Appendix B
City Centre and University AAP Issues and Options document
Preliminary Sustainability Appraisal
Consultation Response Form
Notice of Proposal Matters
Statement of Availability
City Centre Area Action Plan

Issues & Options

This document has been produced by the City Council as a part of the first stage in preparing Plymouth’s new Local Development Framework (LDF).

Plymouth is experiencing a period of significant change. There is a real expectation of improving the quality of people’s lives in a way that truly reflects the aspirations of local communities. Significant developments are already underway to deliver key elements of this vision. Further major opportunities are coming forward. We need your help to evolve a Development Framework to manage these changes effectively.

In order to shape the content of this new development framework, we would like to know:-

- **What sort of Plymouth do you want to see in the future?**
  The answers to this question will shape the ‘Core Strategy’ document which outlines how the city will evolve over the next ten or more years.

- **What changes, if any, need to be made in your area to help improve it?**
  The answers to this question will shape the ‘City Centre/ Railway Station and University Area Action Plan’ which will show in detail how significant changes in this area will re-create this area as an essential part of Plymouth’s urban renaissance agenda.
This document is intended to generate discussion about the issues and opportunities in the City Centre/ Railway Station and University area. It is not intended to be site specific, but rather to try and identify the more important strategic issues which will help to shape the way the area develops in the future.

Detailed guidance for this area will be produced in the second tranche of Area Action Plan (AAP) preparation. The greatest need is for guidance in those areas where major investment is about to take place (Devonport, Millbay & North Plymstock), as well as areas where there is limited guidance in current plans (Derriford, Seaton & Southway). In the case of the City Centre it is accepted that the guidance in the current Local Plan & First Deposit Local Plan should enable satisfactory progress in the interim.

The timetable for its production is that:

- Detailed policies and proposals will be generated as a result of this consultation, which in turn will be consulted on in January/February 2006
- leading to the submission of the City Centre/ Railway Station and University Area Action Plan to the Secretary of State by October/November 2006

We need your views to help us shape the Area Action Plan for the City Centre/ Railway Station and University
City Centre, Railway Station and University Area

The City Centre is the face of Plymouth. Its role is vital in the economic and social well being of the whole city and sub region. This Area Action Plan encompasses the city’s main railway station and the main University of Plymouth campus, as well as the city’s central shopping precinct. The First Deposit version of the City of Plymouth Local Plan (1995 – 2011) identified considerable potential for improvement and regeneration. The City Centre Precinct Urban Design Framework, which is adopted as supplementary planning guidance, was produced in order to help realise the visions for the City Centre.

In the last two years considerable work has been done focussing on the City Centre. The 2020 partnership commissioned the Mackay Vision, which consolidates within one document a vision for the future development of the city. The City Council has adopted the principles of the vision as an Interim Planning Statement.

As a result of Mackay’s work new proposals for the City Centre need to be examined, and previously identified proposals (in the First Deposit of the Local Plan) should be updated/re-examined.
Issues and Opportunities

For many years the City Centre suffered from a lack of commercial investment and a poor image, and it underperformed as a retail centre. Recently a new dynamism and confidence has emerged which is resulting in renewed interest and investment. This AAP picks up the challenge to build on the agenda of change, to help to deliver a vibrant and thriving city centre.

Issues to be considered in relation to the City Centre include:-

- How to ensure a better balance of uses, avoiding an over-emphasis on shopping and daytime uses?
- How to bring more life to the area, particularly at weekends and in the evening?
- How to modernise the stock of office accommodation?
- How should Armada Way evolve, bearing in mind its various roles as a shopping street, civic space, and pedestrian/transport route.
- How to increase the supply of housing?
- How to improve the quality of townscape at the northern end of the precinct?
- How to create smaller block sizes to facilitate pedestrian movement north and south through the precinct?
- How to improve protection from poor weather?
- How to achieve a better relationship between building heights and street width?
- How to improve the transport gateways into the area, including the railway station, the car parks and other public transport facilities?
- How to strengthen the City Centre’s relationship to the railway station and the University?
- How to provide a balanced retail structure between the east and west ends of the area?
- How to improve the relationship and connections with surrounding areas / neighbourhoods?
• How to make the roads within and around the City Centre more pedestrian friendly and less cluttered?

