

# Trelawney Centre

site planning statement  
september 2012



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 0.9 Acres (0.38 Ha)

**Ownership:** Plymouth City Council

**Context:**

A leafy brownfield site located adjacent Ham Drive local centre, with its shops, doctor's surgery and primary school.

Refer to the Core Strategy, and the Local Transport Plan for further information on the relevant planning and transport policies.

## Constraints and Opportunities

The site is to the immediate east of the North Prospect regeneration area. New development must integrate with the wider masterplan, particularly the adjacent Phase 1A, under construction at the time of writing (see planning application no. 10/02026/FUL).

**Land uses:**

Residential use will be supported. A balanced mix of housing types and tenures will be sought, consistent with the Sustainable Neighbourhood Assessments for Ham and North Prospect.



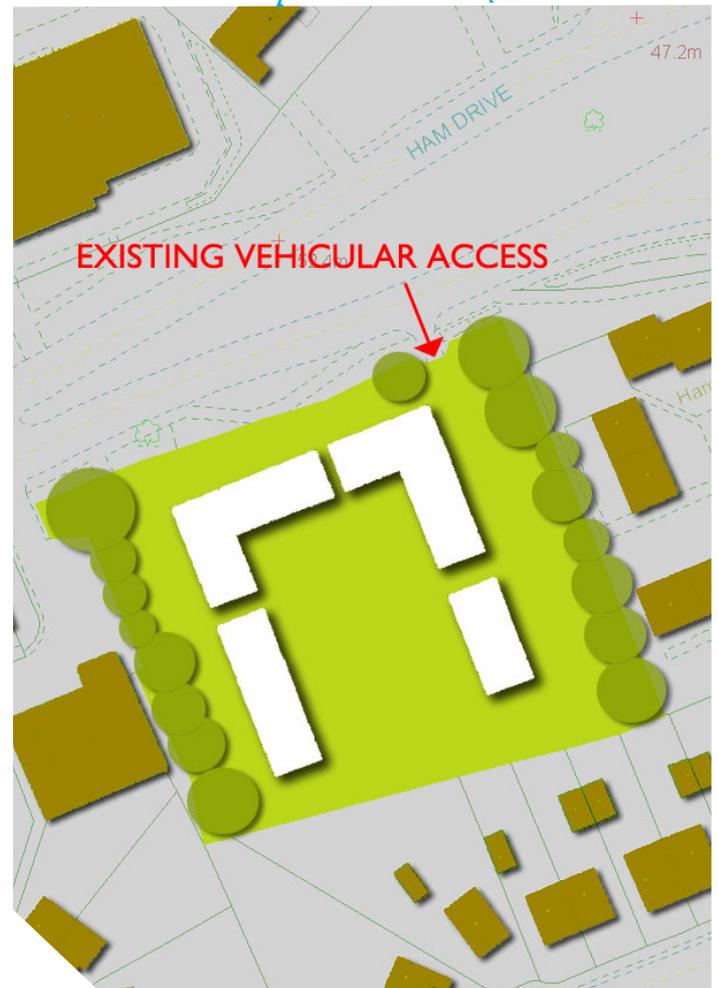
### Built Form:

- New development will be expected to address, and be responsive to, the site's Ham Drive frontage, as well as responding to the North Prospect Phase 1A masterplan layout, and safeguarding future opportunities to create a more connected street pattern.
- There is an opportunity for greater building height on the Ham Drive frontage, up to about 3 or 4 storeys, stepping down to a maximum of 2 storeys further into the site to safeguard adjacent residential amenity.
- This massing would generate about 20 flats and 8 houses. With a houses only option, the site would support in the region of 13 units.
- The site contains attractive mature trees along its east and west boundaries. It is recommended that these be retained to add amenity value to the scheme and safeguard the wider leafy character of the area.

### Car parking and access:

- The site has good public transport connections, with bus stops at the north of the site on Ham Drive connecting to the wider public transport network. The Ham Drive local centre is a short walk to the west, with shops and a health centre. A primary school also lies to the immediate north. Phase 1a of the North Prospect masterplan is expected to deliver a direct pedestrian-friendly route to a new local community hub, incorporating shops, a library, nursery and other facilities.
- Vehicular access to the site is likely to be from the existing entryway from Ham Drive at the site's north east corner. It is expected that car parking will be accommodated in well-overlooked positions on site.
- Secure cycle parking should be provided.

### Illustrative Layout illustrative potential scheme



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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:

- › Tree Survey
- › Ecological Mitigation and Enhancement Strategy
- › Heads of Terms (Development Tariff) and Viability Assessment
- › Land Quality Study (Phase I)
- › Sustainability Assessment
- › Lifetime Homes Statement

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.

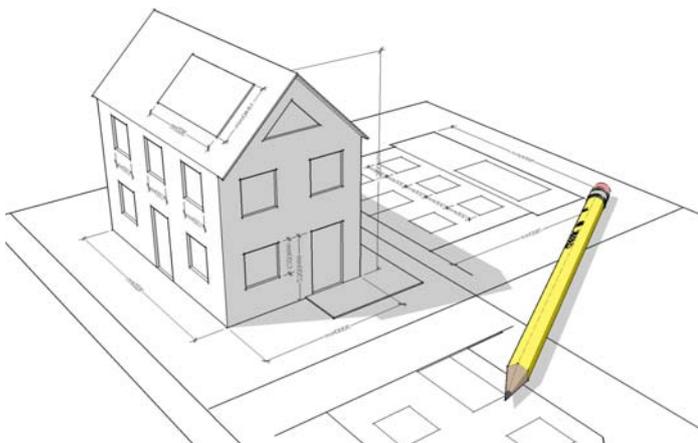
#### Building Control

T 01752 304343

Contact for further details:

Carly Kirk, Development Coordinator

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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.