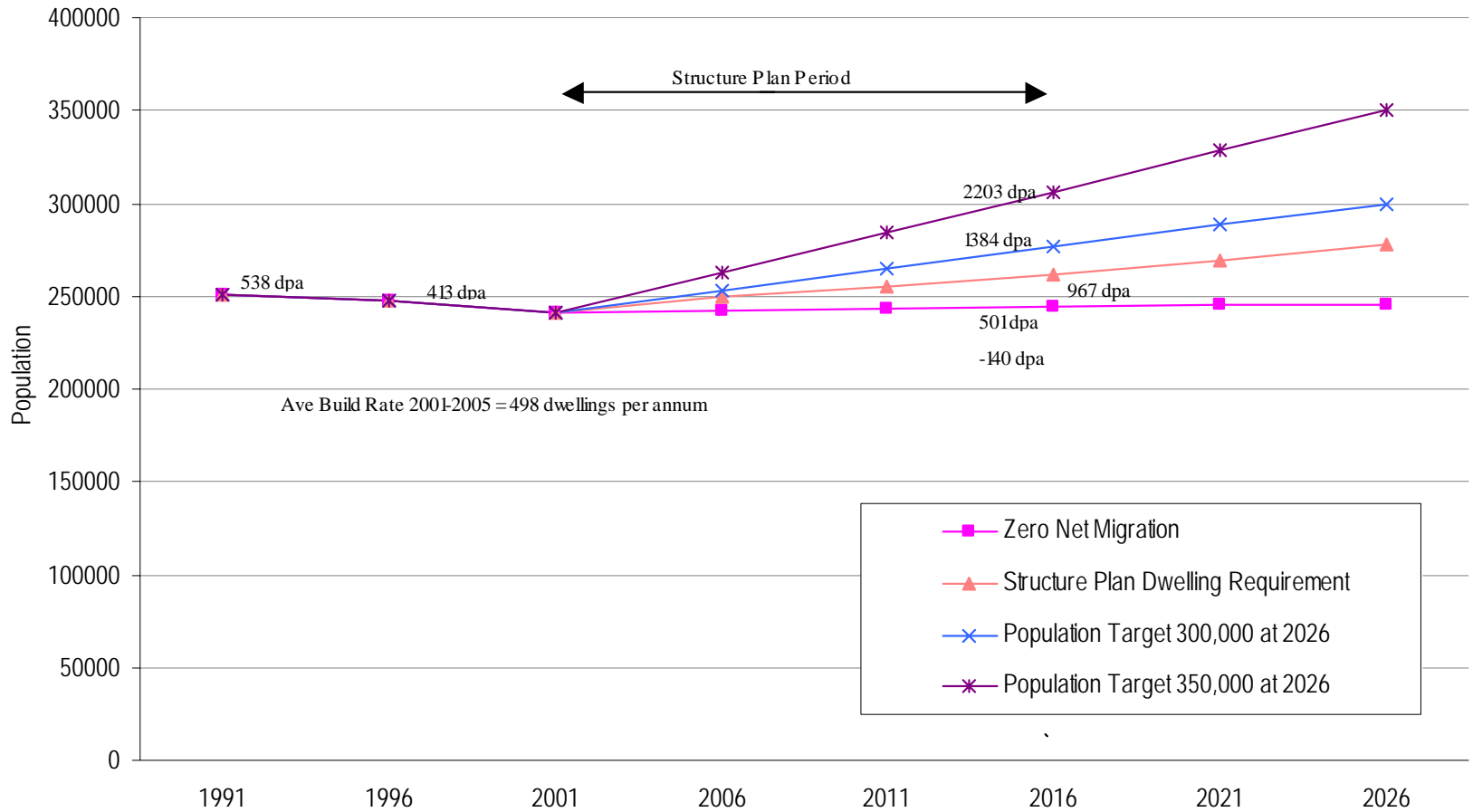
Neighbourhood Growth

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Population Growth

Projected Population of Extended City

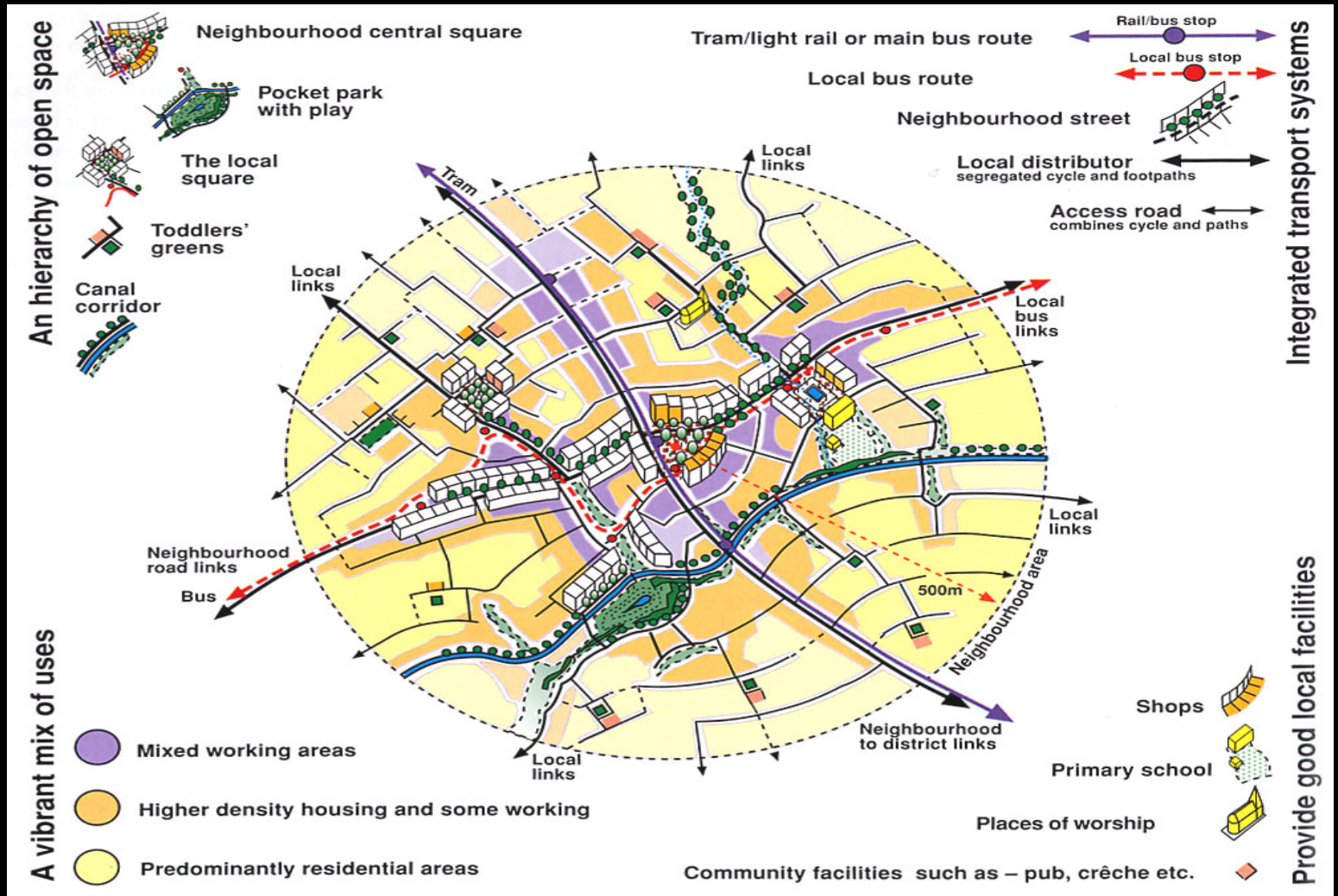




