

Proposed Changes to the submitted City Centre and University Area Action Plan – 27/01/2010

These potential changes are suggested rather than being formally proposed, with the intention of assisting the Inspector where changes might be appropriate to improve the AAP and clarify the Council’s approach. The Council believes that none of the suggested changes undermine the substance of the AAP or the sustainability appraisal already undertaken, and would not prejudice the participatory processes previously carried out. The Council believes that the AAP as submitted in October 2009 is sound, and that these suggested changes may assist the Inspector in improving the AAP and clarifying its approach.

The first table of changes sets out those suggested alterations which have been set out in the Regulation 30 statement submitted alongside the AAP, the Council’s Statements produced prior to the Examination Hearings, or in Statements of Common Ground.

The second table, following on from the first then sets out suggested changes which were arrived at following discussions at the Hearings themselves.

Change Reference Number	Submitted AAP reference	Submitted AAP page number	Suggested Change	Where Suggested
1	Chapter 3: Vision for the City Centre	12	<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>	Council Statement 04

			<ul style="list-style-type: none"> • The old, medieval waterfront of the Barbican and the newer quayside attractions of Sutton Harbour, • The dramatic views of the Sound, open space and events space at The Hoe, • 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, • The City Centre itself, which is the focus and hub for these areas. <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 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."</p>	
2	How Will The AAP Deliver This Vision?	16	<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</p>	Council Statement 03

		<p>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 masterplanning 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 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 masterplanning 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</p>	
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			<p>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 our detailed masterplanning principles for individual development opportunities. All of these must comply with the principles set out in the AAP.</p> <p>(NB – an additional change to paragraph 3.19 is suggested in the “Proposed Changes to the submitted City Centre and University Area Action Plan suggested during the course of the Hearings”)</p> <p>3.20 These principles can be understood using a diagram:</p> <table border="1" data-bbox="853 884 1780 1342"> <thead> <tr> <th data-bbox="853 884 931 911">When</th> <th data-bbox="1335 884 1458 911">Document</th> <th data-bbox="1720 884 1780 911">Who</th> </tr> </thead> <tbody> <tr> <td data-bbox="853 948 913 970">2004</td> <td data-bbox="1335 948 1559 1034">Vision for Plymouth I I</td> <td data-bbox="1621 948 1727 970">PCC/LSP</td> </tr> <tr> <td data-bbox="853 1038 913 1061">2007</td> <td data-bbox="1335 1038 1485 1125">Core Strategy I I</td> <td data-bbox="1621 1038 1675 1061">PCC</td> </tr> <tr> <td data-bbox="853 1161 913 1184">2010</td> <td data-bbox="1240 1161 1592 1248">City Centre and University AAP I I</td> <td data-bbox="1621 1161 1675 1184">PCC</td> </tr> <tr> <td data-bbox="853 1252 976 1278">2010/2013</td> <td data-bbox="1240 1252 1585 1342">Detailed City Centre Strategies: - Public Realm Delivery Plan</td> <td data-bbox="1621 1252 1765 1310">PCC/ Stakeholders</td> </tr> </tbody> </table>	When	Document	Who	2004	Vision for Plymouth I I	PCC/LSP	2007	Core Strategy I I	PCC	2010	City Centre and University AAP I I	PCC	2010/2013	Detailed City Centre Strategies: - Public Realm Delivery Plan	PCC/ Stakeholders	
When	Document	Who																	
2004	Vision for Plymouth I I	PCC/LSP																	
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			<ul style="list-style-type: none"> - Urban Design and Heritage Assets Strategy - Strategic Road Network Management Plan - University of Plymouth Masterplan - Plymouth College of Art Masterplan - Plymouth Delivery Framework – City Centre Sites - Plymouth SHLAA/ City Centre Housing Delivery Plan <p style="text-align: center;">I I</p> <p>2011 – 2015 Individual Site Briefs: PCC/ Stakeholders/ Devt Partners</p> <ul style="list-style-type: none"> - Site Masterplanning - Public Realm Schemes <p style="text-align: center;">I I</p> <p>2015 – 2021 Individual Planning Applications – Strategic Proposals</p> <p>3.21 In accordance with these principles, the AAP therefore sets out policies and proposals in the following way:</p> <p>(Continue as existing paragraph 3.16)</p>	
3	Chapters 4, 5, 7, 8, 9, 10, 11 and Proposals Map		<p>Remove Chapter heading diagrams and replace with new diagrams set out in Council Statement 06. Remove Proposals Map and replace with new Proposals Map as set out in Council Statement 06.</p> <p>(NB – See “Schedule of Proposed Changes to the submitted City Centre and University Area Action Plan suggested during the course of the Hearings”, Changes 8 and 9, for further improvements)</p>	

