City Centre and University Area Action Plan

The City Centre needs you!

It’s time to get thinking and discussing the future of the City Centre, join in and make sure your ideas are included...

The Council wants to hear from the people who live, work, shop and play in the City Centre. What ideas do you have to make it more dynamic, thriving and encourage people to visit now and in the future?

An issues and preferred options consultation document that sets out the direction the Council think the city needs to take and some of the issues which need to be addressed is now published for comments. After this discussion a draft City Centre and University Area Action Plan will be developed that you will be asked to comment on next year.

The issues include:

- Promoting the City Centre as a regional destination
- Creating more shopping space
- Transport needs into and around the City Centre
- Encouraging more activity in the City Centre at all times of day
- The need for high quality public space throughout the City Centre
- Supporting future ambitions such as the University masterplan, Plymouth College of Art and Design redevelopment aspirations, the West End Strategy and the Railway Station/North Cross studies
- Better links to neighbourhoods such as the Hoe, Millbay, Sutton Harbour and Central Park.

The issues and preferred options consultation document then sets out some ideas and suggestions for a way forward.

The document is part of the Local Development Framework, but is being prepared in a different way as a result of new legislation. Although it does not set out detailed proposals at this stage, it sets out the direction and issues that the Council thinks should be part of the City Centre and University Area Action Plan, which will be put together next year.

You can make your comments between 3 November and 15 December 2008.

Planners will be on hand to discuss people’s views at a number of locations – see the back of this newsletter.

If you can, please make your comments online. There are four discussion boards that you can post comments and ideas on, or you can read the document and make detailed comments as you go. By commenting online it helps us to keep in touch with you in a cost effective and environmentally friendly way. You can also see all the other comments being made.

If you haven’t got access to the internet you can view the consultation documents at your local library, the Civic Centre and at Shop Mobility.
Making sure your views make a difference

After much discussion with many of you, and listening to your comments and ideas, a draft statement of community involvement has been published for you to look at and comment on.

The statement recognises that community involvement is vital to the success of Plymouth’s vision of becoming one of Europe’s most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone.

It sets out how the Council will involve local people and take account of their views when making important decisions about Plymouth’s future.

The Council’s Planning Services adopted a Statement of Community Involvement in 2006. This review has looked at what has worked well and what needs to be improved to make sure your involvement is meaningful and makes a difference.

The current document aims to extend that commitment to public consultation to all key organisations in the city’s Local Strategic Partnership.

The document also highlights top tips designed to help community groups and individuals get involved in public consultation.

Consultation should be a fun and rewarding experience, rather than a hard to navigate process reserved for only a few interested groups in the city. Planning is complex but we are doing our best. Your views on the review and any ideas to improve the document will be welcomed.

It’s available online at www.plymouth.gov.uk/ldf or in local libraries and the civic centre. You can make comments online or in writing to the address on the back of the newsletter.

Get free independent advice from Planning Aid

If the planning process leaves you with a headache, then a special Planning Surgery might ease the problem.

From how to comment on a planning application to understanding the latest planning documents and the implications for where you live, Planning Aid might be able to help.

Planning Aid provides free, independent and professional planning advice to communities and individuals who cannot afford to pay fees to a planning consultant. It complements the work of the local planning authority, but is independent.

Planning Aid can help people to:

◆ Understand and use the planning system
◆ Participate in preparing plans
◆ Prepare their own plans for the future of their community
◆ Comment on planning applications
◆ Apply for planning permission or appeal against the refusal of permission
◆ Represent themselves at public enquiries

Planning Aid will be holding an advice surgery on Saturday 29 November at the Central Library. Come along between 9.30am and 12.30pm and obtain advice and help from an independent planning expert.

For more information, please contact Planning Aid South West, 0117 929 7292, or e-mail swco@planningaid.rtpi.org.uk

Your Place, Your Future

Planning Officers are busy going through all the comments, ideas and sites suggested. The information collected is also being shared across the Council and with other partner organisations to use in their work where appropriate.

The bulletin boards are still open online for you to add further information on your neighbourhood. A draft version is expected to be ready for summer next year – this newsletter will keep you updated on progress.
It’s not just about the LDF...