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Setting the policy



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Setting the policy

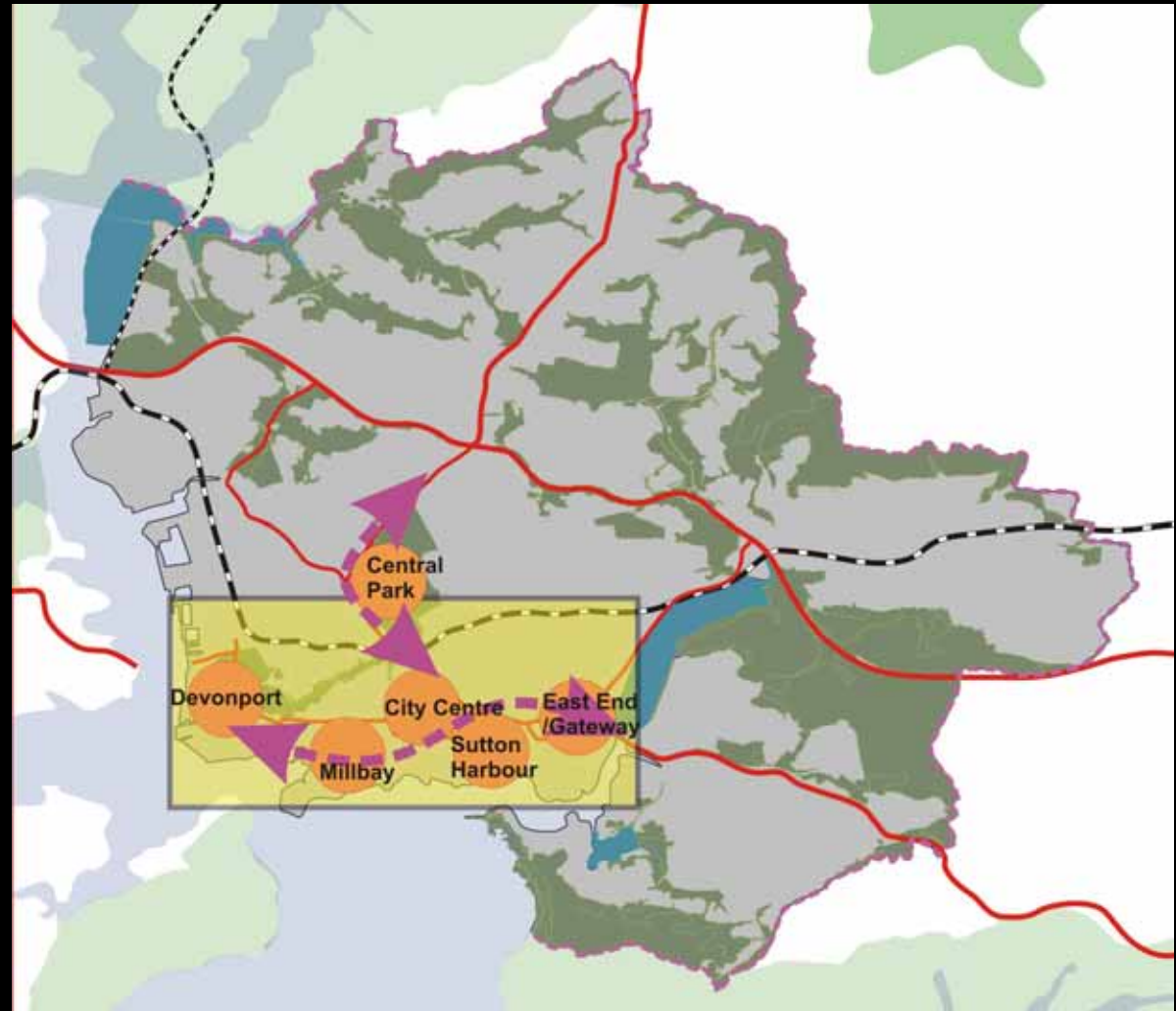
Area Action Plans – the main regeneration areas:

- Millbay and Stonehouse
- Devonport
- City Centre/ University
- Sutton Harbour
- Derriford/ Seaton/Southway area
- North Plymstock
- Central Park
- East End/ Eastern Gateway
- Hoe

Waterfront Regeneration

- Devonport
- Millbay
- City Centre
- Sutton Harbour /Hoe
- East End
- Central Park