4	Policy/Proposal CC03 bullet point 10	25	Amend bullet point 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.	PCC/EH Statement of Common Ground
5	Paragraph 5.15	26	Add the following sentence to the end of paragraph 5.15 bullet point 3: “The Design SPD and Development Guidelines SPD explain the principles which will be used to inform any changes to Armada Way.”	PCC/EH Statement of Common Ground
6	Enabling Low Carbon Development	28	Make the following changes to the text and Policy/Proposal CC05: 5.21 The Council recognises the need to reduce the City Centre’s carbon footprint as part of the necessary response to climate change, delivering the government’s move towards low or zero carbon development. Plymouth’s Climate Change Action plan sets out targets for a 20% reduction city wide CO₂ emissions by 2013 and 60% by 2020. 5.22 The potential redevelopments in the City Centre are of a significant scale in terms of future energy demand and they will be subject to increasingly challenging targets concerning carbon dioxide emissions under future Building Regulations, which means that plans for the City Centre need to embrace new low carbon energy infrastructure. 5.23 The Plymouth City Centre and Derriford Sustainable Energy Study (2009) demonstrates that due to the size, mix, location and phasing of new development proposals, the government’s aspirations for Low or Zero Carbon developments can only realistically be met through the use of combined heat and power, and district heating/cooling solutions. This area wide approach has the potential to significantly reduce the level of carbon emissions from new and existing development whilst also	Council Statement 09