The Hoe

The Council’s Historic Environment team have been reviewing the city’s conservation areas, and are currently reviewing the Hoe Conservation Area - one of the largest conservation areas in the city with a wealth of historic monuments and buildings in addition to the Hoe park. The review looks again at the special character of the area, highlights elements that should be kept or enhanced as well as those that detract from the character. It contains a number of proposals, for example extending the boundary to include the Royal Citadel.

The City Council will be consulting on the Conservation Area review from 24 November to 4 January. Officers will be available at the Guildhall on Tuesday 2 December between 11am and 7pm to answer any questions, the display will be at the Guildhall to view from 24 November until 6 December. Copies will be available at the Civic Centre and in local libraries and will also be available online to make your comments.

North Plymouth Community Park

A family drop in event will begin to look at what could happen in a new Community Park for North Plymouth.

Come along and have a look at the maps and ideas being suggested, contribute your ideas and discuss what could happen with planning officers.

Plymouth City Museum and Art Gallery will be running activities for families looking at the animals, plants and insects that make the area so special.

Find out more at www.plymouth.gov.uk/northplymouthcommunitypark or contacting the details on the back of the newsletter

Drop-in Event, Tuesday 28 October 10am - 4pm
Foyer Area, Windsor House, Tavistock Road, Plymouth

LDF Waste Development Plan Document

Following on from the adoption of the Municipal Waste Strategy in 2007 and the LDF Waste Development Plan Document earlier this year, the Council is now seeking to replace the landfilling of the city’s waste with an energy from waste facility.

A Partnership has been formed to take the project forward, consisting of Plymouth City, Torbay and Devon County Councils. DEFRA has agreed to grant fund the project with £95million, and tenders from prospective waste contractors will be sought within the next few months. The procurement process will take up to two years, and after the preferred bidder has been selected a planning application will need to be submitted. The plant is due to be operational in 2014. More information can be obtained from the Partnership’s website at: www.swdwp.co.uk
**LDF diary of events...**

*All events are free and open to the public, those highlighted in light blue need to be pre-booked.*

*For events that need booking please contact Sharon Sheppard on 01752 307893*

<table>
<thead>
<tr>
<th>When...</th>
<th>Who for...</th>
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<tbody>
<tr>
<td>Tuesday 28 October 10-4pm</td>
<td>Everyone welcome!</td>
<td>North Plymouth Community Park Drop in Consultation event</td>
<td>Windsor House</td>
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<tr>
<td>From 3 November to 15 December</td>
<td>6 weeks consultation on the City Centre and University Area Action Plan Consultation Document and the Statement of Community Involvement Review</td>
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<tr>
<td>Wednesday 5 November 10-1pm</td>
<td>Everyone welcome!</td>
<td>Comment on the City Centre and University Area Action Plan</td>
<td>Shop Mobility Centre</td>
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<tr>
<td>Tuesday 11 November 8-10am and 4-6pm</td>
<td>Everyone welcome!</td>
<td>Comment on the City Centre and University Area Action Plan</td>
<td>Train Station</td>
</tr>
<tr>
<td>Tuesday 18, Wednesday 19 and Saturday 22 November from 10am-4pm</td>
<td>Everyone welcome!</td>
<td>Comment on the City Centre and University Area Action Plan</td>
<td>Drake Circus</td>
</tr>
<tr>
<td>Thursday 20 November 3-7pm</td>
<td>Everyone welcome!</td>
<td>Comment on the City Centre and University Area Action Plan</td>
<td>Drake Circus</td>
</tr>
<tr>
<td>Saturday 29 November 9.30–12.30</td>
<td>Everyone welcome!</td>
<td>Planning Aid Surgery</td>
<td>Central Library</td>
</tr>
<tr>
<td>Tuesday 2 December</td>
<td>Everyone welcome!</td>
<td>Comment on the Hoe Conservation Area Management Plan</td>
<td>Guildhall</td>
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Please note that all these events may be subject to change, please call to confirm details before attending.