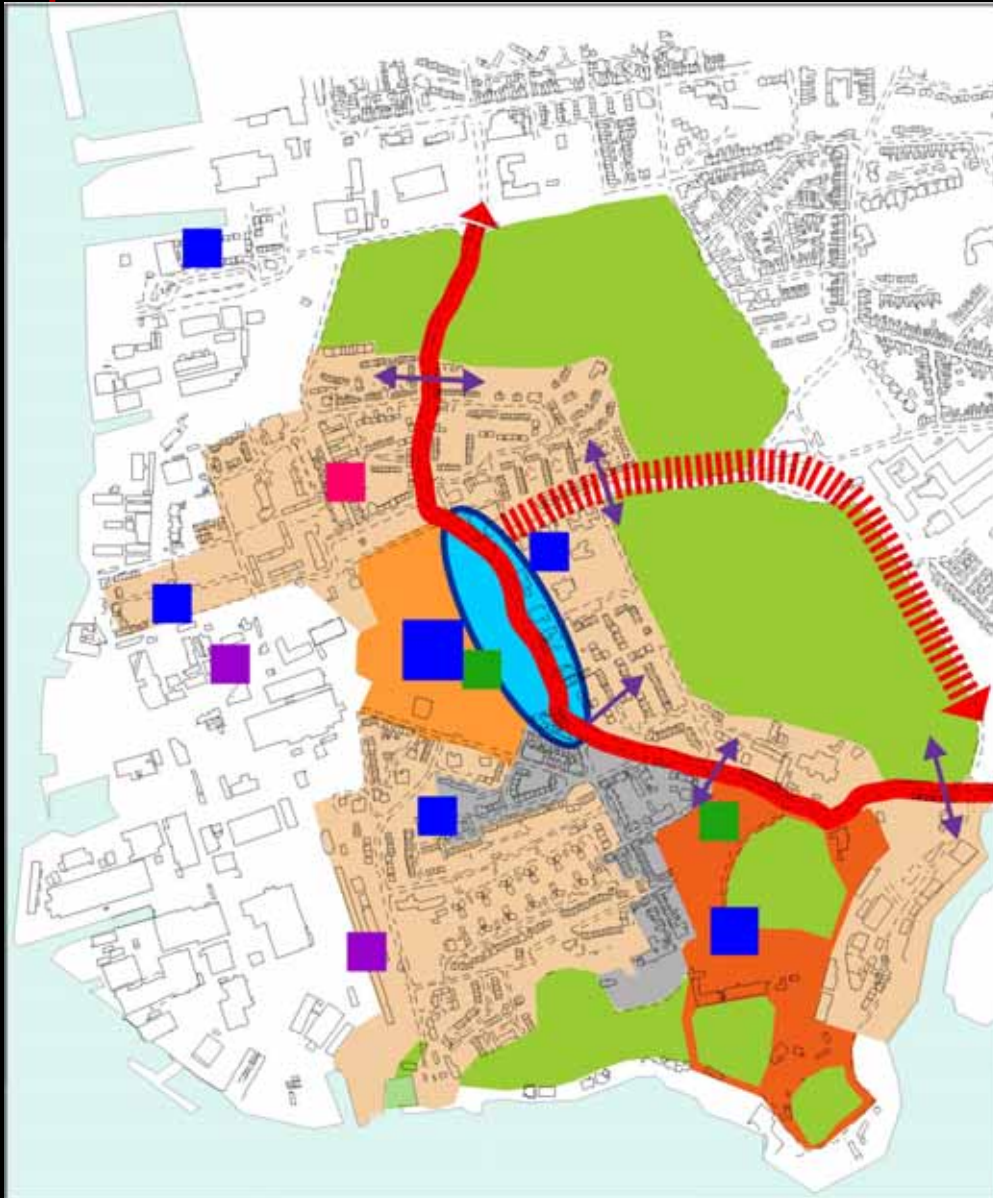
Using development positively to create sustainable, connected neighbourhoods.



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Devonport Issues and Options