			<p>reducing the cost burden to the developer.</p> <p>5.24 The Core Strategy, Strategic Objective 11 and Policy CS20 supports the government's move toward zero carbon development. With regard to the City Centre & University area, Policy CC05 defines how this can be progressed through specific development proposals.</p> <p>Policy/Proposal: CC 05 – Combined Heat and Power, and District Heating and Cooling.</p> <p>An integrated Combined Heat and Power and District Heating and Cooling (CHP/DH) network will be delivered throughout the City Centre & University area to enable existing and new development to achieve significant carbon savings. Key requirements to enable delivery of this network include the following:</p> <ol style="list-style-type: none"> 1. Development proposals at Colin Campbell Court (CC08), Cornwall Street (CC11) and North Cross (CC14) will be required to include space for a Combined Heating and Power Energy Centre, to support a phased roll-out of the district heating network. 2. All proposals for non residential development exceeding 1,000 sq m of gross floor space and residential developments comprising 10 or more units (whether new build or conversion) will be required: <ol style="list-style-type: none"> a) Where the district wide network is not yet operational in relation to the particular development under consideration, to: <ul style="list-style-type: none"> • Make an offsite contribution to the establishment of the network. 	
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			<ul style="list-style-type: none"> • Include heating and cooling systems that could allow future connection to local district heating and cooling networks. <p>b) Where the district wide network is operational in relation to the particular development under consideration, to:</p> <ul style="list-style-type: none"> • Connect to the network. • Make an offsite contribution towards local completion of the network <p>The requirement (set out in Core Strategy Policy CS20) for development to incorporate onsite renewable energy production equipment is relaxed for such developments, in favour of measures that enable delivery of area wide solutions.</p> <p>Individual proposals that come forward that would help the delivery of the Combined Heat and Power, District heating and Cooling network will be supported by the council.</p> <p>The opportunity to incorporate district heating / cooling pipe infrastructure will be considered in the forward planning and delivery of all relevant transport and public realm work in the City Centre & University area.</p> <p>Other developments will be required to include heating and cooling systems that allow connection to the network</p> <p>5.25 The Plymouth City Centre & Derriford Sustainable Energy Study (2009) demonstrates that due to the nature and location of the proposed City Centre developments that the emissions reduction targets proposed in the CLG Policy Statement, 'Building a Greener Future' will not be</p>	
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			<p>deliverable through the use of 'micro renewable' solutions. Having considered the specific characteristics for new development in this area, the Study identifies delivery of a Combined Heat & Power and district heating (CHP/DH) system is sensible post 2013, and essential post 2016. Whilst site specific micro-renewable solutions may be able to meet the short term Building Regulations requirements for emissions reductions, their implementation will reduce the effectiveness & viability of CHP and district heating networks in the longer term..</p> <p>5.26 A CHP system can be fuelled by biomass (renewable energy technology) or by natural gas (low carbon technology). It can also incorporate other technologies as part of a wider network. To set the foundations of this low carbon network it is likely that natural gas CHP will be the initial preferred option as a well-established proven technology, with the low capital costs, and small development footprint.</p> <p>5.27 Gas CHP is a low carbon technology with the potential to deliver substantial reductions in the City Centre's carbon emissions. In the future other fuel sources such as biomass could be 'plugged' into the CHP / DH system, once the initial infrastructure is in place. This Proposal will bring considerable benefits to new developments in terms of providing a cost-effective way of meeting increasingly challenging Building Regulations requirements as well as providing cheap low carbon energy and heating for future occupants. CHP can also offer the benefits of being able to deliver carbon savings for existing buildings, where building fabric improvements may be difficult to achieve. It may also deliver other improvements, including reduced cost of boiler replacements, and lower revenue costs.</p> <p>5.28 This Proposal, will be implemented on a phased basis, and delivered by an Energy Service Company (ESCo) in partnership with the City Council and developers. The role of the ESCo will be to develop,</p>	
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			<p>manage and maintain the CHP / DH infrastructure and to provide energy services to customers across the City Centre and University area. Further work demonstrates that there is the potential to establish a first phase of the DH network around existing heat & power requirements for customers around the University of Plymouth campus.</p> <p>5.29 Given the lead in time that will be required for establishing the ESCo, and associated CHP/DH infrastructure, this work will need to be completed early in the plan period to ensure that it provides the required foundation that will facilitate the roll out of 'carbon compliant' development.</p> <p>5.30 The exact specification of the CHP energy centres required to support a commercially viable energy network will evolve according to local market conditions, but to deliver the desired carbon savings from the network some proposals will be required to accommodate energy plant that supports delivery of heat & power to adjoining sites / proposals. Key proposals that have the potential to support this phased rolled out are therefore required to safeguard land for this purpose.</p> <p>5.31 The current expectation is that the area is likely to require a number of energy centres to support the phased roll out of the district heating and cooling network. It is currently anticipated these will be focused around Colin Campbell Court, Cornwall Street & North Cross. Proposals in these areas are therefore required to safeguard land that could support this kind of use.</p> <p>5.32 The Council will proactively support the establishment of a City Centre & University ESCo, and then support the ESCo in the implementation of the required CHP/DH pipe infrastructure. This support will come through the planning process and when the Council carries out transport or public realm works. Developments will be required to</p>	
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			connect to the network and to provide financial contributions towards its establishment.							
7	Policy/Proposal 8.7	47	<p>Add the following bullet point to paragraph 8.7:</p> <p>“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”</p>	Council Statement 03						
8	Chapter 12: Delivery	69	<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="869 991 1798 1321"> <tr> <th colspan="3">Public Realm Delivery Plan</th> </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</td> <td>PCC Plan developed with input from key stakeholders. Could be SPD.</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	PCC Plan developed with input from key stakeholders. Could be SPD.	Council Statement 03 and PCC/EH Statement of Common Ground
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				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.		
				City Centre Urban Design and Heritage Assets Strategy		
			2010-2013	<p>This will be a Plymouth City Council document which will 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,</p>	PCC Strategy, could be SPD.	