**Please make your comments online...**

Visit the website at www.plymouth.gov.uk/ldfgetinvolved

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

**Keep in touch...**

Planning and Regeneration Service,
Department of Development, Plymouth City Council,
Civic Centre, Plymouth PL1 2AA
Tel: 01752 305477 Fax: 01752 304294
Email: ldf@plymouth.gov.uk

**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.
Derriford... what could the future be like?

The Council is consulting on new and exciting ideas for the transformation of the Derriford area of the city. Already home to the city’s hospital, airport and major employment areas, the plans demonstrate how further employment, recreation and retail development could be accommodated along with possible new residential communities with up to 5,000 homes.

This part of the city has long been considered to be poorly laid out, car dominated, and lacking a clear sense of identity, with communities isolated from the facilities that serve them. This new report seeks to turn the Derriford and Seaton area into an effective and sustainable new community, making best use of the opportunities it offers.

As well as the new jobs and homes, the plans could also include an exciting new community park, new health care facilities, a new district shopping centre, improvements in public transport and new road proposals. The design and layout of the area would also be improved transforming it into a new heart for northern Plymouth.

The Derriford and Seaton Area Action Plan is the latest stage in the city’s Local Development Framework, or LDF. The Council will be seeking views from the public and local organisations, about the scale of change and about the individual proposals. The comments received will then help to inform the final version of the Area Action Plan, which will be submitted to the Government later in 2009, for independent inspection. The document, which is being considered by the Council’s Cabinet on 20 January, will be out for consultation from 6 February to 23 March.

Hundreds add their views on the future of the City Centre

November and December saw hundreds of people commenting on the City Centre and University Area Action Plan (AAP) and discussing the future of the city centre.

All the responses have been added to the consultation portal for you to view. A summary report will be published at the end of January. The next draft of the City Centre AAP is due to published in June for your comments before it gets submitted to an Independent Planning Inspector to examine.

If you requested to be kept in touch and are signed up to consultation portal you will be notified when this is published.

Find out what the Local Development Framework is about: www.plymouth.gov.uk/ldf
Public comments invited on possible traveller sites

Plans to bid for Government money to provide a Gypsy and Traveller site in Efford and to investigate two other areas of land as possible sites will go before the Council’s Cabinet later this month.

At its next meeting on 20 January, the Cabinet will consider two reports with recommendations designed to tackle the pressing problem of finding land for authorised sites in the city.

The Council has a legal duty to provide official transit and permanent sites to accommodate Gypsies and Travellers and an independent assessment has identified the need for an extra 40 permanent and 15 transit pitches.

Last year there were 25 unauthorised encampments in Plymouth, causing considerable social tensions and costing the Council around £160,000.

The Council has made strenuous efforts to find suitable land and more than a year ago announced that a former traveller site at Military Road, Efford, was under consideration.

After detailed investigations and further public consultation this is now being proposed as a site for Government funding which would cover the building costs. If approved by Cabinet, a bid will be prepared and submitted in July 2009.

The Cabinet is also being asked to approve a recommendation to seek the public’s views on the suitability of two other areas of land:

- Coombe Farm, Mowhay Road, St Budeaux
- Land at Imerys Works, Coypool

Council leader Vivien Pengelly said: “I must stress that there is no question of the land at either Mowhay Road or Coypool being a done deal as no decisions have yet been made about these two areas. We now need to do a lot of talking to a lot of different people about the way forward.

“We’re very open to any constructive comments which help us to find a solution to this difficult problem. And find one we will, because we’re batting for the silent majority on this - all those long suffering residents in many different areas of the city who have experienced unauthorised encampments on their doorsteps for many years.”

If the Cabinet gives the go ahead, there will be a six-week public consultation from 6 February to 23 March. Members of the public will be invited to contribute their ideas, including suggestions for alternative sites which may not yet have been considered. The consultation will include drop-in events near the possible sites identified so far.

Suitable sites would then be submitted for consideration as part of the Local Development Framework - the blueprint for how Plymouth will develop to the year 2021 and beyond.

Another 20 sites around the city have been investigated in recent months but, for various reasons, are considered unsuitable at this time.

