

**ANNEX 2 – CHANGES PROPOSED BY THE CITY COUNCIL (WITH MINOR EDITORIAL AMENDMENTS BY THE INSPECTOR)**

<b>Change No</b>	<b>Page No</b>	<b>Para/ Policy</b>	<b>Proposed Change</b>
1	12	3.3	<p>Insert a new paragraph between paragraph 3.3 and 3.4 to read:</p> <p>“3.4 The City Centre and University area is a key part of the Waterfront Regeneration Area, as described in the Core Strategy. This is the part of Plymouth which relates directly to the sea and the coast, and it therefore plays an important role in delivering the City's vision of Plymouth as 'one of Europe's finest waterfront cities'. It contains a number of areas which make up a linked network of places which, together, provide the true heart of Plymouth. These places are:</p> <ul style="list-style-type: none"> <li>• The old, medieval waterfront of the Barbican and the newer quayside attractions of Sutton Harbour,</li> <li>• The dramatic views of the Sound, open space and events space at The Hoe,</li> <li>• The soon to be developed modern waterfront at Millbay, where there will be new homes, restaurants and shops lining the docks and extending along the new Boulevard to the City Centre,</li> <li>• The City Centre itself, which is the focus and hub for these areas.</li> </ul> <p>The City Centre attracts visitors to the heart of Plymouth, it showcases the city and it joins the Waterfront areas into one of the most impressive sequence of places in any waterfront city in the country. This AAP deals with the City Centre and University areas only, but it needs to be read within the overall context of the Core</p>

			Strategy, as well as alongside the AAPs produced for its neighbouring areas of the Waterfront, for the full context to be appreciated. These key links to neighbouring areas are set out in the City Centre and University AAP's policies and explanatory text. The Millbay and Stonehouse AAP, and the Sutton Harbour AAP in particular, contain information on links between these areas and the City Centre, particularly as part of Proposal MS03 in Millbay and Stonehouse and Proposal SH02 in Sutton Harbour".
2	14	3.7	<p>Add after "...both today and in the future.":</p> <p>"These districts already have a distinctive character and contribute to the variety of experiences in the City Centre. This AAP does not attempt to limit the types of development which can take place in the Districts, and aims to show how each District contributes to the character of the City Centre as a whole."</p>
3	16	3.16 – 3.21	<p>Insert new paragraphs 3.16 to 3.21 to read;</p> <p>3.16 "An Area Action Plan is part of a Local Development Framework, providing the planning framework for areas where significant change is needed by identifying the distribution of uses and their inter-relationships, including specific site allocations, and set out as far as practicable the timetable for the implementation of the proposals. It is essentially, however, a strategic plan. While it contains more detail and site specific policy than a Core Strategy, it should not contain an inappropriate level of detail and stray into the master planning of individual sites. Evolving the detail is something which should be undertaken as part of the process of developing and delivering individual proposals, based on the guiding principles set out in the AAP.</p> <p>3.17 The City Centre and University Area Action Plan is clearly a key part of the Plymouth Local Development Framework. It sets a vision and a framework to deliver the Core Strategy aspiration of a renewed City Centre by 2026. It does this by setting out strategic objectives, policies and proposals which should be used as</p>

		<p>guidance for all development which will contribute to the renewed City Centre. It is not, however, a 'Blue Print' for development, but rather guidance to show how the Council wants to see its objectives implemented. The AAP should be seen as one stage in a sequence of plans and strategies which will lead from the Vision for Plymouth through the Core Strategy and AAP to the delivery of fully realised developments. Once the AAP stage has been put in place, a number of more detailed delivery plans will be developed to amplify key aspects of the Council's vision for the City Centre. This AAP must be seen in this context, of being one step along the path to delivery.</p> <p>3.18 This approach means that the AAP is a practical, manageable and flexible document. It sets the parameters for later master planning exercises, site briefs and delivery plans to use, and ensures that development proposals which may not come to implementation until the end of the plan period are not shackled by inappropriate levels of detail at too early a stage. At the same time, it puts in place policies and principles at an appropriate level of detail to ensure that key objectives are flagged up as important at an early stage and will be used to shape the development process. For example, the AAP is clear that place making is a key consideration for any City Centre developments, and that the City Centre's heritage and quality of buildings and public realm will be important considerations throughout the development process.</p> <p>3.19 The next layer of detailed guidance, that will come after the AAP is adopted, will expand on these themes and provide more detailed information and advice relating to how proposals should be developed. Individual site briefs and delivery plans will be prepared as a further layer of detail, setting out detailed master planning principles for individual development opportunities. Each of these documents will be developed with input from stakeholders and interested organisations, and will be subject to engagement with local people as set out in the schedule in paragraph 12.8. All of these must comply with the principles set out in the AAP.</p>
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3.20 These principles can be understood using a diagram:

<b>When</b>	<b>Document</b>	<b>Who</b>
2004	Vision for Plymouth	PCC/LSP
	I	
	I	
2007	Core Strategy	PCC
	I	
2010	City Centre and University AAP	PCC
	I	
	I	
2010/2013	Detailed City Centre Strategies:	PCC/ Stakeholders
	- Public Realm Delivery Plan	
	- Urban Design and Heritage Assets Strategy	
	- Strategic Road Network Management Plan	
	- University of Plymouth Master plan	
	- Plymouth College of Art Master plan	
	- Plymouth Delivery Framework – City Centre Sites	
	- Plymouth SHLAA/ City Centre Housing Delivery Plan	
	I	
	I	
2011 – 2015	Individual Site Briefs:	PCC/

			<p style="text-align: right;">Stakeholders/ Devt Partners</p> <p style="text-align: center;">- Site Master planning - Public Realm Schemes I I</p> <p style="text-align: center;">2015 – 2021 Individual Planning Applications – Strategic Proposals</p> <p>In accordance with these principles, the AAP therefore sets out policies and proposals in the following way:" (Continue as existing paragraph 3.16)</p>
4	17		Under Key Infrastructure Requirements add a line: "Improvements to Surface Water Drainage Systems 2012 – 2020".
5	17		Change Development Outputs table: <ul style="list-style-type: none"> <li>▪ "Housing (numbers of additional dwellings provided by AAP proposals) 830 - 1100</li> <li>▪ Employment (amount of floorspace)".</li> </ul>
6	18		Changes to the Vision Diagram: <ul style="list-style-type: none"> <li>▪ Re-title diagram as "City Centre and University AAP Vision Diagram"</li> <li>▪ Add a link and reference to Millbay Boulevard.</li> <li>▪ Add a link to Sutton Harbour.</li> <li>▪ Add a reference in the key to the Royal Parade linear urban park.</li> </ul>
7	22	5.2	Add an extra bullet point to read: <p>"The creation and enhancement of a rich and varied cultural provision across the whole City Centre, so that the City cements its position as a regional cultural destination as well as a commercial destination. Developers will be encouraged to involve artists and creative thinking at the master planning stages of proposals."</p>
8	25	CC 3	Amend bullet point 10 to read:

			"Explore ways to provide cover over the main shopping streets that is consistent with the character of the City Centre, and incorporate protection from the weather to provide shade, shelter, urban cooling and sustainable drainage".
9	26	5.15	Add to the end of bullet 3:  "The Design SPD and Development Guidelines SPD explain the principles that will be used to inform any changes to Armada Way".
10	28	5.18	Add a new bullet point to read:  "Providing healthcare facilities in the City Centre where possible, ranging from drop-in services to GP surgeries."
11	28	5.19	In paragraph 5.19, after "...significant amounts of new housing, ", add "including student accommodation,"
12	28	5.19	Insert the following after "...may be aspired to in other places.":  "However, it should be remembered that the City Centre is part of the Waterfront Regeneration area, as set out in the Core Strategy. The City Centre, by creating a population of between 2000 – 3000 people will become a sustainable community, but will also contribute to the growth of the Waterfront District. Along with growth in Millbay, Stonehouse, Devonport, the East End, Sutton Harbour and The Hoe, this will create a series of sustainable linked communities which will form a sustainable District with a population of nearly 30,000 people. The facilities of these communities and District will clearly be linked and accessible to people living in each community. This will naturally mean that links between neighbouring communities (such as, for example, Stonehouse, Millbay and the City Centre), will be created and /or strengthened".
13	31	6.1	Add the following new sentence after "...the City Centre for visitors and residents.":  "Many of the principles set out in Strategic Objective 6 will be covered in more