			<p>enhances and uses the City Centre's heritage to create a unique and distinctive place. <u>This will include further guidance on tall buildings in the City Centre. (text agreed in the PCC/EH statement of Common Ground)</u></p> <p>It may therefore be appropriate to adopt this strategy as an SPD.</p>		
			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 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.</p>	<p>PCC Strategy adopted under the LTP3 (with involvement from key stakeholders)</p>	
			Plymouth Delivery Framework – City Centre Sites		
		2010/2013	<p>The Plymouth Delivery Framework is the name given to the City Council's system for understanding and influencing the</p>	<p>Plymouth City Council internal</p>	

				<p>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.</p>	<p>document prepared with input from key stakeholders.</p>	
			<p>Plymouth SHLAA/City Centre Housing Delivery Plan</p>			
			<p>2010-2013</p>	<p>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.</p>	<p>Plymouth City Council document with input from SHLAA panel and PCC Housing Department.</p>	
			<p>University of Plymouth Masterplan/Plymouth College of Art Masterplan.</p>			
			<p>2009/2010</p>	<p>These documents already exist and are part of the AAP evidence base. They set out in detail the masterplanning principles and proposals for the University and the College of Art. As part of the suite of documents which set out how 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</p>	<p>UoP/PCA/PCC documents, could possibly be adopted as SPDs.</p>	

				the AAP. The City Council will explore whether it would be appropriate for these documents, or versions of them to be adopted as SPD.		
			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. Adopted as SPD?	
			Public Realm Scheme Masterplans.			
			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	PCC documents prepared with input from development partners and key stakeholders. May be	

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9	Policy/Proposal CC13	49	<p>In Policy/Proposal CC13, 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.”</p> <p>No changes to paragraph 8.14.</p> <p>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.”</p> <p>Replace paragraph 8.16 with:</p> <p>“8.16 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 planned developments. As part of the development of proposals for this</p>	<p>PCC/Kandahar Statement of Common Ground – note that Kandahar have not agreed the first change to Policy/Proposal CC13 and would prefer the change to read</p> <p><i>“Redevelopment of the site will be taken forward with recognition of the potential need for improvements to the adjacent</i></p>						

			<p>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> <p>No Changes to paragraphs 8.17 to 8.18</p> <p>Replace existing paragraph 8.19 with the following:</p> <p>“8.19 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.”</p> <p>Delete text in the grey box following paragraph 8.19</p>	<p><i>Drake Circus junction”</i></p>
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			Change all references to “Drakes Circus” to Drake Circus” Alter the Proposals Map so that the grey shading shown within Proposal CC13 is shown as hatched.	
10	Policy/Proposal CC06	32	Add a 5 th criteria to Policy CC06 (page 32) stating <i>‘Deliver improvements to Surface Water Drainage systems, reduce Flood Risk and protect Plymouth Sound & Estuaries European Marine Site from water pollution’</i>	PCC/Natural England Statement of Common Ground
11	Policy/Proposal CC03	25	Add 11 th criteria to Policy CC03 City Centre Public Realm (page 25) stating <i>‘Deliver improvements to Surface Water Drainage systems, reduce Flood Risk and protect Plymouth Sound & Estuaries European Marine Site from water pollution’</i>	PCC/Natural England Statement of Common Ground
12	Milestones 2006 – 2021	17	Under Key Infrastructure Requirements (page 17) add a line for Improvements to Surface Water Drainage Systems 2012 – 2020	PCC/Natural England Statement of Common Ground
13	Chapter 13 Table 2	79	Additional line in Chapter 13 Table 2 - Community Benefits : (Requirement : Improvements to Surface Water Drainage Infrastructure; Justification: To manage increasing risks of surface water flooding and ensure run off does not adversely affect the Plymouth Sound & Estuaries European Marine site)	PCC/Natural England Statement of Common Ground
14	Chapter 3: The Vision for the City Centre	14	In paragraph 3.7, after “...both today and in the future.”, add: “These districts already have a distinctive character and contribute to the variety of experiences in the City Centre. This AAP does not	Regulation 30 Statement