• How to improve the relationship between the University and the City Centre?

• How to improve the cultural offer of the City Centre and University, supporting the growth of cultural activities?

• How to make better use of vacant or under-utilized land?

The Vision

To create a lively and vibrant mixed use regional centre which provides high quality regional shopping, together with a range of facilities for living, working and recreation, both by day and night.

It should be well connected with adjacent areas, and to the city and region beyond. It should blend seamlessly with surrounding neighbourhoods, including the University area and Cultural Quarter, through direct and safe pedestrian routes and through easily accessible and convenient public transport.

It is about making the City Centre a real downtown, offering residents and visitors 24-hour life, with restaurants, pubs, specialized shops, a choice of entertainment and culture. It should have quiet areas but enough activity at all times to make it feel safe.
The Vision - To create a vibrant mixed use regenerated regional centre which provides high quality shopping together with a range of facilities for living and working both by day and night.

- University / Cultural Quarter.
- Cultural Quarter.
- Key arrival spaces with opportunity for landmark buildings.
- Zones of opportunity for tall building placement.
- New, better defined routes through the University campus.
- City gateway Railway Station.
- Improve linkages with surrounding areas.
- Seek to create more north-south linkages through the blocks
- Intensification of development, including uses such as residential leisure, offices and cultural facilities ranging from 4 - 7 storeys.

**Key Opportunities for development**

1. Mixed use including office, residential and retail with new iconic building
2. Mixed use including residential, leisure, office and retail
3. Mixed use including retail, residential, office and leisure
4. Mixed use including retail, residential, office and leisure
5. Mixed use including office, residential, transport interchange and education.
6. Mixed use including retail, residential, office and leisure
7. Potential re-development opportunity.

- High quality public realm improvements.
- New Boulevard: greening of "ring road" and dedication of public transport routes.
Options to deliver this vision

Use the past to positively inform the future

The post-war Abercrombie grid and the way in which it evolved has resulted in streets and buildings that vary in quality. The best quality buildings are to be found on Royal Parade and New George Street. As one moves north and west, the buildings change in scale and character, resulting in a poorer quality environment.

There is a need to protect the best of the existing townscape, to examine the potential for possible designation of conservation areas and to retain the building line and original plan for Plymouth, but to encourage new development of the highest quality that is better suited to the needs of today. There is huge development potential and opportunities to increase intensity of development, whilst at the same time improving enclosure along the streets, by extending on top of some of the existing buildings.

Diversify the functions of the City Centre

Currently, the City Centre functions primarily as a retail centre, and has a deserted feel when the shops shut. Only about four hundred people live within the precinct, and office space is limited and outdated. The City Centre lacks modern, robust buildings that can be used for a variety of uses.

In order to make the City Centre more vibrant, there is a need to diversify its current functions and to bring life back into the area outside shopping hours. In order to achieve this we need to encourage a wider mix of uses, including office, retail, leisure and a massive expansion of residential accommodation.

Create a more urban environment

Currently some building heights within the precinct are too low in relation to the width of the street, giving a poor sense of enclosure. Further, the grid structure of the precinct and wide streets mean that in bad weather the precinct is windy and provides little protection from the weather.

A more ‘urban’ feel to the City Centre could be achieved through an intensification of development. Opportunities could be explored to develop high quality tall buildings in key areas around the City Centre, helping to give it definition. Another option for the
development of tall buildings would be to incorporate them into a new grid of streets within the precinct as proposed in the Mackay Vision. Alternatively, intensification could be achieved through a general increase in the height of the existing buildings within the precinct.

There is a need to enrich the environment of the City Centre through the creation of the highest quality public spaces and buildings. At the same time, there is a need to ensure a safe and comfortable environment day and night, and to maintain and reinforce areas which have a distinctive attractive character. Consideration needs to be given to the possibility of a conservation area.

**Improve connections with surrounding areas**

The four-lane “ring road” around the City Centre precinct acts as a barrier for pedestrians traveling from neighboring areas. The University of Plymouth and Plymouth College of Art and Design, as well as the cultural buildings on North Hill, are physically very close to the City Centre but are divorced from it due to the ring road and the nature of development along the edges of the ring road. Routes to the railway station are unclear and there is a lack of a clear visual link.

