

LATE ORAL REPORT TO PLANNING COMMITTEE 28 JULY 2011

Item: 6.12
Site: North West Quadrant, Derrifrod Road Plymouth
Ref: 09/01899
Applicant: Wharfside Regeneration (Devon) Ltd
Page: 149

Decision

There is a slight amendment to reason 3. The changes are highlighted in bold.

CONFLICT WITH PROPSALS DS14 AND DS17 OF THE DRAFT DERRIFORD AND SEATON AAP AND PREMATURETY

(3) The proposed development includes a substantial amount of **retail** town centre uses comprising 9,016 sq m. **This conflicts with the 820 sq m of retail town centre uses in the short to medium term, for which provision has already been made, on the North West Quadrant site in Proposal DS14.3 of the Derriford and Seaton Area Action Plan Pre-submission Consultation Draft 2011. The proposed amount of retail floorspace** is almost the total town centre floorspace required for phase I of the proposed Derriford District Centre as stated in Proposal DS17.1 of the Derriford and Seaton Area Action Plan Pre-submission Consultation Draft 2011. The application has major implications for the location of the Derriford District Centre. The application is premature because the development is so significant that granting permission could prejudice the Derriford and Seaton Area Action Plan in the location, scale and phasing of the proposed District Centre which are matters being addressed in the Local Development Framework process through the Derriford and Seaton Area Action Plan Pre-Submission Version 2011.