			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.”	
15	Strategic Objective 6	52	In paragraph 9.3, after “...changes in the City Centre.”, add: “The development of an office core at North Cross will kickstart 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.”	Regulation 30 Statement
16	Key Development Outputs	17	The table on Page 17 should refer to ‘Employment (amount of floorspace)’	Regulation 30 Statement
17	Policy/Proposal CC08	39	Bullet point 9 of Policy/Proposal CC08 should refer to a ‘combined heat and power network’	Regulation 30 Statement
18	Strategic Objective 2	22	Add an extra bullet point to paragraph 5.2, to read: “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 masterplanning stages of proposals.”	Regulation 30 Statement
19	Policy/Proposal CC04	27	In paragraph 5.19, after “...significant amounts of new housing, “, add “including student accommodation,”	Regulation 30 Statement
20	Policy/Proposal CC16	60	In paragraph 10.6, delete bullet point 3	Regulation 30 Statement
21	Policy/Proposal CC04	27	Add a new bullet point to paragraph 5.18 to read “Providing healthcare facilities in the City Centre where possible, ranging from drop-in services to GP surgeries.”	Regulation 30 Statement
22	Policy/Proposal CC11	47	Add a new bullet point to paragraph 8.7 to read: “Opportunity to create buildings designed to the highest standards, creating a striking built form	Regulation 30 Statement

			which is well integrated into the Abercrombie beaux arts grid of streets.”	
23	Policy/Proposal CC12	48	Add the following text to the start of paragraph 8.12: “As set out in Chapter 2, New George Street (East) is part of the primary retail circuit in the City Centre.”	Regulation 30 Statement
24	Policy/Proposal CC14	54	Add the following text to the final bullet point of paragraph 9.10: “, and create strong, well lit and accessible links between Stonehouse and the University.”	Regulation 30 Statement
25	Chapter 12	70	Paragraph 12.10: the fourth bullet point of the paragraph should read “Creating approximately 42,000 new jobs in the city’s travel to work area by 2021”	Regulation 30 Statement
26	Proposal CC11 paragraph 8.9	47	Delete the following sentences from paragraph 8.9: “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.”	PCC/EH Statement of Common Ground and Council Statement 03.
27	Chapter 12: Delivery, paragraph 12.6	69	Delete the following sentences from paragraph 12.6: “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.”	PCC/EH Statement of Common Ground and Council Statement 03.

The changes contained in this second schedule are additional to those set out in the “Proposed Changes to the City Centre and University Area Action Plan 27/01/10”, and reflect discussions which took place during the Examination Hearings on the 26/01/10, 01/02/10 and 02/02/10. These potential changes are suggested rather than being formally proposed, with the intention of assisting the Inspector where changes might be appropriate to improve the AAP and clarify the Council’s approach. The Council believes that none of the suggested changes undermine the substance of the AAP or the sustainability appraisal already undertaken, and would not prejudice the participatory processes previously carried out. The Council believes that the AAP as submitted in October 2009 is sound, and that these suggested changes assist in improving the AAP and clarifying its approach.

