

**Oversight and Governance**

Chief Executive's Department
Plymouth City Council
Ballard House
Plymouth PL1 3BJ

Please ask for Jamie Sheldon
T 01752 668000
E jamie.sheldon@plymouth.gov.uk
www.plymouth.gov.uk
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CABINET – SUPPLEMENT PACK I

Monday 9 June 2025
2.00 pm
Council House, Plymouth

Members:

Councillor Evans OBE, Chair

Councillor Laing, Vice Chair

Councillors Aspinall, Briars-Delve, Dann, Haydon, Lowry, Penberthy, Cresswell and Stephens.

Please find below additional information relating to item 8, Development and Regeneration Update.

Tracey Lee

Chief Executive

Cabinet

8. Development and Regeneration Update:

(Pages 1 - 20)

Cabinet



Date of meeting: 09 June 2025
Title of Report: **Development and Regeneration Update**
Lead Member: Councillor Tudor Evans OBE (Leader)
Lead Strategic Director: Glenn Caplin-Grey (Strategic Director for Growth)
Author: Matt Ward
Contact Email: matt.ward@plymouth.gov.uk
Your Reference:
Key Decision: No
Confidentiality: Part I - Official

Purpose of Report

To provide an update on recent and planned development and regeneration activity across Plymouth.

Recommendations and Reasons

- I. That the update is noted.

Reason: There is a significant programme of development and regeneration.

Alternative options considered and rejected

- I. n/a

Relevance to the Corporate Plan and/or the Plymouth Plan

The programme supports economic growth and housing delivery across Plymouth.

Implications for the Medium Term Financial Plan and Resource Implications:

These are considered on a project by project basis. Each of the project contributes to the growth of the economy and may also provide other benefits such as council tax and business rates.

Financial Risks

Considered for each project separately.

Legal Implications

(Provided by EB)

Considered for each project separately.

Carbon Footprint (Environmental) Implications:

Considered for each project separately.

Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

* When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.

[Click here to enter text.](#)

Appendices

*Add rows as required to box below

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
		1	2	3	4	5	6	7
A	Development and Regeneration Update Presentation							

Background papers:

*Add rows as required to box below

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of any background paper(s)	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
	1	2	3	4	5	6	7

Sign off:

Fin	N/A	Leg	N/A	Mon Off	LS/0003 197/ 29/L B/06/ 06/2 5	HR	N/A	Assets	N/A N/A	Strat Proc	N/A
Originating Senior Leadership Team member: Glenn Caplin-Grey											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 06/06/2025											
Cabinet Member approval: Councillor Tudor Evans OBE (Leader of the Council)											
Date approved: 06/06/2025											

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DEVELOPMENT & REGENERATION UPDATE: Cabinet, June 2025



DERRIFORD DISTRICT CENTRE



- £19m PCC-funded project.
- Completed November 2024
- 58,000 sqft retail space
- EPC A achieved on all units
- Tenants; M&S, Aldi, Pure Gym, Costa, Oggy Oggy & Gridserve
- 12 fast charge EV spaces with capacity to increase this to 22
- New bus link
- 102 FTE new & safeguarded jobs



BRICKFIELDS



- £23m project, including over £3m from PCC
- New community hub
- Home for Argyle's women's team
- Training pitches for Argyle's academy
- First covered 3G pitch in the southwest
- Improved facilities for Plymouth Albion and City of Plymouth Athletics Club
- New playzone



COMMUNITY DIAGNOSTICS CENTRE



- New £34m CDC under construction
- 91,000 tests / year
- Opening 2026
- Potential for further phases



GUILDHALL



- £5m modernisation and refurbishment
- Improved acoustics in the Great Hall
- Better toilet facilities
- Improved bar and catering facilities
- Upgrades to wifi and lighting systems
- Better access and signage
- Opening later this year



CIVIC CENTRE



- £80m refurbishment of this iconic listed building
- 144 new homes
- New city centre campus for City College Plymouth
- Training 2,000 students / year in blue / green skills
- Strip-out works underway
- Full professional team appointed
- Completion autumn 2029



BATH STREET



- Up to 136 new homes and commercial space
 - 100% affordable housing
- Partnership project: Plymouth City Council, Plymouth Community Homes, Homes England
- Phase 1 start on site later this year, subject to funding approval and planning updates



OCEANSGATE



- Phase 1 and 2 already delivered
 - 2,600 sqm office and industrial space
 - 113 new jobs
- Phase 3 starting later this year
 - 1,310 sqm divided over 8 units



NATIONAL MARINE PARK TINSIDE LIDO



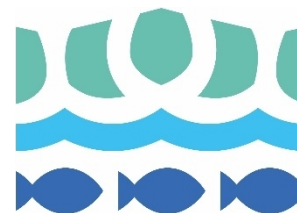
- Tinside is one of three key 'gateways' to the Plymouth Sound National Marine Park
- £4.5 million renovation and creation of a multi-use facility within the main building and new youth facility in a repurposed building.
- New facilities will enable youth engagement, community engagement as well as provide new commercial opportunities.
- Funded via The National Lottery Heritage Fund, Youth Investment Fund, UK Government and Plymouth City Council.
- Opening end of June 2025



NATIONAL MARINE PARK MOUNTBATTEN WATERSPORTS CENTRE



- Over £4 million re-development
- New accessible changing
- New café
- Landscaping including around Mount Batten Tower
- Classic Builders awarded contract
- Separate tender out (June 2025) for replacement of Mount Batten Centre pontoon (combining) with Mount Batten Ferry provision. £2 million



**Plymouth
Sound**

National Marine Park

NATIONAL MARINE PARK MOUNT EDGCUMBE GARDEN BATTERY



- Battery refurbishment project
- Programme being developed with Currie & Brown and LHC architects
- Likely start date 2026



**Plymouth
Sound**
National Marine Park



LANGAGE



- 1.6 hectares (4 acres) located within the Langage Tax Site.
- 4,615m² (across 4 units) of sustainable, high quality employment accommodation for ca. 138 FTE jobs.
- Targeting EPC A, BREEAM Excellent and Net Zero Carbon.
- £4m seed / £4m match.
- Full planning consent achieved.
- Build commenced Dec 2024 and scheduled for completion in Autumn 2025.



BARRACK COURT



- Prominent location along William Prance Road which adjoins the recently completed Forder Valley link Rd
- High quality and sustainable, comprising 930sqm of hybrid/industrial and 655sqm of office accommodation
- Completed April 2023
- 70% let with remaining units under offer
- Forecast jobs created/supported 56



TAVISTOCK PLACE



- Demolition of former museum annex and social club
- Funded by Brownfield Land Release Fund



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- Plans for housing and cultural venue



PLYMOUTH CITY CENTRE VISION



- Strategic partnership with Homes England
- Shared vision for 10,000 new homes in the city centre
- 7,000 construction jobs
- Priority sites:
 - Civic Centre
 - West End
 - Armada North
 - Railway station
- Growth Alliance Plymouth
 - Homes England, MHCLG, Babcock, MoD





PLYMOUTH
CITY COUNCIL

PLYMOUTH CITY CENTRE VISION



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