To find out more information or details about the consultation go to www.plymouth.gov.uk/gypsyanandtravellerssitesIdf or call 01752 305477.

If approved by cabinet all consultation material will also be available at Plymouth Libraries and the Civic Centre.

Make a difference to the city this year...

Plans that are due to move forward this year include - the City Centre, the Hoe, the East End and the next stage of Your Place Your Future.

Planning Services would like to thank you for taking the time to get involved and helping to make sure we develop the best plans for the future of the city. Some of the plans you may have commented on can now be seen taking shape in the city, for example Millbay and Devonport.

This newsletter will continue to keep you updated on what you can comment on, progress of developments in the city, and much much more!

Statement of Community Involvement Update...

A wide range of people have commented on the SCI. Thank you for taking the time to give your feedback.

A revised version will be published shortly. All the comments are available to view in the consultation portal; a summary document will be published on 30 January 2009.
If you haven’t logged on to the consultation portal yet...why not!

What is it?
It’s a website where you can see all the consultation happening for all the Local Development Framework documents and other related documents and plans. The portal links from Plymouth City Council's website. You can make your comments on-line and read other comments that have been made.

It’s useful because...
You can save drafts and see all the comments you’ve made.
You can choose what areas of Plymouth you are interested.
It reduces the amount of paper used when processing comments and helps us to keep in touch with you more cost effectively
You can add attachments to comments.
You can choose how often you are notified so you don’t get lots of unwanted e-mails.

What if I don’t have access on-line?
If you write into the Planning Service we can add you as a contact. You will then receive this newsletter through the post which will keep you updated. Draft documents and information will still be made available at all the libraries across the city too.

Sign up now at http://plymouth.consult.limehouse.co.uk

It’s not just about the LDF...

Plymouth City Council seek sites for potential development

Plymouth City Council has appointed Baker Associates of Bristol, to undertake a Strategic Housing Land Availability Assessment for the city.

This study will identify land available for housing development within and around the city. This is so the Council can maintain a five year supply of available housing land, and a longer term 15 year, supply of developable land to meet government targets.

First stage of the study is the identification of as many sites as possible which may have the potential to accommodate five or more dwellings.

The City Council made a call for sites in 2007 to which a number of replies have been received. If you have already responded you need not reply now unless there has been a change in circumstances.

The City Council is working together with South Hams District Council on the study and as a result sites which are within or adjacent to Plymouth should be suggested.

You can suggest sites by going to www.plymouth.gov.uk/evidencebaseshlaa

Alternatively you can send your suggested site to Planning Services on the address at the back of this newsletter.

All sites should be submitted before 5pm on the Friday 30 January 2009.

The Strategic Housing Land Assessment will provide background information to the Local Development Framework. It does not formally allocate land for development.

If you would like further information on this project please contact Chris Dadds on 0117 9338956 cdadds@bakerassocs.com, or the Council’s project officer, David Taylor on 01752 305477.
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<tr>
<td>12 February - ELM Community Centre</td>
<td>16 February - Coypool Park and Ride 9-1pm</td>
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<td>13 February - Plymouth Garden Centre</td>
<td>16 February - Sainsbury's car park 2-6pm</td>
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<td>14 February - George Park and Ride</td>
<td>17 February - 5pm-8pm Tamarside School Conference Room</td>
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<td>11 March - Asda Car Park</td>
<td>18 February - 10am – 4pm Kitto Centre, Honicknowle</td>
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<td>12 March - Tesco's Car Park Roborough</td>
<td>18 February - 5-8pm Novotel, Marsh Mills</td>
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<td>13 March - B&amp;Q</td>
<td>23 February - 2-7pm Efford Library (regarding details of the Efford Site)</td>
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July 2009 - City centre and university Area Action Plan Pre-submission Consultation

August 2009 - Hoe Area Action Plan Issues and preferred options consultation

October 2009 - Your Place, Your Future 2 – Issues and preferred options consultation for the Sustainable neighbourhood Development Plan Document

November 2009 - East End Area Action Plan Issues and preferred options consultation

November 2009 - Derriford Area Action Plan Pre submission consultation

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