A number of subway/bridge links have already been removed as part of developments already happening. Further pedestrian friendly changes could be implemented in order to create a more civilized environment, thus improving connections with surrounding neighbourhoods. The environment could also be improved by greening the “ring road” – planting along the sides and down the centre of the road as envisaged in the Mackay Vision. This will result in a massive reduction in the capacity of the road network, and so alternative traffic management measures will have to be considered.

**Encourage positive pedestrian movement within the City Centre**

The perimeter blocks that make up the City Centre precinct are large with few opportunities to cut through to the other streets. This makes for a difficult area for pedestrians to negotiate. Permeability could be improved to ease pedestrian movement by capitalising on opportunities to create more north/south routes through the large blocks. In addition, new development should seek to promote the legibility of the City Centre to help pedestrians find their way around.
Positive relationship with the Cultural Quarter and the University

The development of a Cultural Quarter focusing on the North Hill area, incorporating the University of Plymouth and new creative industries, could provide a new dimension to the City Centre, with potential for the energy of the University and Cultural Quarter activities to influence and animate the city.

The relationships between these areas and the City Centre need to be improved. The barrier of the ring road needs to be broken down by introducing safe surface level crossings, which is beginning to happen with the Drake’s Circus proposal.

There is also an opportunity to reconnect the two sides of North Hill – The University Campus and the area where cultural industries could locate. Consideration would need to be given to reducing the width of North Hill at this point and making it easier to cross.

These areas need to be seen as vibrant, active places within the City Centre rather than separate parts of city. The environment of these areas should be of the highest quality. Routes and spaces need to be stimulating, safe, and direct. Historic buildings should be preserved and new buildings should be sustainable in their design, characterised by good quality architecture.

Key matters for consideration

- To identify those parts of the City Centre where there are opportunities to encourage development of tall buildings.
- To facilitate pedestrian movement both within the central precinct, and with surrounding areas.
- To encourage the use of more sustainable modes of transport, while not making the area an unattractive destination for private motorists.
- To encourage the provision of a range of residential accommodation in terms of its size, type and tenure.
• To explore a range of options to bring life back into the central precinct after the shops have closed, perhaps by reintroducing traffic back into the City Centre during the evening.

• To strengthen the link between the railway station and the City Centre by allowing further development around the station.

• To draw on the city’s position as a waterfront city with a unique heritage to encourage trade and investment.

• To utilise the potential of the University of Plymouth and Plymouth College of Art and Design to form the nucleus of a Cultural Quarter which will support, and be supported by, the City Centre.

• To achieve a balance in retail activity between the east and west of the central shopping precinct.

• To consider selective redevelopment in order to improve north - south pedestrian movements between shopping streets. This also has the potential to increase retail floor space, and to add interest and variety.

• To improve gateways into the City Centre, by train, car, and bus.

• To consider the possibility of a conservation area for the City Centre beaux art design.

We would like your views on these matters:

1) Is this the right vision for the City Centre?

2) What do you think are the priorities for meeting community needs, leading to the successful transformation of this area into an attractive, vibrant and sustainable mixed use city centre?

3) Are there other options to address these issues?
We need to know what you think

The statutory consultation period to respond is 7th March - 18th April 2005.

All comments must be received within this period and can be sent to:

**Strategic Planning Manager**

Planning & Regeneration
Plymouth City Council
Civic Centre
Plymouth
PL1 2EW

or

by fax: 01752 304294
by email: ldf@plymouth.gov.uk

Further copies of the leaflet and response forms are available from:

www.plymouth.gov.uk/ldf
The Civic Centre (Planning Section)
Local Libraries

This Document Is also available in Large Print, Braille, or on Audio Tape
PRELIMINARY APPRAISAL OF THE POTENTIAL EFFECTS OF 
THE ISSUES AND OPTIONS FOR CITY CENTRE AREA ACTION 
PLAN

Introduction

The SEA/SA takes as its starting point the Vision for Plymouth (set out in the 
Plymouth City Strategy and Action Plan) which aims to create

One of Europe’s finest, most vibrant waterfront cities, where an 
outstanding quality of life is enjoyed by everyone.

A clean and green city that makes the most of its environment and 
location, in particular its water resources and associated ecology.

A city with a strong economy; built on a culture of creativity and 
innovation and known for its centres of knowledge and learning.