			<p>detail, and in relation to city-wide initiatives in the Plymouth Local Transport Plan 3”.</p> <p>Amend the final sentence of paragraph 6.1 before the bullet points to read:</p> <p>“The Movement and Accessibility Chapter sets out policies to achieve these aims and to address a number of demands which relate specifically to the City Centre and University area:”</p> <p>Add the following to the end of paragraph 6.1 bullet point 4:</p> <p>“It is a key aim of this AAP to improve the experience of people arriving in the City Centre by foot and by cycle, and particularly to improve conditions for cyclists and pedestrians crossing the strategic road network. As set out in paragraph 12.8, the Council will be producing a Strategic Road Network Management Plan which will look in detail at key pedestrian and cycle routes into the City Centre across the Strategic Road Network, and will set out how these ‘key nodes’ will be improved and better places for people created. The Proposals Map shows where there are key links into neighbouring communities, particularly to the west into Stonehouse”.</p>
14	32	CC 6	<p>Add a criterion to Policy CC06:</p> <p>“Deliver improvements to Surface Water Drainage systems, reduce Flood Risk and protect Plymouth Sound &amp; Estuaries European Marine Site from water pollution”.</p>
15	39	CC 8	<p>Bullet point 9 should refer to a “combined heat and power network”.</p>
16	47	8.7	<p>Add the following bullet points:</p> <ul style="list-style-type: none"> <li>▪ “The potential to create a 2 level shopping street will be examined through the Urban Design and Heritage Assets Strategy. Any potential to create upper level links into Drakes Circus and the new anchor store across Armada Way must be investigated carefully and rigorously to ensure that the integrity of the Abercrombie Plan and grid of streets is not compromised”.</li> </ul>

			<ul style="list-style-type: none"> <li>▪ “Opportunity to create buildings designed to the highest standards, creating a striking built form which is well integrated into the Abercrombie Beaux Arts grid of streets.”</li> </ul> <p>Delete the following:</p> <p>“As the delivery mechanism is implemented, the proposal site is flexible enough for the final scheme to be designed to meet the needs of the City Centre, retailers and other occupiers at that time. The Proposal in this AAP sets out the minimum requirements which must be delivered on this site to enable the aims of the AAP and of the City Growth Strategy to be met”.</p>
17	48	8.12	<p>Add to the start of 8.12:</p> <p>“As set out in Chapter 2, New George Street (East) is part of the primary retail circuit in the City Centre”.</p>
18	49	CC 13	<ul style="list-style-type: none"> <li>▪ Delete “The footprint of the development should safeguard the potential to enhance the capacity of Drake Circus traffic junction” and replace with “The form of the development should also allow for the capacity of Drake Circus traffic junction to be enhanced.”, and delete “In the short term, the Council will seek to bring the site into use as public open space” and replace with “In the short term, and prior to redevelopment of the site for the purposes set out above, the Council will seek to bring the site into use as amenity space”.</li> <li>▪ Add a new first sentence to paragraph 8.15 to read “The Council’s objective for this site is to see it developed as a high quality landmark building accommodating a range of City Centre uses.”</li> <li>▪ Replace paragraph 8.16 with: “Transport modelling has shown that in order to maintain the current level of efficiency in function of the strategic road network that changes to key junctions such as North Cross, Charles Cross and Drake Circus need to be undertaken in a strategic manner and concurrent with</li> </ul>

			<p>planned developments. As part of the development of proposals for this site, the Council will therefore work closely with developers to investigate how development of the site could play a role in maintaining the capacity of the Strategic Road Network at Drake Circus Junction. This means that part of the site may need to be used to enhance the capacity of the traffic junction, which is currently constrained. However, until further work is done on the form of the development and the requirements of the junction, it is not possible to say in detail what the final solution may be. To resolve these issues and in partnership with the developer the City Council will prepare a Site Brief for this site, which will have regard to the Strategic Road Network Management Plan. As part of the development of a Site Brief, the Council will fully recognise the need to ensure that there is sufficient land available to create a viable proposal which meets the requirements of Proposal CC13, and if necessary will look at using land outside the site boundaries to assist in meeting the need for junction improvements.”</p> <ul style="list-style-type: none"> <li>▪ Replace existing paragraph 8.19 with “The long term objective for the site is redevelopment for City Centre uses as set out in the proposal. However, during the consultation on the City Centre Issues and Preferred Options document in November 2008, a number of comments were received expressing the view that the area should be used as public open space. In the short term, and until development proposals come forward for the redevelopment of the site, the Council will seek to bring the site into use as amenity space”.</li> <li>▪ Delete text in the grey box following paragraph 8.19</li> <li>▪ Change all references to “Drakes Circus” to Drake Circus”</li> <li>▪ Alter the Proposals Map so that the grey shading shown within Proposal CC13 is shown as hatched.</li> </ul>
19	52	9.3	Add after “...changes in the City Centre.”:

			"The development of an office core at North Cross will kick start the creation of a business services sector in the City, and will complement the medical and healthcare cluster at Derriford and the office development at Millbay".
20	53	CC 14	Add the following to bullet point 2:  " which includes a high quality public transport interchange connecting to the city-wide HQPT network."
21	55	9.10	Add to the final bullet point: ", and create strong, well lit and accessible links between Stonehouse and the University".
22	55	9.10	Correct bullet point 5 of paragraph 9.10 to read:  "...Northern Triangle therefore need to be mindful..."
23	57	SO 7	Bullet Point 1: Delete "Supporting the University's aspirations to create" and replace with "Working with the University to promote".  Bullet Point 2: Delete "Supporting the aspirations of" and replace with "Working with".
24	60	10.6	Delete bullet point 3.
25	66	11.6	Delete bullet point 7 and replace with the following:  "The Civic Centre and Council House - The Civic Centre and Council House, and its car park, occupy a pivotal site in the City Centre at the crossroads of Royal Parade and Armada Way. The building no longer meets the requirements of a modern office and is in a poor physical condition. The Council is therefore considering a range of options including relocating from the site. If the Council does indeed decide to relocate from the Civic Centre, the site's location lends itself to uses which will intensify the leisure attractions around Derry's Cross, and which will create more activity and interest along this part of Armada Way. A mix of uses such as new homes, commercial leisure uses (potentially including a hotel), active ground floor uses including bars and restaurants, and a new location for the City library, could

			therefore be appropriate alternative uses, should the Council relocate.”												
26	69	12.6	<p>Delete the following sentences from paragraph 12.6:</p> <p>“This is because the detailed planning and design of individual schemes needs to respond to the needs of retailers and investors at the time of delivery, and needs to take advantage of the latest thinking about City Centre developments and sustainability” and “...which does not prescribe the detailed form of development, and which allows the detail to evolve as the delivery process goes on.”</p>												
27	69	12.6	<p>Insert the following paragraphs following paragraph 12.6. Existing paragraphs 12.7 and 12.8 to be deleted:</p> <p>12.7 The City Centre and University AAP therefore occupies one layer in the sequence of guidance which the City Council will use to deliver change in the City Centre. This approach is set out in detail in Chapter 3 of the AAP.</p> <p>12.8 The Council will produce further guidance and strategies, and give them appropriate status, in accordance with the following schedule:</p> <table border="1" data-bbox="616 885 1904 1340"> <tr> <td colspan="3">Public Realm Delivery Plan</td> </tr> <tr> <td>2010-2013</td> <td>This will be a Plymouth City Council document which will build on the provisions in Policy CC03 of the AAP. It will set out detailed principles for the design of public realm improvements throughout the City Centre, and set out detailed schemes for key places such as Armada Way, Old Town Street and Royal Parade. It will also set out costed schemes for these parts of the public realm so that projects can be undertaken as funds become available.</td> <td>PCC Plan developed with input from key stakeholders. Could be SPD.</td> </tr> <tr> <td colspan="3">City Centre Urban Design and Heritage Assets Strategy</td> </tr> <tr> <td>2010-</td> <td>This will be a Plymouth City Council document which will</td> <td>PCC</td> </tr> </table>	Public Realm Delivery Plan			2010-2013	This will be a Plymouth City Council document which will build on the provisions in Policy CC03 of the AAP. It will set out detailed principles for the design of public realm improvements throughout the City Centre, and set out detailed schemes for key places such as Armada Way, Old Town Street and Royal Parade. It will also set out costed schemes for these parts of the public realm so that projects can be undertaken as funds become available.	PCC Plan developed with input from key stakeholders. Could be SPD.	City Centre Urban Design and Heritage Assets Strategy			2010-	This will be a Plymouth City Council document which will	PCC
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			2013	<p>resolve 2 issues:</p> <p>Firstly it will bring together existing work (already present in the AAP evidence base) to provide a thorough analysis of the quality of urban design and the value of heritage assets (Identifying those non listed buildings it is proposed to keep and those listed buildings it wishes to be renovated) in the City Centre, within the framework and context set by the AAP. To this end it will express how the regeneration of the centre through the issues of retail, office, housing, movement/transport and public realm will be progressed and integrated in the context of the historic environment.</p> <p>Secondly it will present a set of guidelines through the use of design coding to be used in relation to future development which will demonstrate how the objectives of the AAP can be implemented in a way which uses the most suitable urban design principles and conserves, enhances and uses the City Centre's heritage to create a unique and distinctive place. This will include further guidance on tall buildings in the City Centre. It may therefore be appropriate to adopt this strategy as an SPD.</p>	Strategy, could be SPD.
			Strategic Road Network Management Plan.		
			2010-2013	<p>This will be a document prepared by the City Council's Transport Strategy team and will have strong links to both the LDF and LTP3. It will also have a strong relationship to the City Centre Urban Design and Heritage Assets Strategy, so that the importance of links across the road, of key nodes along the road network, and of the quality of the</p>	PCC Strategy adopted under the LTP3 (with involvement from key

