

ITEM: 06

Application Number: 09/01736/FUL

Applicant: Langdale Developments (SW) Ltd

Description of Application: Redevelop site by erection of 11 dwellings (demolition of existing public house)

Type of Application: Full Application

Site Address: THE TIGER, 141A DORCHESTER AVENUE
WHITLEIGH PLYMOUTH

Ward: Budshead

Valid Date of Application: 11/12/2009

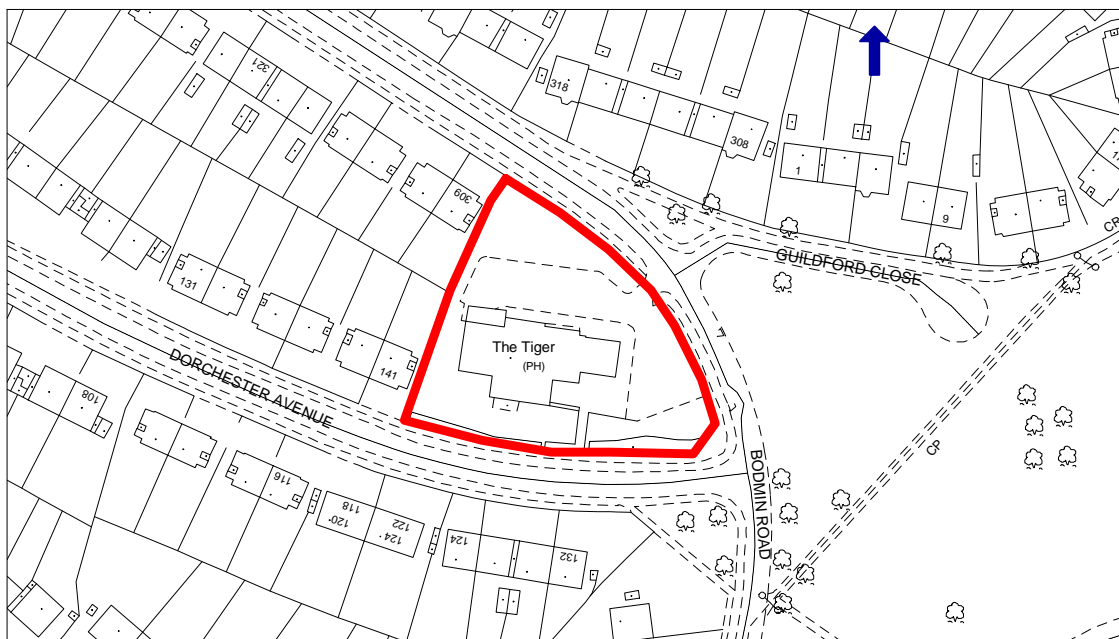
8/13 Week Date: **12/03/2010**

Decision Category: Major Application

Case Officer : Carly Francis

Recommendation: Grant conditionally subject to S106 Obligation delegated authority to refuse by 12/03/10

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OFFICERS REPORT

Site Description

The existing public house 'The Tiger Inn' is now derelict. The site is located in Whitleigh and directly abuts roads to the north, east and south, with residential dwellings to the west. The site is located within an established residential area, with public open space to the east of the site.

Proposal Description

This is a proposal to demolish the public house and redevelop the site with 11 affordable residential units.

Two 2-bedroomed houses and nine 3-bedroomed houses are proposed.

Subject to an Affordable Housing contract with the RSL, the application states that the units will be made available for Affordable Social Rent. This is considered to be an acceptable tenure mix given the scale and location of the proposed development.

Relevant Planning History

Nil.

Consultation Responses

Highway Authority- no objections providing conditions regarding car parking provision and cycle provision/ storage be attached to any grant of planning permission.

Public Protection Service- no objections providing conditions regarding a land contamination assessment and code of practice for construction are attached to any grant for planning permission.

Police Architectural Liaison Officer- suggests amendments to scheme to make it more secure and reduce crime and disturbance.

Housing Strategy Department- support the application.

Representations

Councillor Grant Monahan- welcomes the proposed development noting that the old public house has become an eyesore.

Councillors Jonathan Drean and Jack Thompson also support this view but would expect something should be done for the local residents to provide extra space for their parking problems and not a decrease.

Analysis

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights

included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

The main considerations for this proposal are the impact to the amenity of residents in the area, the impact on the highway, trees and streetscene, along with the amenity of the units being proposed.

The main policies relevant to this proposal are CS01, CS02, CS15, CS16, CS18, CS28, CS32, CS33, CS34 and the Development Guidelines SPD consultation document.