A multi-cultural city where significant social exclusion no longer exists. 
A city where all the needs of all its citizens are met by high quality, cost 
effective services and outstanding levels of community involvement.

These broad aims have been translated into a series of 16 sustainability 
criteria, which are described in the SEA/SA Scoping report. The following 
appraisal examines the potential effects of various actions and draft policies 
for the nominated area/theme against the framework of the SEA/SA 
objectives.

Having assessed the likely effect of the different actions, policies and themes 
in the table below, the information is drawn together in a concluding 
statement.

The preliminary findings of the SEA/SA and analysis of the public response to 
both the Issues and Options Leaflet and consultation on the SEA/SA will be 
used to further refine both the draft plan and the SEA/SA.

COMMENTARY

The proposals for the City Centre Area Action Plan appear broadly 
sustainable although, inevitably, some conflict of interest may arise and these 
issues are raised through the following questions:

- Whilst proposals for rationalising pedestrian routes throughout the city 
centre and to neighbouring communities will have a positive impact on 
amenity and address some issues associated with safety. Will alterations 
to the transport infrastructure generate negative effects elsewhere create 
“rat runs” and increase traffic congestion?

- Achieving sustainable urban communities is a positive approach to future 
planning. However in recreating and restoring residential areas it is 
important that the new housing stock and design of individual dwelling 
units meets the needs of the local community at prices they can afford. 
The design of buildings also needs to be sensitive to the surrounding built 
environment and should reflect/retain locally distinctive features.
A number of other questions and issues arise as listed below:

- Will the proposals to introduce sensitive design and increase pedestrian and cyclist usage reduce crime, prostitution and improve safety or should additional/alternative solutions be explored?

- Proposals to ease pedestrian movements may encourage more people to travel on foot or by cycle around the city centre and could have a positive effect on economic growth, but it is questionable as to how far proposals will go in encouraging people to switch to alternative modes of transport.

- In considering plans for the development of a cultural quarter uncertainty arises over the extent to which existing buildings will be reused and restored and what the future will be of existing green space.

- Proposals to intensify development through increasing density/height will need to be designed with care in order to avoid wind funnelling, overshadowing, and visual conflicts with historic buildings and green space.

- Proposals to extend activities outside shopping hours need to be carefully balanced against proposals to increase residential accommodation. Late opening hours and a possible increase in noise and rowdy behaviour may have a negative impact on local communities’ quality of life.

- It is important when considering the nature of development proposals to ensure that materials for construction are sourced locally and through sustainable design, energy and waste consumption is reduced.
Table X.1. Analysis of Plan proposals, policies actions and themes against the 16 Sustainability Criteria (listed across the columns).

<table>
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<th>SA CRITERIA (In Columns across)</th>
<th>PLAN POLICIES AND ACTIONS (Below)</th>
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<td>2. Reducing Flood Risk</td>
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<td>15. District Centres</td>
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<td>16. Inclusiveness</td>
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- Diversify the City Centre’s current functions, bring life back into the City Centre outside shopping hours, encourage a wider mix of uses, including office, retail, leisure and a massive expansion of residential accommodation.
  - Promote an intensification of development through the development of high quality tall buildings in key areas around the City Centre.
  - Promote the intensification of development of tall buildings would be to incorporate them into a new grid of streets within the precinct as proposed in the Mackay Vision.
  - Promote an intensification of use through a general increase in height of the existing buildings within the precinct.
  - Improve connections between the City Centre, University, PCAD and cultural buildings on North Hill divorced by the four-lane “ring road” and the nature of development along the edges of the road. Improve routes to the railway station and creating a clear visual link.
  - Create pedestrian friendly changes throughout the city centre to improve connections with surrounding neighbourhoods including safe surface crossings.
  - Green the “ring road” through planting along the sides and down the centre of the road. This would result in a reduction in the capacity of the road network, and alternative traffic management measures would have to be considered.
  - Improve pedestrian movement through capitalising on opportunities to create more north/south routes.