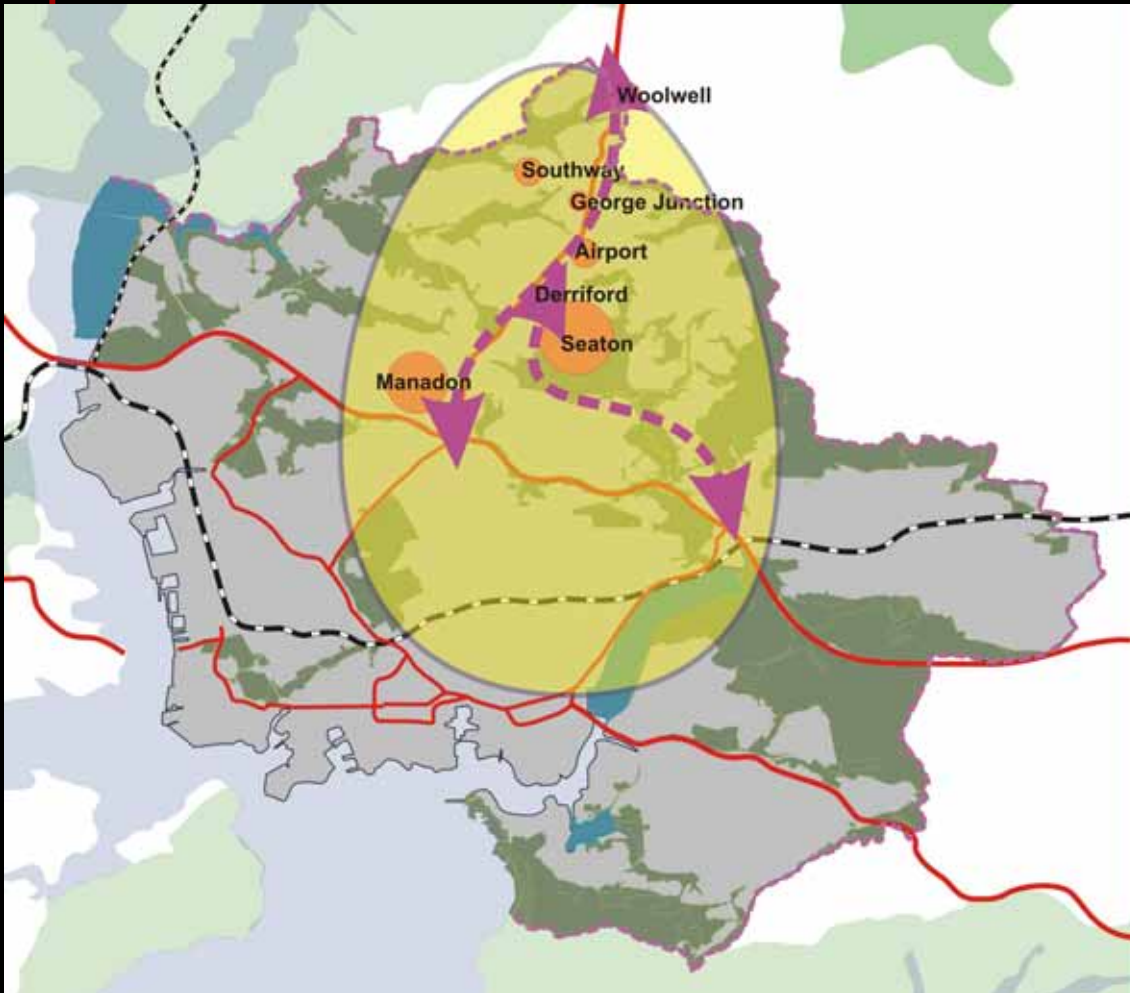
The Vision - The re-creation of Devonport as a distinct place in modern Plymouth; a vibrant self sustaining community; a place of real quality, variety and interest, the pride of residents, attractive to visitors and a model of 21st Century living, working and playing.

-  A new district centre- Storage Enclave redeveloped to provide a new centre with a supermarket & supporting shops along Chapel Street, improved health & community facilities/services as well employment & residential uses.
-  Opportunity site - Storage Enclave. Mixed uses, but with a predominance of residential, related to the new town centre. May include an educational use.
-  Opportunity site - Mount Wise - possibilities for a mixed-use development. Admiralty House and Mount Wise House restored. Public access improved, and open spaces protected. May include an educational use.
-  Marlborough street - Existing Local Centre. New policies to facilitate reversion to residential/offices if required.
-  Alternative school locations - Either at the centre of the community, or at Mount Wise to take advantage of campus facilities.
-  Opportunity sites for significant residential development
-  Naval Base - Visitor centre / mixed use
-  Transport - option to re-route heavy vehicles along Kings Road and Fore Street, to reduce traffic flows within the new centre along Chapel Street.
-  Residential areas - improve existing housing stock and build new housing in selected locations.
-  Open spaces - opportunities to enhance sports facilities and increase public access and enjoyment.
-  Access Links - encourage pedestrian and cyclist movement.
-  Existing Conservation Area - Possible extension into Mount Wise area, particularly Admiralty & Mount Wise Houses.