The proposal has been submitted under the Plymouth Market Recovery Action Plan initiative launched by the Planning Service on 22nd October 2008. The Plymouth Market Recovery Action Plan is an officer-level approach to negotiating community benefits on validly made planning applications submitted between 14th October 2008 – 31st December 2009 on selected sites to help stimulate the local economy. The Plymouth Market Recovery Action Plan works within the existing planning policy framework established by the Local Development Framework Core Strategy adopted in April 2007 and all subsequent Area Action Plans.

Following a "call for sites" this site is one of 16 sites that were submitted by the deadline of 22nd December 2008 and which have been accepted for consideration under the initiative. In being accepted under the initiative the applicant has agreed to accept a 2 year consent and with regards to the tariff is prepared to pay the transport contribution for these 11 units.

Loss of the Public House

The property lies within an established residential area and therefore residential development is deemed acceptable in principle. The public house is currently vacant and in a dilapidated state having suffered vandalism. The redevelopment of the site would be beneficial to the area in removing an eyesore and the loss of this community facility is not considered prejudicial to local amenity. There are no overriding policy constraints seeking the retention of the public house and no letters of representation have been received calling for its retention as an important community facility. For these reasons the loss of community facility is not considered to be harmful or contrary to policies CS12, CS13 and CS34.

Affordable Housing

The Housing Enabling team has been involved in negotiations with the developer in association with Tamar Housing Association to bring forward this development proposal for 100% Affordable Housing. The proposed development is considered to offer the potential delivery of 11 good quality Affordable Housing units and has received an allocation of Homes and Community Agency grant funding, together with gap funding.

Affordable housing need in the City is very high, hence delivery of Affordable Housing development has recently been included as one of the top Corporate Improvement Targets for Plymouth City Council (CIP5, LAA - NI 155) measured by GOSW. This scheme would make a valuable contribution to the Affordable Housing needs of the City.

The proposal seeks to provide 11 houses in total which will take the form of four, two storey, three bedroom houses; five, three storey, three bedroom houses and two, two storey, two bedroom houses. This is considered to cater for the identified Affordable housing need.

Subject to an Affordable Housing contract with the RSL, the application states that the units will be made available for Affordable Social Rent. This is considered to be an acceptable tenure mix given the scale and location of the proposed development.

Scale and Design

The buildings proposed would respect the scale and building line in both Bodmin Road and Dorchester Avenue in accordance with section 2.4.2 of the Development Guidelines SPD. Some of the buildings are two-storey and some are three storey as a result of the varying topography of the site.

Their design would reflect the style of surrounding housing and would be sympathetic to the character of the area in accordance with Policy CS02. The development would be of benefit to the neighbourhood in removing a redundant building that is currently an eyesore and the subject to vandalism. The site is within a residential area and therefore considered suitable for housing development.

The materials proposed are a smooth render finish with brick work features. The roofs are proposed to be interlocking concrete tiles. The proposed dwellings would have an appearance similar to existing dwellings in the area and therefore these materials are deemed acceptable.

All units would have adequate amenities, sufficient natural lighting to habitable rooms and be of a sufficient size, with the floor areas for Plots 1 and 2 being 81m², Plots 3-7 each being 89.23m² and Plots 8, 9, 10 and 11 being 77m² each. The size of these dwellings is considered to be adequate and they all exceed the minimum guidelines given in the Development Guidelines SPD of 72m² and 82m² for two and three-bedroom houses.

The curtilage areas for each plot would vary with the smallest being just over 40sqm and the largest being just over 85sqm. The guideline given in the Development Guidelines SPD for minimum curtilage areas are 50m² for a terraced house and 75m² for a semi-detached dwelling. While some of the dwellings proposed fall short of this standard, the majority of them meet or exceed it, and given the large area of public open space directly opposite the site, the curtilage areas proposed are deemed acceptable.

Adequate refuse storage areas are proposed at the rear of properties out of public view and would be readily accessible to occupiers in accordance with guidance given in the Development Guidelines SPD

Lifetime Homes

Policy CS15 requires that 20% of all new dwellings for Plymouth shall be constructed to Lifetime Homes Standards. The application proposes two Lifetime Homes. While 20% @ 11 units would strictly require three dwellings to meet the requirements of the Joseph Rowntree Lifetime Homes standards, two is deemed acceptable given the onsite constraints. Tamar Housing Society has advised that the two Lifetime Homes will be provided on plots one and two. A condition shall be attached to secure these lifetime homes.

Impact to Neighbouring Properties

There would not be a detrimental impact to any neighbouring property. No windows are proposed on the side elevations of those dwellings proposed adjacent to existing properties. The scale and position of the buildings proposed would mean that they would not impact on any properties light, privacy or amenity and would therefore accord with Policies CS15 and CS34.