| Diversify the City Centre’s current functions, bring life back into the City Centre outside shopping hours, encourage a wider mix of uses, including office, retail, leisure and a massive expansion of residential accommodation. | ✔ | ✔ | ✔ | ? | ✔ | ? | ✔ | ✔ | ✔ | 0 | ✔ | 0 | ✔ | 0 | 0 | 0 |
| Promote an intensification of development through the development of high quality tall buildings in key areas around the City Centre. | ? | 0 | 0 | ✔ | ? | ✔ | ? | ✔ | ✔ | 0 | 0 | 0 | ? | ? | ? | 0 |
| Promote the intensification of development of tall buildings would be to incorporate them into a new grid of streets within the precinct as proposed in the Mackay Vision. | ? | 0 | 0 | ✔ | ? | ✔ | ? | ✔ | ✔ | 0 | 0 | 0 | ? | ? | ? | 0 |
| Promote an intensification of use through a general increase in height of the existing buildings within the precinct. | ? | 0 | 0 | ✔ | ? | ✔ | ? | ✔ | ✔ | 0 | 0 | 0 | ? | ? | ? | 0 |
| Improve connections between the City Centre, University, PCAD and cultural buildings on North Hill divorced by the four-lane “ring road” and the nature of development along the edges of the road. Improve routes to the railway station and creating a clear visual link. | ✔ | ✔ | ✔ | ? | 0 | ✔ | ? | ✔ | ✔ | ✔ | ✔ | ✔ | ? | ? | 0 | 0 |
| Create pedestrian friendly changes throughout the city centre to improve connections with surrounding neighbourhoods including safe surface crossings. | 0 | 0 | 0 | ✔ | 0 | ✔ | ? | ✔ | ✔ | ✔ | ? | 0 | 0 | ✔ | 0 | 0 |
| Green the “ring road” through planting along the sides and down the centre of the road. This would result in a reduction in the capacity of the road network, and alternative traffic management measures would have to be considered. | ✔ | ✔ | ✔ | ? | ? | 0 | ✔ | ✔ | 0 | 0 | 0 | 0 | ✔ | ✔ | 0 | 0 |
| Improve pedestrian movement through capitalising on opportunities to create more north/south routes | ✔ | ✔ | ✔ | ? | ? | ✔ | ✔ | 0 | ✔ | 0 | 0 | 0 | ✔ | ✔ | 0 | 0 |
### PLAN POLICIES AND ACTIONS (Below)

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<td>Reconnect two sides of North Hill – The University Campus and area where cultural industries could be relocated – reducing the width of the road/ easing pedestrians crossing</td>
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<td>Create high quality environment with safe direct routes and spaces. Preserve historic buildings, new buildings for their sustainable design and reflect good architecture</td>
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#### Symbols employed in Table

- ✓ Supports the sustainability objective
- ✓✓ Strongly supported the sustainability objective
- 0 Has no impact on the sustainability objective
- ✗ Works against the sustainability objective
- ✗✗ Works strongly against the sustainability objective
- ? Has an unknown or uncertain effect on the sustainability objective

#### Legend For Sustainability Criteria

1. Nature and environment: To safeguard and enhance Plymouth’s green spaces, coast, tidal areas, waterfront, fresh water and intertidal areas and access to them, recognising the different types of contribution that they make to Plymouth’s character.
2. Reduce flood risk: To manage flood risks sustainably, recognising the role of wetlands in reducing flood risks.
3. Biodiversity: To conserve, protect and enhance Plymouth’s aquatic and terrestrial biodiversity.
4. Built environment: To enhance the attractiveness and safety of the built environment by raising the quality of urban design in the city.

5. Historic environment: To protect and enhance sites, areas and buildings and landmarks of archaeological, historic, cultural and/or architectural interest.

6. Land resources: To concentrate development within Plymouth’s built-up area by optimising the use of previously developed land, infrastructure, under used land and vacant properties.

7. Sustainable resource use: To reduce the consumption of non-renewable sources of energy, water and minerals.

8. Waste: To reduce the amount of waste generated in Plymouth and to minimise the environmental effects of waste disposal.

9. Sustainable transport: To reduce traffic congestion and noise, and improve safety, health and air quality by reducing the need to travel, especially by car.

10. Strategic communication links: To maintain and improve the network of communication and transport infrastructure within Plymouth and the links to the sub-region, the South West, Britain and internationally.

11. Economic growth: To promote sustainable economic growth, particularly of key business sectors, and to utilise employment land and premises effectively and efficiently.

12. Education and employment: To enable all residents to share in Plymouth’s growing prosperity by improving access to training, education and job opportunities.