Change Reference Number	Submitted AAP reference	Submitted AAP page number	Suggested Change	Where Suggested
28	Policy CC04, paragraph 5.18	27	<p>Insert the following text after the first sentence of paragraph 5.18:</p> <p>“This means creating a local City Centre community of sufficient mass of between 2000 – 3000 people, linked to the wider communities of Millbay, Stonehouse and Sutton Harbour (see Core Strategy paragraph 3.6) to support a sense of belonging, vitality and safety. Policy CC04 applies to all sites in the City Centre, including the three strategic sites identified in paragraph 3.21. It challenges all development proposals to provide an element of housing, and where they do it sets out that the Council wishes to see a range, mix and type of housing provided, including affordable housing. Given that the primary objective for the three strategic sites is to deliver comprehensive, high quality commercial and mixed use redevelopment at key City Centre locations, and the significant delivery challenges associated with these sites, provision of affordable housing is not required as an essential element</p>	AAP hearings session 03.

			<p>of their use mix. Such a policy is consistent with the Council’s aspirations for a sustainable City Centre neighbourhood given the nature of the existing housing within the centre and relationships with the surrounding communities within which a full range of housing types can be provided. Nonetheless, this does not preclude the developer incorporating some affordable housing in each scheme, and this is something the Council will encourage and support in accordance with Policy CS04 should the delivery context at, the time the schemes come forward, permit.”</p> <p>The remaining parts of paragraph 5.18 will form a new paragraph.</p>	
29	Policy/Proposals CC08, CC11 and CC14	39, 46, 53	<p>Add the following to paragraph 7.12 following “...waive the Core Strategy housing requirement”</p> <p>“although developers are still urged to look at whether an element of any housing provision can be affordable. The provisions of Policy CC04 will need to be taken into account as part of any development proposal.”</p> <p>Add the following to paragraph 8.10, following “...housing provision can be affordable.”:</p> <p>“The provisions of Policy CC04 will need to be taken into account as part of any development proposal.”</p> <p>Add a final bullet point to paragraph 9.10 to read:</p>	

			<p>“Residential elements of the development proposal could trigger the Core Strategy requirement for at least 30% of homes to be affordable. Due to the complexities of this site and the difficulties which may be encountered in attempting to assemble a viable development proposition, the Council will waive the Core Strategy requirement, although developers are still urged to look at whether an element of any housing provision can be affordable. The provisions of Policy CC04 will need to be taken into account as part of any development proposal.”</p>	
30	Policy CC04 paragraph 5.19	28	<p>Insert the following after “...may be aspired to in other places.”:</p> <p>“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.</p>	AAP hearings session 07.
31	Strategic Objective	57	Changes to Strategic Objective 7:	Hearing Session

	7		<p>Bullet Point 1: Delete “Supporting the University’s aspirations to create” and replace with “Working with the University to promote”.</p> <p>Bullet Point 2: Delete “Supporting the aspirations of” and replace with “Working with”.</p>	03
32	Paragraph 3.19 as suggested in Council Statement 03 and PCC/EH Statement of Common Ground	Council Statement 03	<p>Insert the following sentence to paragraph 3.19, before the final sentence:</p> <p>“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”</p>	Hearing Session 03
33	Paragraph 12.15	72	<p>Add the following to the end of paragraph 12.15:</p> <p>“It should be noted, however, that Figure 5 represents a snapshot of how the Council understands the AAP vision and proposals will be delivered, at the time of writing. Figure 5 should be seen as a ‘living document’, which will change as more detail regarding the delivery of projects and infrastructure emerges. Progress and updates to Figure 5 will be reported in the Annual Monitoring Report.”</p>	Hearing Session 10
34	Policy/Proposal CC14	53	<p>Add the following to Policy/Proposal CC14 bullet point 2:</p> <p>“ which includes a high quality public transport interchange connecting to the city-wide HQPT network.”</p>	Hearing Session 10
35	City Centre AAP Vision Diagram	18	Changes to the Vision Diagram (page 18):	Hearing Session 4