Highway Considerations

The Transport Department do not raise any objections in principal to the redevelopment. Transport and highway elements of the proposal were agreed in principal at pre-application stage. The development would provide a satisfactory parking court, access, and car parking layout, including space for a car to manoeuvre within the private parking court, and satisfactory forward and inter-visibility in accordance with Policy CS28.

The development would provide off-street car parking at a ratio of 1.5 spaces per dwelling which is deemed appropriate. A total of 4 vehicle footway crossings would be required to facilitate the proposal, one in Dorchester Avenue and 3 in Bodmin Road. This would include the widening and reconstruction of the existing vehicular access/egress to allow two cars to pass one another (4.8 metres wide) whilst providing a high-level footway crossing to give pedestrian priority and slow vehicle speeds at the point of entry/egress.

Designing Out Crime

The Police Architectural Liaison Officer has expressed concern about parking spaces 16 and 17 between plots 7 and 8. His concern is that parking spaces in this position will leave the site vulnerable and increase the risk of crime and disorder. While these concerns are taken on board the layout does not allow these spaces to be relocated elsewhere on site. The Police Architectural Liaison Officer suggests losing these two spaces from the scheme, however the Transport Department recommend that these spaces be retained and given the concerns raised by Local Councilors in the letters of representation received, it is considered that these spaces are required so as not to exacerbate parking problems in the area. Parking spaces in this location would not be out of character in the area, and the Police Architectural Liaison Officer's concerns can be eased by defensible planting on the bank around

the spaces and effective boundary treatment. This shall be secured through the landscaping and boundary treatment conditions, and with these deterrents, it is considered that the scheme would accord with Policy CS32.

Other advice offered by the Police Liaison Officer at pre-application stage has been taken on board and incorporated into the proposal in the following ways. Brick paviors will be used for the parking courtyard to provide demarcation from the existing carriageway and parking spaces will be of contrasting colour. The site will be secured with 1.8m wooden close-boarded fencing. Access paths to the rear and side will be gated and defensible space to the front of properties provided with low-level railings. Plots adjacent to parking areas are proposed to have side windows to enable surveillance in accordance with Policy CS32.

Impact to Trees

A tree survey has been included with this application and no trees will be lost as a result of this development. Two mature trees exist on the northern boundary of the site and these will be retained and incorporated into the layout as is advised in section 2.128 in the Development Guidelines SPD. A tree protection zone has been shown around these trees and additional planting is also proposed along the boundary. Details of this planting shall be secured by way of condition. This proposal therefore accords with Policy CS18.

Equalities & Diversities issues

The dwellings will provide much needed affordable housing and a range of accommodation to suit different family sizes and ages.

Entrances for disabled and the elderly will be incorporated for each dwelling in accordance with the requirements of Part M of Building Regulations. Level access has also been proposed where possible allowing for the constraints imposed by the gradient of the site.

Two lifetime homes will also be provided.

Cycle storage facilities form part of this proposal. In order to encourage cycling as an alternative sustainable means of transport, cycle storage will be provided within a garden shed at each of the dwellings, this shall be secured by way of a condition.

Section 106 Obligations

This development is required to contribute in a tariff basis. A sum of £22,971 is required (this is with the 50% reduction applied to this Market Recovery Scheme). This will form the basis of the S106, along with securing affordable housing and the proposed tenure mix.

Conclusions

The proposed redevelopment would be of benefit to the area in removing a redundant public house which is currently an 'eyesore' and providing

affordable dwellings in an established residential area. This application is therefore recommended for approval with delegated authority sought to refuse the application should the S106 not be signed within the 13-week statutory period.

Recommendation

In respect of the application dated **11/12/2009** and the submitted drawings, **CD.1019.LOC(A4), CD.1019.EX.P01A, CD1019.HT.B.P.01 A, CD1019.HT.B.P.02 B, CD1019.HT.B.P.03 B, CD1019.HT.C.P.01 A, CD1019.HT.HT.C.P.02 A, CD.1019.EXSE.01A, CD1019.HT.A.P.01 A, CD1019.HT.A.P.02 A** and accompanying **Design and Access Statement and Tree Survey** , it is recommended to: **Grant conditionally subject to S106 Obligation delegated authority to refuse by 12/03/10**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 2 YEARS

(1)The development hereby permitted shall be begun before the expiration of two years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004, and due to concessions in Planning Obligation contributions/requirements under Plymouth's temporary Market Recovery measures.