13. Housing: To ensure that all of Plymouth’s residents have access to a good quality living environment and a decent home which is affordable and suitable to their needs.

14. Community health, safety and well-being: To safeguard and improve community health, safety and well-being through protection and enhancement of the city’s green spaces and sport/leisure facilities, and through appropriate design of the built environment.

15. Local and District Centres: To strengthen the role of local and district centres to reduce the amount that people need to travel.

16. Inclusiveness and participation: To take account of the needs of all sectors of the community in the planning and design of new development.

Note: An additional objective on Retailing is being prepared by Plymouth City Council and will be incorporated in the next stage of the appraisal.
To help us to be sure that we are reaching all sections of the community we would like you to provide some details about yourself which **WILL NOT BE DISCLOSED**. This information will be used for monitoring purposes only and will be treated in accordance with the Data Protection Act 1998. The Data Controller for Plymouth City Council is the Corporate Information Manager who can be contacted at the Civic Centre, Plymouth PL1 2EW.

Are you: Male ☐ Female ☐

What age range do you fall into?

- Under 18 ☐
- 18-24 ☐
- 25-34 ☐
- 35-44 ☐
- 45-54 ☐
- 55-64 ☐
- 65-74 ☐
- 75+ ☐

How would you describe your ethnic origin?

White

- British ☐
- Irish ☐
- Any other White background (please state) ..........................

Mixed

- White & Black Caribbean ☐
- White & Black African ☐
- White & Asian ☐
- Any other Mixed background (please state) ..........................

Asian or Asian British

- Indian ☐
- Pakistani ☐
- Bangladeshi ☐
- Any other Asian background (please state) ..........................

Black or Black British

- Caribbean ☐
- African ☐
- Any other Black background (please state) ..........................

Chinese or other ethnic group

- Chinese ☐
- Any other ethnic group (please state) ..........................

Do you have any long-standing illness, disability or infirmity?

- Yes ☐
- No ☐

If Yes how would you describe your long-standing illness, disability or infirmity (please tick all that apply)

- Mobility impairment ☐
- Hearing impairment ☐
- Sight impairment ☐
- Learning difficulties ☐
- Other .............................................................
**Q1 What is the title of the document you wish to comment on?** (please tick one box below)

Local Development Scheme

1. The Core Strategy - Building Sustainable Communities Issues & Options
2. The Core Strategy - Economic Issues & Options
3. The Core Strategy - Environmental Issues & Options
4. The Core Strategy - Social Issues & Options
5. The Core Strategy - Waste Issues & Options
6. The Core Strategy - Transport Issues & Options
7. North Plymstock Area Action Plan Issues & Options
8. Devonport Area Action Plan Issues & Options
10. Derriford / Seaton / Southway Area Action Plan Issues & Options
11. Central Park Area Action Plan Issues & Options
12. City Centre Area Action Plan Issues & Options
13. East End Area Action Plan Issues & Options
14. The Hoe Area Action Plan Issues & Options
15. Sutton Harbour Area Action Plan Issues & Options
16. Cross Boarder Issues (Sherford & Minerals)

**Q2 Which part of that document do you wish to comment on?**

....................................................................................................................................................................................

**Q3 Is your comment an objection to, or support for, that part of the document?**

Objection ☐ Support ☐

**Q4 In Section A please give a summary of your objection or support (maximum of 250 characters).**

Section B is available for more detailed comment.

**Section A**
We need to know what you think

All forms must be returned by 5:00pm on 18th April 2005

Please post completed form back to:

Policy Unit
Planning & Regeneration
Plymouth City Council
Civic Centre
Plymouth
PL1 2EW

or

by fax: 01752 304294
by email: ldf@plymouth.gov.uk
Have your say

If you would like to make a comment about any of our Local Development Framework documents please use this form to submit your views.

PLEASE COMPLETE A SEPARATE FORM FOR EACH ISSUE OR SUBJECT THAT YOU WISH TO COMMENT ON.

Plymouth City Council will only use the information provided for the purpose of preparing the Local Development Framework. Please note that a copy of your response will be placed on a public register and cannot therefore be treated as confidential.

