What is the Local Development Framework?

The Local Development Framework (LDF) is produced by Plymouth City Council. It is a set of documents that guide planning and development in Plymouth up to 2021 and beyond. Several documents have now been adopted, including the Core Strategy which looks at a wide range of issues across the City at a high level. The Area Action Plans add more details about areas that will change a lot over the next 15 years. It is one more piece of the jigsaw in terms of the City’s plans to improve Plymouth’s waterfront regeneration areas – from Devonport to the East End.

The Plymouth Local Development Scheme (LDS) sets out more information on the various Waterfront Regeneration Areas – from Devonport to the East End. The LDS provides a summary of these issues and ideas, all of which are discussed further in the above document. This is an opportunity for you to tell the Council about anything we have missed, or could improve. We expect to have a final plan for you to comment on in Summer 2009.

Do you have any ideas?
Now is the time to join the discussion!

What is the City Centre and University Area Action Plan?

Plymouth City Council is producing an Area Action Plan (AAP) for the City Centre and University area. This plan will set out what should happen in the area over the next 15 years. When finished, it will form part of Plymouth’s Local Development Framework. An Issues and Preferred Options consultation document has now been published which identifies the key issues which the AAP should consider and suggests some ideas. This can be viewed at www.plymouth.gov.uk/ldf. This leaflet provides a summary of these issues and ideas, all of which are discussed further in the above document. This is an opportunity for you to tell the Council about anything we have missed, or could improve. We expect to have a final plan for you to comment on in Summer 2009.

Find out more

You can talk to our Planning Officers to discuss what should be included in the plan and any ideas or suggestions you may have.

The City Centre and University AAP information will be displayed from 3 November until 15 December at the Shop Mobility Offices, the Civic Centre and Central Library. You can come and talk to Planning Officers:

- Wednesday 5 November 10-1pm at Shop Mobility
- Tuesday 11 November 8-10am and 4-6pm at the Train Station
- Tuesday 18, Wednesday 19, Saturday 22 November 10-4pm at Drake Circus
- Thursday 20 November 3-7pm at Drake Circus

Please tell us what you think

Ways to get involved...

- Come along to the events listed above to find out more.
- Contribute to the on-line discussion boards at www.plymouth.gov.uk/ldf
- View the City Centre Area Action Plan online, make your comments and see all other comments made at www.plymouth.gov.uk/ldf
- View the City Centre Area Action Plan at your local library or at the Civic Centre.
- Get in touch with your views. Write to us at Planning Services, Department of Development, Plymouth City Council, Plymouth PL1 2AA or email ldf@plymouth.gov.uk or call us on 01752 305477.
- Make your comments from 3 November to 15 December 2008. This document is available in other languages and in accessible formats, please contact 01752 305477.

FAQs

What’s happening to the train station?

The City Centre AAP wants to improve the ‘sense of arrival’ when you get to Plymouth by public transport. The train station could be redeveloped to create an iconic gateway to the City. This would help the train station to be more accessible for everyone, especially pedestrians.

What’s the point of all this planning we’re going through the credit crunch?

That makes it the best time to plan and get ready. The credit crunch won’t last for ever, Plymouth needs to be ready to make the most of any opportunities that might arise. Abercrombie planned the City Centre whilst World War II was still going on!

Where will all the money come from to make these changes?

Plymouth City Council are really keen to improve the City Centre. This framework alongside other proactive work will be seeking developers who are interested in developing parts of the City Centre.

Why was the Civic Centre listed? What’s happening now?

Anyone can suggest to English Heritage a building can be listed. Someone suggested the Civic Centre to English Heritage and they decided it should be listed as it is a good example of post war architecture.

The City Council are looking at their options, the building now has to be maintained to listed standards. They are still keen to move, possibly to a redeveloped Bretonside as suggested before. It may be that the developer or architect that takes on the Civic Centre site might apply for demolition or to redevelop the existing building for a different use.

Are the rents too high to attract small businesses?

The rents vary across the City. Drake Circus being the most expensive, the West End being the best value and the option to have a stall on the market. This offers the opportunity for businesses to move as they grow and develop.

All the rents are reasonably low compared to other cities.

So what are the key issues facing the City Centre?

The Council have been collecting a lot of detailed evidence and information in order to understand the issues. You can view this research at www.plymouth.gov.uk/ldf. These are some of the things to consider:

- How can we make sure the City Centre meets the needs of people and businesses in the future?
- How can we encourage more people to live, work and play in the City?
- How could we encourage more activity outside business hours?
- How can we conserve the historic parts of the City whilst regenerating the City Centre?
- How can we improve movement around the City Centre by car, bus, bicycle and taxi?
- The City Centre needs more shopping floorspace to meet the needs of a growing City, but where should it go?
- How might the plan affect other developments outside of the City Centre, such as Plymouth University and the railway Station?
- How can we improve the City Centre’s streets and public spaces?
- How can we improve links to other neighbouring areas? Do you know how to walk to the Barbican from the Sullivans?
- What other activities would you like to see in the City Centre?

What ideas do you have?
Take part in the discussion!

So what might be in the final Area Action Plan?

The vision is to create a vibrant and thriving City Centre of regional importance. This will provide high quality shopping, recreation, culture, civic, education and commercial facilities. It needs to be well connected to surrounding neighbourhoods, as well as being a safe and desirable place to live.

The Council thinks that the final Area Action Plan should set out:

- ‘Quarters’ – areas that have distinct qualities or activities taking place, for example the independent and market Quarter. The suggested Quarter Map is inside this leaflet.
- Ways to make sure the City Centre is attractive to investors and developers that can make some of the improvements happen.
- Sites for major developments to help increase the number of businesses and people living in the City Centre.
- The most important historic parts of the City Centre that need conserving.
- Ways to improve getting into and around the City Centre by bus, bicycle, car and on foot.
- Ways to improve streets and public spaces.
- Support for other plans and strategies, for example to develop the University further or improve the West End.

Help plan the future of Plymouth City Centre
The future of the City Centre...what do you think?