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Northern Corridor

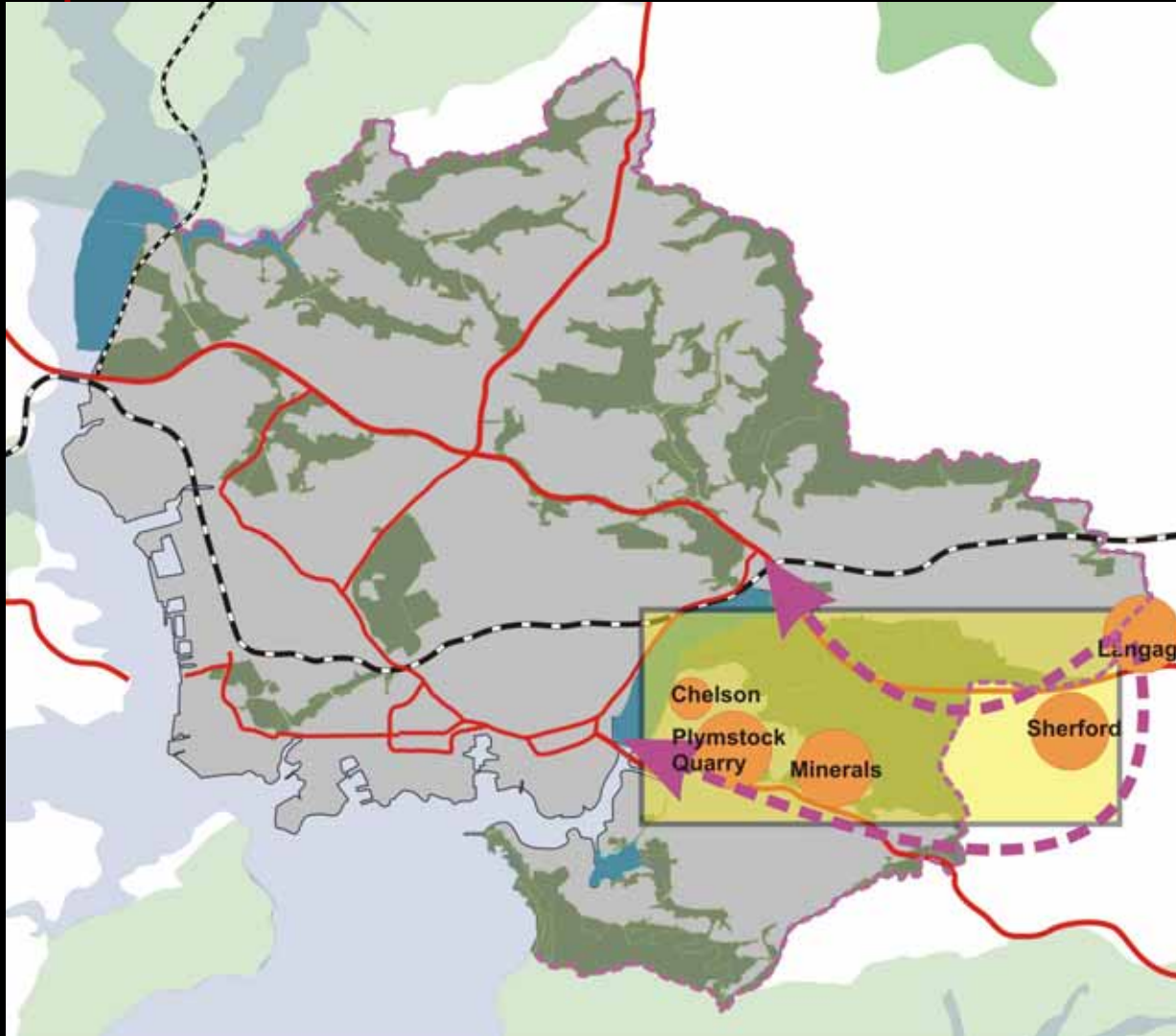


- Derriford
- Seaton
- Southway

Key issues are:

- Need to provide a centre for northern Plymouth.
- Need for high quality open space
- Developing the communication links

Eastern Corridor



- Plymstock Quarry
- Sherford
- Langage

Opportunities for the City's current & longer term development.