CODE OF PRACTICE

(2) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LAND QUALITY

(3) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 4 to 6 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning

Authority in writing until condition 4 has been complied with in relation to that contamination.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SITE CHARACTERISATION

(4) An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development

can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUBMISSION OF REMEDIATION SCHEME

(5) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(6) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary a remediation scheme must

be prepared in accordance with the requirements of condition 5, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

TREE PROTECTION DURING CONSTRUCTION

(8)The existing trees and/or hedgerows shown to be retained on the approved plans shall be properly protected with appropriate fencing during construction works. The erection of fencing for the protection of any retained tree or hedgerow shall be undertaken in accordance with Section 9 of BS 5837:2005 (Trees in relation to construction - recommendations) before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall an excavation be made, without the written consent of the local planning authority.

Reason:

To ensure that any trees or hedgerows to be retained are protected during construction work in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE DESIGN PROPOSALS

(9)No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure and boundary treatment; hard surfacing materials; refuse or other storage units, signs, lighting; proposed and existing functional services above and below ground e.g. drainage, power, communications cables, pipelines, indicating lines, manholes, supports etc.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SOFT LANDSCAPE WORKS

(10) Soft landscape works shall include planting plans; written specifications; schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; the implementation programme.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

LANDSCAPE WORKS IMPLEMENTATION

(11) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

TREE SURGERY

(12) Prior to the commencement of the development hereby approved, details of any tree surgery proposed, including that to balance the Oak tree, must be submitted to and agreed in writing by the Local Planning Authority. These works must be carried out in accordance with the programme agreed.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

EXTERNAL MATERIALS

(13) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

NO- DIG CONSTRUCTION

(14) The car parking spaces indicated as 1-4 and the area shown as being block paved (within 3m of the edge of tree canopies) in drawing CD.1019.EX.PO1A must be of a no-dig construction, with details to be supplied to and approved in writing by the Local Planning Authority before works commence.

Reason:

To ensure that any trees/vegetation are protected to comply with policy CS28 of the Core Strategy.

SUSTAINABLE RESOURCE USE

(15) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how for the period up to 2010, a minimum of 10% of the carbon emissions for which the development is responsible will be off-set by on-site renewable energy production methods, rising to 15% for the period 2010-2016. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 10% of predicted carbon emissions for the period up to 2010, rising to 15% for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22.

LIFETIME HOMES

(16) At least 20% of the new dwellings shall be first constructed and subsequently maintained so as to meet Lifetime Homes Standards. No development shall take place until details of the design and location of the dwellings demonstrating the achievement of such standards has been submitted to and agreed in writing with the Local Planning Authority. Such agreed details shall be strictly adhered to during the course of development and thereafter maintained.

Reason:

To ensure that the development delivers 20% of the residential units to Lifetime Homes Standards in accordance with adopted Core Strategy Policy CS15 and relevant Central Government advice.

COMMUNAL CAR PARKING PROVISION

(17) No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for 17 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Reason:

In the opinion of the Local Planning Authority, although some provision needs to be made, the level of car parking provision should be limited in order to assist the promotion of sustainable travel choices in accordance with Policy

CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE PROVISION

(18) No dwelling shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for a minimum of 11 bicycles (minimum 1 per dwelling) to be securely parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE STORAGE

(19) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no development falling within Classes A, B, C, D, E and F of Part 1 of the Schedule to that Order shall at any time be carried out unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect neighbouring amenity and comply with policies CS34 of the Core Strategy.

INFORMATIVE: CODE OF PRACTICE DURING CONSTRUCTION

(1) The management plan required by condition 2 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.
- b. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access

points, hours of deliveries, numbers and types of vehicles, and construction traffic parking.

c. Hours of site operation, dust suppression measures, and noise limitation measures.

INFORMATIVE: ACCESS TO SITE PERMIT

(2) The applicant shall obtain an access to site permit prior to works commencing on site from the Local Highway Authority.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the principle of the loss of the public house, the impact on surrounding properties, the impact to trees, on the highway, the design and amenity of the units proposed and impact on the character of the area and streetscene, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

PPG13 - Transport

PPS3 - Housing

PPS1 - Delivering Sustainable Development

PPS22 - Renewable Energy

PPS23 - Planning & Pollution Control

CS28 - Local Transport Consideration

CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS13 - Evening/Night-time Economy Uses

CS18 - Plymouth's Green Space

CS22 - Pollution

CS01 - Sustainable Linked Communities

CS02 - Design

CS15 - Housing Provision

CS16 - Housing Sites

CS12 - Cultural / Leisure Development Considerations

SPD1 - Development Guidelines