

Former Western National Site

site planning statement
february 2011



This Planning Statement provides guidance for the development (or redevelopment) of this site. It does not establish policy, but assists the development process by bringing together key planning and design issues.

Development Context

Site area: About 1.75 hectares

Ownership: Forsters Shelfco 208 Ltd., Europa House, YO11 2AQ

Context:

A major gateway site near the River Plym, adjacent the major A374 eastern arterial approach to the City Centre from the A38 Marsh Mills junction and immediately north of the Laura Bridge A379 route from Plymstock.

Vacant site identified for mixed-use regeneration in the adopted Core Strategy. Refer to the Core Strategy and Local Transport Plan for further information on the relevant planning and transport policies.

Constraints and Opportunities

Redevelopment of the site will be supported to create a high-quality entryway to the City Centre on this major strategic approach from the east.

Land uses:

Potential uses could include bulky-goods retail, hotel, employment and residential. Active ground floor uses will be expected on the sites' key public frontages.



Built Form:

- › Development will be expected to address, and be responsive to, the sites' primary frontages. Building heights should have a positive relationship with the scale of adjacent streets, spaces and buildings. There is an opportunity to optimise building heights to assist in marking this key city gateway.

Car parking and access:

- › There are important opportunities to improve linkages to and through the site for pedestrians and cyclists, and to public transport routes. Vehicular access to the site is likely to be from the new link road on the eastern boundary. Innovative solutions will be sought for car parking and service areas, including mitigation of visual impact and sustainable drainage.

Specific Site Design Issues:

- › High quality, memorable building design solutions will be sought, given the site's role as a major city gateway, and wide prominence, including from the River Plym and National Trust Saltram Estate. It will be important to create a positive sense of arrival on the approach to the City Centre. Architectural competitions will be encouraged, as will the integration of artists within the design process.
- › Opportunity may exist for increased building height to mark the city gateway, and respond to the scale of adjacent streets and spaces, although sensitivity will be required in relation to the height of adjacent buildings such as Hele's Terrace.
- › Sustainable, locally distinctive materials are sought. Appropriate materials characteristic of the area include render, Plymouth limestone, slate, granite and copper as an accent material.
- › Building roofs should be carefully designed to acknowledge the site's landmark location and prominence. Green roofs and roof garden amenity spaces will be sought.
- › Innovative lighting schemes will be sought.
- › Tree planting should be included to "green" the site's street frontages and open spaces, enhancing the environment and absorbing air pollution.

Core Strategy East End Vision Diagram



- › Improvements will be sought to pedestrian crossing facilities connecting the site to the adjacent neighbourhood, including to the Embankment Road local centre and the Plym waterfront.
- › Appropriate facilities for cyclists must be provided, including secure covered cycle storage.

Planning Obligations:

- › Contributions will be warranted (in accordance with Core Strategy Policy CS33) to mitigate for impacts and facilitate infrastructure provision and ensure a positive contribution to securing delivery and maintenance of a landmark gateway development.

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➤ Option 1: illustrative site option

A lower-risk perimeter block approach, with built form addressing the key frontages. Retail warehouse volumes with a similar total footprint to those at Friary Park are incorporated, and wrapped or topped with single-aspect residential apartments. The warehouses can have frontages to the east and/or west; the north being serviced from the northernmost part of the site, including HGV access, and the south from within the secure perimeter block. A landmark building, of some scale, perhaps a hotel and/or offices, marks the prominent gateway corner to the south, and exploits views over the River Plym. Customer car and cycle parking can be accommodated within a high quality shared piazza at the west of the site, with resident and staff parking possibly contained within the secure areas.



➤ Option 2: illustrative site option

A non-traditional approach, creating a bold architectural object - a large single gesture and memorable gateway building - a boomerang-like mass forms a crescent addressing a high quality shared-space piazza, including car/cycle parking and HGV access. The building rises in height north to south, accenting the prominent gateway corner. The building envelope can accommodate retail volumes to match those at Friary Park, wrapped or topped with residential accommodation as with Option 1. The taller element could include hotel and/or offices, again exploiting views over the River Plym. This approach will only be supported if there is a very strong commitment to high quality building and landscape design. The piazza would be expected to have green credentials in terms of materials and water permeability, and the visual impact of car parking and service areas must be mitigated.



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Supporting information required for applications

Information required to validate a planning application is outlined in the Local Validation List and the following will be particularly important:

- › Transport Assessment.
- › Flood Risk Assessment/Statement.
- › Archaeological Assessment.
- › Contaminated Land Assessment (Phase I Geotechnical Desk Top Study).
- › Noise Assessment.
- › Air Quality Assessment.
- › Affordable Housing Statement.
- › Lifetime Homes Statement.
- › Ecological Mitigation and Enhancement Strategy.
- › Assessment of Societal Risk in relation to the Cattedown HSE Zones.
- › Heads of Terms (Development Tariff) and Viability Assessment.

The following should also be submitted to enable a full assessment to be made:

- › Details of applicant's solicitors and title deeds.
- › Details of refuse disposal.

This document represents informal advice based on readily available information. It does not necessarily address all the issues which may need to be considered during the course of any application and is not legally binding on the Council. It has been prepared taking into account comments previously made at relevant Local Development Framework stages. Developers are strongly encouraged to carry out consultation on emerging schemes prior to the submission of a planning application. There will also be a formal opportunity for people to comment as part of the planning application process. All consultation should be in accordance with the Council's Statement of Community Involvement.

The Council is keen to work in partnership with developers to support the delivery of this proposal and we encourage and welcome pre application discussions through our Development Enquiry Service before the submission of planning applications.

Development Enquiry Service

T 01752 304366

W <http://www.plymouth.gov.uk/developmentenquiry>

We can also offer an integrated Planning and Building Control service - at your request Building Control can provide free pre-application advice to ensure Building Regulation compliance is considered as part of the planning process.

Building Control

T 01752 304343

Contact for further details:

Alan Hartridge, Development Coordinator

E alan.hartridge@plymouth.gov.uk 01752 304207

