The future of the City Centre

Have your say...

Make your comments online at www.plymouth.gov.uk/ldf and see what other people are saying.

E-mail your comments to ldf@plymouth.gov.uk

Or send this card to:
Planning Services
Department of Development
Plymouth City Council
Civic Centre
Plymouth PL1 2AA
Comments on the City Centre Area Action Plan need to be received by 5pm on 29 September 2009.

Please add your details below

Name ...........................................................................................................

Address ..................................................................................................
........................................................................................................ Postcode ..........................................................

Telephone .............................................................. Email ..........................................................

Please keep me in touch with progress on this consultation (please tick) Yes ☐ No ☐

Please note: We cannot accept comments without your name and a way of contacting you.

DATA PROTECTION NOTICE: Information given on this form will be used for the Local Development Framework and other related decisions. Please be aware that your comments, including personal details, will be made publicly available, and a record will be kept as evidence on the Plymouth City Council consultation database.

You do not have to provide the following information, however it helps to make sure that responses and views have been provided by a wide range of people.

What is your age? (please tick) Under 18 ☐ 18-29 ☐ 30-49 ☐ 50-64 ☐ 65-74 ☐ 75 or over ☐

What is your gender? (please tick) Male ☐ Female ☐

What is your ethnic origin? ..................................................................................

Are you a person with a disability? (please tick) Yes ☐ No ☐

How would you describe your faith, belief or religion? ........................................

This information will be kept confidential and will not be disclosed.
If you need help making your comments please come along to one of the consultation events to talk to officers or contact Planning Services on 01752 305477 or email ldf@plymouth.gov.uk.

Please take your time to look through the City Centre Area Action Plan before answering these questions. Please add any further comments in the space provided or on additional sheets.

Have you made comments about the City Centre Area Action Plan before?
Yes ☐ No ☐ Don’t know ☐

Do you think that your comments were listened to?
Yes, definitely ☐ Yes ☐ Not sure ☐ No ☐ Not at all ☐

This plan is looking up to 20 years ahead. Keeping this in mind…

a) Do you think that it is the most appropriate plan?
Yes ☐ No ☐ Don’t know ☐

b) Do you think the ideas suggested in the plan are flexible, realistic and deliverable?
Yes ☐ No ☐ Don’t know ☐

Do you think the ideas suggested in the plan are backed up by facts and good research?
Yes ☐ No ☐ Don’t know ☐

Do you think the plan fits in with other local, regional and national plans and strategies?
Yes ☐ No ☐ Don’t know ☐

Please add any further comments here:
Please continue on a separate sheet if necessary.
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

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

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

Find out what the Local Development Framework is about: 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 offset 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.
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...

<table>
<thead>
<tr>
<th>Planning Application</th>
<th>Short description</th>
</tr>
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<tbody>
<tr>
<td><strong>Plympton Library</strong></td>
<td>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. 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. In late April the architects presented their proposals to the Plymouth Design Panel who also made a number of useful suggestions. The revised plans now show a light, airy, library occupying a prominent position overlooking Harewood Park with views of Dartmoor in the distance. 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. <strong>Planning Application Number: 09/01103/OUT</strong></td>
</tr>
</tbody>
</table>

Applications that have recently been approved...

<table>
<thead>
<tr>
<th>Planning Application</th>
<th>Short description</th>
<th>Look up the Planning Application online</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Life Centre</strong></td>
<td>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.</td>
<td>09/00588/FUL</td>
</tr>
<tr>
<td><strong>Sherford</strong></td>
<td>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.</td>
<td>08/00653/OUT</td>
</tr>
</tbody>
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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.
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.

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

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

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.

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.
In the last sixty years a lot of change has happened in Plymouth City Centre. So what will happen in the next twenty years? Hundreds of people have already added ideas and suggestions during previous consultations about the future of the City Centre. Those ideas and suggestions have been used to develop the latest version of the City Centre and University Area Action Plan.