All forms must be returned by 5:00pm on 18th April 2005

Ref (office use only)

Your Details
Title: ........................ Forename: ..............................................
Surname: ..............................................................................
Address: ..............................................................................
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Postcode: .........................................................................
Organisation: .................................................................
(if applicable)
Tel: ................................ Fax: ..............................................
email: ...............................................................................

Agent Information (if applicable)
Title: ....................... Forename: ..............................................
Surname: ..............................................................................
Address: ..............................................................................
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Postcode: .........................................................................
Organisation: .................................................................
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### Notice of Proposal Matters

**Plymouth City Councils Local Development Framework**

**Issues and Options**


<table>
<thead>
<tr>
<th>Reference</th>
<th>Proposed title of Consultation Document:</th>
<th>Proposed subject Matter:</th>
<th>Geographical Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>IO1</td>
<td>The Core Strategy - Building Sustainable Communities – Issues and Options And associated Sustainability Appraisal</td>
<td>The spatial vision and strategic objectives for the city of Plymouth to 2016. The spatial strategy and strategic policies to deliver this vision</td>
<td>City of Plymouth</td>
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<tr>
<td>IO2</td>
<td>The Core Strategy - A Strong Economy – Issues and Options And associated Sustainability Appraisal</td>
<td>The spatial vision and strategic objectives for the city of Plymouth to 2016. The spatial strategy and strategic policies to deliver this vision</td>
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<td>IO3</td>
<td>The Core Strategy – Environment – Issues and Options And associated Sustainability Appraisal</td>
<td>The spatial vision and strategic objectives for the city of Plymouth to 2016. The spatial strategy and strategic policies to deliver this vision</td>
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<td>The Core Strategy - Social Inclusion – Issues and Options And associated Sustainability Appraisal</td>
<td>The spatial vision and strategic objectives for the city of Plymouth to 2016. The spatial strategy and strategic policies to deliver this vision</td>
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<td>IO5</td>
<td>The Core Strategy – Waste – Issues and Options And associated Sustainability Appraisal</td>
<td>Issues and options for the location and provision of Waste management facilities</td>
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<td>IO6</td>
<td>The Core Strategy – Transport – Issues and Options And associated Sustainability Appraisal</td>
<td>The spatial vision and strategic objectives for the city of Plymouth to 2016. The spatial strategy and strategic policies to deliver this vision</td>
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<td>Area Action Plan</td>
<td>Issues and Options</td>
<td>Sustainability Appraisal</td>
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<td>North Plymstock –</td>
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<td>IO8</td>
<td>Devonport – Issues</td>
<td>The future development of</td>
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<td>IO9</td>
<td>Millbay/Stonehouse</td>
<td>The future development of</td>
<td>Area specific</td>
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<td>Issues and Options</td>
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<td>IO10</td>
<td>Derriford/Seaton/Southway – Issues and Options And associated Sustainability Appraisal</td>
<td>The future development of Derriford/Seaton/Southway</td>
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<td>IO11</td>
<td>Central Park – Issues and Options And associated Sustainability Appraisal</td>
<td>The future development of the Central Park area</td>
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<td>IO12</td>
<td>City Centre – Issues and Options And associated Sustainability Appraisal</td>
<td>The future development of the City Centre</td>
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<td>IO13</td>
<td>East End – Issues and Options And associated Sustainability Appraisal</td>
<td>The future development of the East End area</td>
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<td>IO14</td>
<td>The Hoe – Issues and Options And associated Sustainability Appraisal</td>
<td>The future development of the Hoe area</td>
<td>Area specific</td>
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<td>IO15</td>
<td>Sutton Harbour – Issues and Options</td>
<td>The future development of Sutton Harbour</td>
<td>Area specific</td>
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<tr>
<td>IO16</td>
<td>Cross Border Issues (Sherford &amp; Minerals) – Issues and Options And associated Sustainability Appraisal</td>
<td>The issues and options for Cross Border issues and the future development of Sherford</td>
<td>Plymouth City Council fringe around North Plymstock</td>
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<td>IO17</td>
<td>Plymouth, South East Cornwall and South West Devon to 2026 – Developing a Spatial Planning Strategy – Issues and Options</td>
<td>Spatial planning issues and options for informing the Regional Spatial Strategy</td>
<td>The wider Plymouth area</td>
</tr>
</tbody>
</table>

The Consultation Period for these documents is six weeks and will run from 7th March – 18th April 2005, all representation must be received in this time.