Encourage Investment

- Positive Planning
- Excellence in Planning Matrix
- Planning Users Concordat
- Design and Historic Environment champions
- RTPI, National Planning Forum, Annual Planning Conference, ATLAS, ASC

Encourage Investment

- Pre-application planning discussions
- Most radical scheme of delegation in the country
- Plymouth Design Panel
- Plymouth Regeneration Forum
- Design and Historic Environment champions
- Plymouth Investment Association

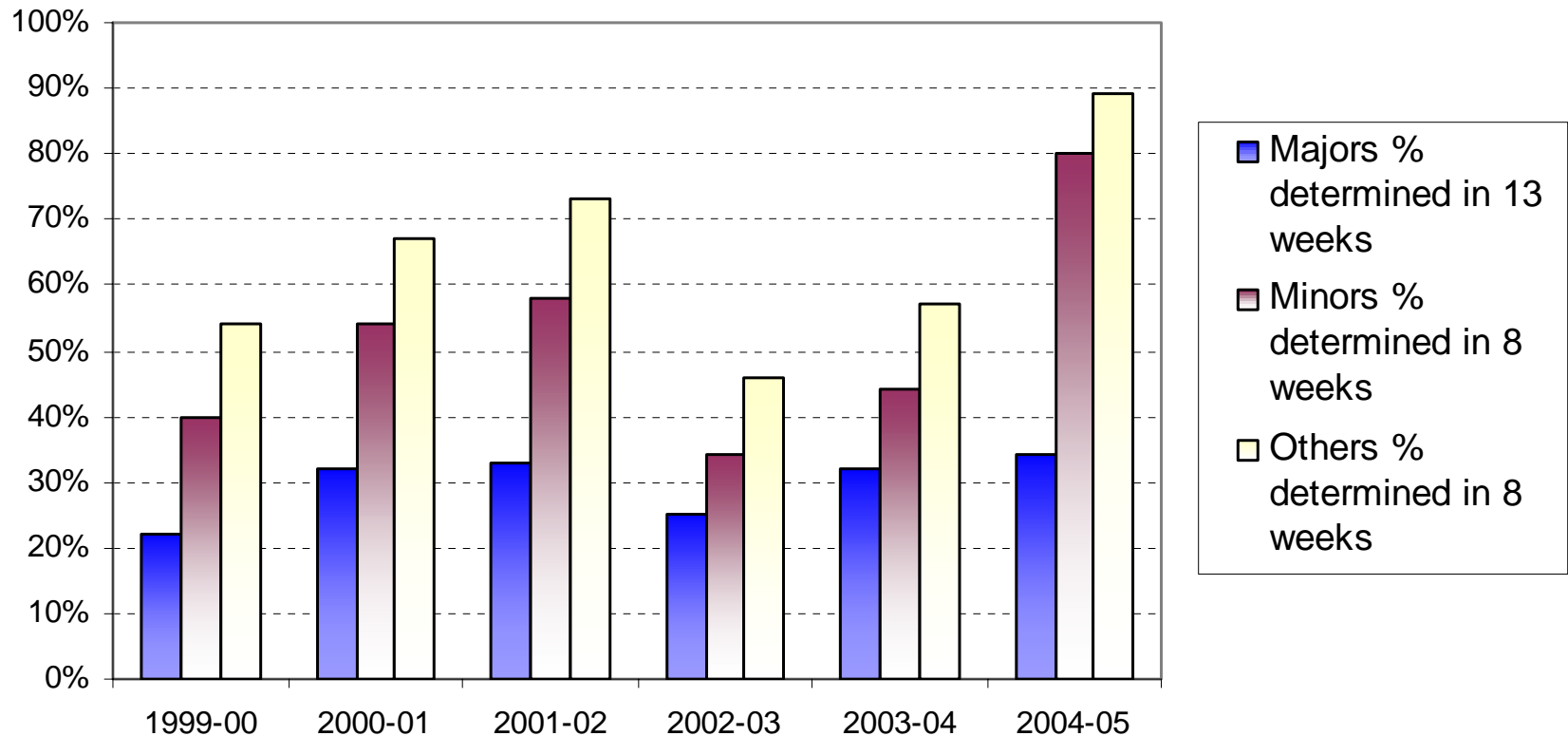
P e r f o r m a n c e

Planning is already performing through:

- DC performance
- CABE national award for design
- LDF performance – the first local authority in Devon and Cornwall to have its Local Development Scheme approved by GOSW
- Plymouth Vision: A Local Authority led Delivery Vehicle to drive achievement of the Vision for Plymouth