			<p>1 Re-title diagram as “City Centre and University AAP Vision Diagram”</p> <p>2 Add a link and reference to Millbay Boulevard.</p> <p>3 Add a link to Sutton Harbour.</p> <p>4 Add a reference in the key to the Royal Parade linear urban park.</p>	Hearing Session 5
36	City Centre and University AAP Proposals Map	84	<p>In addition to changes suggested in Council Statement 06 (see Change number 3 of the Proposed Changes to the City Centre and University Area Action Plan 27/01/10), add the following to the Proposals Map:</p> <p>1 Add an arrow showing a link to Sutton Harbour through the existing Bretonside Bus Station.</p> <p>2 Extend the existing arrow which shows a link from Royal Parade into Policy area CC19, to show that it continues to the Barbican.</p> <p>3 Make the arrow showing a link to Millbay larger to indicate the route of the Millbay boulevard.</p>	Hearing Session 4
37	Diagrams at the start of Chapters 4, 5, 7, 8, 9, 10, 11		<p>Further to the changes set out in Council Statement 06 (see Change number 3 of the Proposed Changes to the City Centre and University Area Action Plan 27/01/10), make the following changes to the revised diagrams at the start of each chapter:</p>	Hearing Session 6

			<p>1 Add a key to the diagram at the start of Chapter 5 explaining the meaning of the different coloured buildings.</p> <p>2 Add more street names and add a boundary to each diagram.</p> <p>3 Add a footnote to each diagram to read:</p> <p>“These diagrams show the City Centre blocks and buildings as they are at the moment, before any or the new developments proposed in this AAP have taken place.”</p>	
38	Policy Proposal CC18, paragraph 11.6	66	<p>Delete paragraph 11.6 bullet point 7 and replace with the following:</p> <p>“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.”</p>	Hearing Session 8

39	Chapter 3: Vision for the City Centre	12	<p>Add the following to the end of new paragraph 3.14 as suggested in Council Statement 04 (see Change number 1 of the Proposed Changes to the City Centre and University Area Action Plan 27/01/10):</p> <p>“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.”</p>	Hearing Session 4
40	Key Development Outputs	17	<p>Correct the figure given (page 17) in the Key Development Outputs table for Housing (number of dwellings) to 830 – 1100.</p> <p>Change the row heading in the Key Development Outputs table to:</p> <p>“Housing (numbers of additional dwellings provided by AAP proposals)”</p>	Hearing Session 7
41	Chapter 6: Movement and Accessibility, paragraph 6.1	31	<p>Add the following new sentence after “...the City Centre for visitors and residents.”:</p> <p>“Many of the principles set out in Strategic Objective 6 will be covered in more 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>	Additional Hearing Session on Transport Infrastructure.

			“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.”	
42	Chapter 6: Movement and Accessibility, paragraph 6.1	31	Add the following to the end of paragraph 6.1 bullet point 4: “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.	Additional Hearing Session on Transport Infrastructure.
43	Policy/Proposal CC14 paragraph 9.10	55	Correct bullet point 5 of paragraph 9.10 to read: “...Northern Triangle therefore need to be mindful...”	
44	Chapter 13: Community Benefits, paragraph 13.10	81	Replace paragraph 13.10 with the following: “Table 3 shows the numbers of new homes which could be provided by City Centre proposals as identified in this AAP. It does not include existing planning permissions – these are set out in Figure 5 and are included in the Housing Trajectory (Figure 6).”	
45	Whole AAP		1 - Consequential amendments to paragraph numbers will	General

			<p>be required once the Inspector has recommended changes to the AAP.</p> <p>2 - 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.</p> <p>3 - 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.</p>	comment.
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Enclosed:

1. Revised City Centre and University AAP Vision Diagram (page 18)
– see proposed Change Reference Number 7 above.
2. Revised City Centre and University AAP Proposals Map
– see proposed Change Reference Number 8 above.
3. Revised Diagrams at the start of Chapters 4, 5, 7, 8, 9, 10, 11
– see proposed Change Reference Number 9 above.