A final draft has been published for you to look at and have your say before the Planning Inspector decides if this plan can be adopted and used to make decisions about future developments in the City. You can make your comments on-line at www.plymouth.gov.uk/ldf or in writing by completing a comment card. This leaflet highlights some of the information. Copies of the City Centre and University Area Action Plan are available online at www.plymouth.gov.uk/ldf, at your local library, the Civic Centre and Shop mobility or on request by contacting Planning Services on the contact details here.

You said

Have more stuff going on!

The plan now says

We need to provide a variety of spaces for events, children’s play, seating, public art, plants, trees and water features. The City Centre needs to support street markets, promotions, entertainment, performances, events, and pavement cafes.

Check out Policy CC03 in the plan for more information.

You said

Don’t forget the needs of people living in the City Centre now and in the future

The plan now says

Where possible we need to provide more community facilities and more places and spaces for people to meet. We also need to ensure all parts of the community feel safe and are included by providing a variety of homes, jobs, leisure activities and transport options.

Where it isn’t possible to provide facilities within the City Centre, good pedestrian or transport links will be provided to neighbouring communities.

Check out Policy CC04 in the plan for more information.

You said

More and more development is not good for the environment

The plan now says

We need to manage the environmental consequences of developing in the City Centre. Any major developments or changes to the road structure should be designed to minimise impact on air quality.

We also need to think about our carbon footprint and seek Low Carbon development. The City Centre and University Area Action Plan will encourage development of a combined heat and power system; this could be fuelled by natural gas and provide a wide range of savings including being better for the environment.

Check out Policy CC05 ‘Enabling Low Carbon Development’ for more information.

You said

Getting in and out of the City Centre is a nightmare

The plan now says

The road network needs to be improved so that buses, cyclists, cars and lorries can move around easily. Parking needs to be improved by providing a smaller number but much larger carparks that are high quality and easy to get to from the main roads.

More research needs to be done to really understand how people move in and out of the City Centre from the surrounding neighbourhoods and how this could be improved.

Check out Policy CC06 Maintaining the Strategic Road Network for more information.

You said

The future of the City Centre

Have your say

18 August to 29 September 2009
You said
We want a better variety and better quality of shops

The plan now says
The plan includes radical changes around Cornwall Street which will include, new shops, new homes and a new large national department store. In addition the West End will become a more unique and distinct area for a more unusual shopping experience.

This is closely linked to attracting investors by ensuring that the proposals for using low carbon energy and a new park will make it the greenest City in the country.

Check out Policy CC11 and CC08 for more information

You said
Make sure you keep affordable housing in the City Centre

The plan now says
There must be a complete range, mix and type of housing for people of all backgrounds and ages.

On three strategic sites where there will be a lot of issues and costs involved in making development happen, affordable housing will not necessarily be provided. However, affordable housing will be required on a number of other sites suggested in the City Centre and University Area Action Plan.

Check out Policy CC04, CC08 and CC11 for more information

You said
Respect the historic buildings and the City Centre’s proud history.

The plan now says
Protect and look after the best buildings and the street layout designed by Abercrombie.

Including: Dingles, Royal Bank of Scotland building, buildings along Royal Parade and in and around Derry’s Cross, St Andrews church, the Guildhall, and Charles Church.

Check out Policy CC01 and CC02 in the plan for more information

Make your comments and find out more

The six week consultation runs from 18 August – 29 September 2009

You can make your comments on-line
www.plymouth.gov.uk/ldf

You can e-mail your comments
ldf@plymouth.gov.uk

You can write in with your comments
You can speak to Planning Officers and find out more:

Saturday 22 August
Pride Event, Plymouth Guildhall 11am – 7pm

Wednesday 2 September
Sundial City Centre, 10am – 5pm

Saturday 19 September
Place de Brest, City Centre 10am – 4pm

Thursday 24 September
Frankfort Gate, City Centre 12 noon – 3pm

Thursday 24 September
Outside Marks and Spencer, Cornwall Street, City Centre 4pm – 7pm

A permanent 6 week display will be at the Civic Centre Reception and Shop Mobility and Community Transport, Mayflower East Car Park

Please note
This leaflet summarises the key ideas raised in the City Centre and University Area Action Plan. Please read the full Plan before making comments to make sure you have considered all the information available.