			environment along the road network can be examined. The Strategy should include guidelines and principles to be used as improvements to the strategic road network are made, either as part of transport lead projects or development proposals in the AAP.	stakeholders)
Plymouth Delivery Framework – City Centre Sites				
2010/2013			The Plymouth Delivery Framework is the name given to the City Council's system for understanding and influencing the delivery of the projects which are key to the delivery of the City growth agenda. This part of the Framework will examine the City Centre strategic proposals and the relationship with key pieces of infrastructure, using information already set out in the AAP evidence base.	Plymouth City Council internal document prepared with input from key stakeholders.
Plymouth SHLAA/City Centre Housing Delivery Plan				
2010-2013			The Plymouth SHLAA was published in early 2010. Although not specifically a part of the evidence base of the AAP, it does have a bearing on the delivery of City Centre sites. As part of the future rolling annual update of the SHLAA, attention will be focused on City Centre sites so that the Council can influence and respond to City Centre proposals which could include an element of housing.	Plymouth City Council document with input from SHLAA panel and PCC Housing Department.
University of Plymouth Master plan/Plymouth College of Art Master plan.				
2009/2010			These documents already exist and are part of the AAP evidence base. They set out in detail the master planning principles and proposals for the University and the College of Art. As part of the suite of documents which set out how	UoP/PCA/PCC documents, could possibly be

			the City Centre will change, they should be read as guidance as to how the City Council and its partners will apply the policies in the AAP. The City Council will explore whether it would be appropriate for these documents, or versions of them to be adopted as SPD.	adopted as SPDs.
			City Centre Site Briefs	
		2011-2015	These documents will be prepared under the Core Strategy, AAP and the above strategy documents to set out how individual City Centre schemes should be implemented. They should include all possible elements of a scheme which should be commented on, including design, relationship to the City Centre and historic environment, elements of housing and potential affordable housing and scheme viability. It is anticipated that they would be prepared in partnership with a developer, who may be the Council's formal development partner for relevant schemes.	PCC/future development partner documents. May be adopted as SPD
			Public Realm Scheme Master plans.	
		2011-2015	These documents will be the detailed plans for public realm works, building on the schemes set out in the Public Realm Delivery Plan. They will therefore be the final vehicle leading to implementation and will be prepared once funding for schemes has been secured, either through Council capital funding or by public realm works being undertaken as part of a development proposal. It may be appropriate for these masterplans to be adopted as SPD.	PCC documents prepared with input from development partners and key stakeholders. May be appropriate



			<p>Bus Station.</p> <ul style="list-style-type: none"> <li>▪ Extend the existing arrow which shows a link from Royal Parade into Policy area CC19, to show that it continues to the Barbican.</li> </ul> <p>Make the arrow showing a link to Millbay larger to indicate the route of the Millbay boulevard.</p>
33			<ul style="list-style-type: none"> <li>▪ Consequential amendments to paragraph numbers will be required once the Inspector has recommended changes to the AAP.</li> <li>▪ The AAP as printed refers to each policy or proposal as Policy/Proposal CCXX – amend the AAP so that it distinguishes between Policies and Proposals as was set out in the Pre-submission draft AAP.</li> <li>▪ There are also a very limited number of typographical errors, spelling mistakes and punctuation errors which will also be published and included in the tracked changes version of the AAP which the Council will forward to the Inspector.</li> </ul>
34			<p>Include:</p> <ul style="list-style-type: none"> <li>▪ Revised City Centre and University AAP Vision Diagram (page 18)</li> <li>▪ Revised City Centre and University AAP Proposals Map.</li> <li>▪ Revised Diagrams at the start of Chapters 4, 5, 7, 8, 9, 10, 11</li> </ul>