Representation should be sent

By Post to: Strategy Unit Planning and Regeneration Plymouth City Council The Civic Centre Plymouth PL1 2EW

Or by completing the Online Representation form.

Request to be notified, if you would like to be notified when any of these documents is submitted to the Secretary of State please complete the form below.

Please notify me when Preferred Options documents are published for: (please tick as required)


Name:
Address:
Postcode:
Signature

Please return this form to Strategy Unit, Planning and Regeneration, Plymouth City Council, The Civic Centre, Plymouth, PL1 2EW.
Statement of Availability

Plymouth City Council Local Development Framework

Documents available for consultation

1) Core Strategy Issues and Options, divided into topic based documents on:
   - Building Sustainable Communities
   - A Strong Economy
   - Environment
   - Social Inclusion
   - Waste
   - Transport
   
   and their associated Sustainability Appraisals

2) Area Action Plans Issues & Options, for the following areas:
   - North Plymstock (including Minerals)
   - Devonport
   - Millbay/Stonehouse
   - Derriford/Seaton/Southway
   - Central Park
   - East End
   - The Hoe
   - Sutton Harbour

   and their associated Sustainability Appraisals

3) Cross Border Issues (Sherford & Minerals) – Issues and Options, and associated Sustainability Appraisal

4) Plymouth, South East Cornwall and South West Devon to 2026 – Developing a Spatial Planning Strategy – Issues and Options

These documents are available for consultation for six weeks, from 7th March – 18th April 2005. During this time copies of these documents will be available to view at these locations

<table>
<thead>
<tr>
<th>Location</th>
<th>Time documents can be viewed</th>
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<tbody>
<tr>
<td>First Stop Planning Reception Desk Civic Centre Royal Parade Plymouth</td>
<td>Monday-Friday office hours 9:00am - 5:00pm</td>
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<td>Windsor House Deriford Plymouth</td>
<td>Monday-Friday office hours 9:00-17:00</td>
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<td>Central Library Drake Circus Plymouth</td>
<td>Monday-Friday office hours 9:00-17:00</td>
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<td>Crownhill Library Cross Park Road Crownhill</td>
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<td>Offices, 38/40, Marlborough St</td>
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<td>4, Mainstone Ave, Prince Rock</td>
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<td>North Prospect Housing Office</td>
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Southway Housing Office  
65 Rockfield Avenue  
Southway  
Plymouth  
Monday-Thursday 8.45-12.30 then 1.30-4.30  
Friday 8.45-12.30 then 1.30-4.00

Honicknowle Housing Office  
18 Honicknowle Green  
Honicknowle  
Plymouth  
Monday-Thursday 8.45-12.30 then 1.30-4.30  
Friday 8.45-12.30 then 1.30-4.00

Devonport Housing Office  
10 Granby Way  
Devonport  
Plymouth  
Monday-Thursday 8.45-12.30 then 1.30-4.30  
Friday 8.45-12.30 then 1.30-4.00

Estover Office  
Leypark Walk  
Estover  
Plymouth  
Monday-Thursday 8.45-12.30 then 1.30-4.30  
Friday 8.45-12.30 then 1.30-4.00

Efford Housing Office  
21D Torridge Way  
Efford  
Plymouth  
Monday-Thursday 8.45-12.30 then 1.30-4.30  
Friday 8.45-12.30 then 1.30-4.00

The Document will also be available to view at Plymouth City Councils Web page [www.plymouth.gov.uk](http://www.plymouth.gov.uk) In the Planning Section, and follow the links through Planning Policy - Local Development Framework - Preferred Options.

Copies of the Documents can be obtained from the address, below. Representations on the document should be returned:

**By Post To:**
The Planning Policy Manager  
Strategy Unit  
Planning and Regeneration  
Plymouth City Council  
The Civic Centre  
Plymouth  
PL1 2EW

**By Email**
ldf@plymouth.gov.uk

**Fax**
01752 304294

Representations must be received within the six week consultation period running from 7th March – 18th April 2005. Only those representations received during the consultation period can be considered.

For any further information or if you would like any document to be available in brail, audio form or in any other language please contact Strategy Unit, Planning and Regeneration, Plymouth City Council, The Civic Centre, Plymouth, PL1 2EW