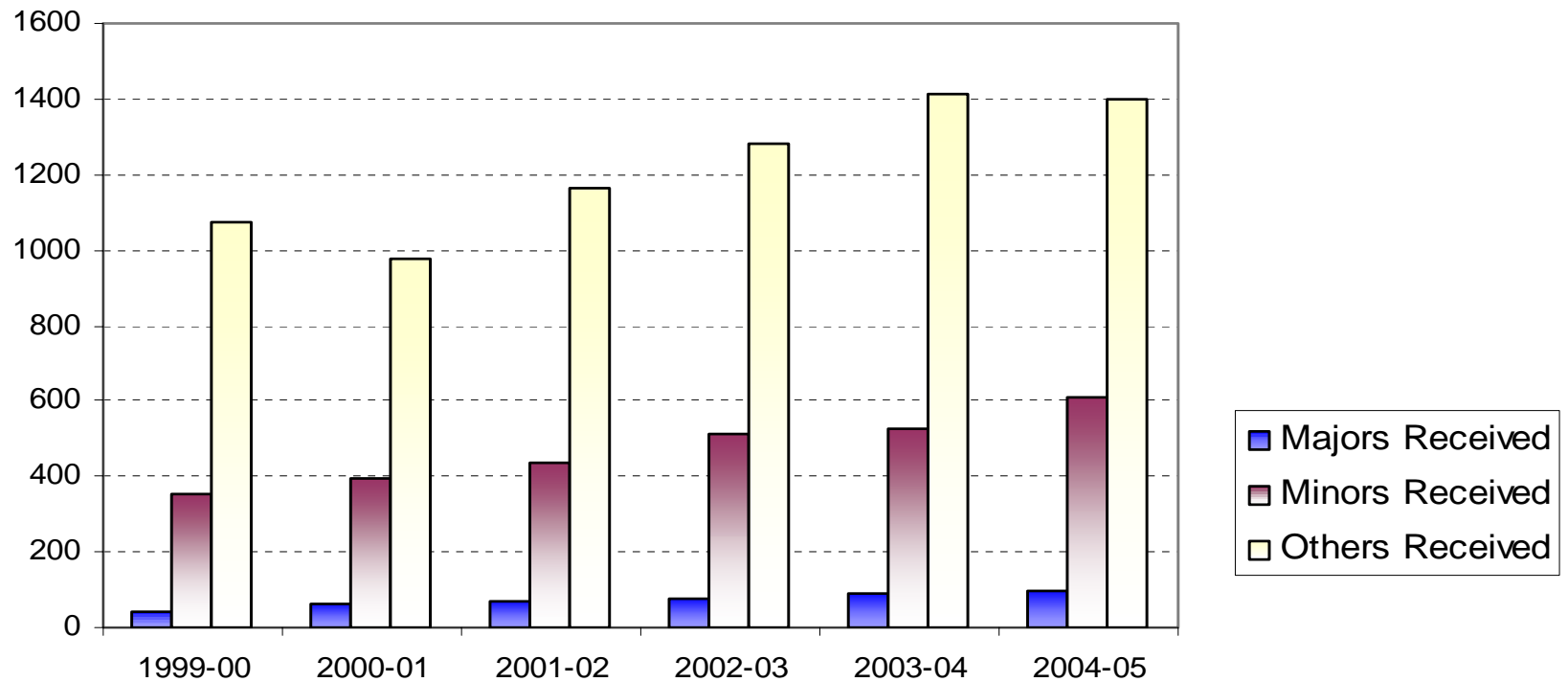
Performance

Applications Determined



Performance

Applications Received



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Performance: What Next?

- Promote Plymouth regionally and nationally as the most important growth centre in the far South West
- Meet the targets for LDF adoption – adopt core strategy by June 2006
- Continue to improve DC performance so that PCC is in the top quartile of Performing Councils by December 2005
- Create an investment friendly environment through the Plymouth Vision
- Ensure the high standards of design are continued with strong Design Panel and champions
- Ensure the co-ordination of transport and economic strategy with Planning process

Delivering Excellence

- Clear Vision
- Radical strategic and local policy context
- Continual Modernisation of Service delivery
- Innovative partnerships
- Destroying professional silos
- Proactive Planning Positive Planning
- Planning that Delivers: this time, next time, every time