



## chapter 5 Area Visions and Strategies

Improving health and well-being - to improve health, well-being and social care of local people, reduce inequalities and help people at all stages of their life to enjoy the best possible health.

Promoting inclusive communities - to reduce social inequalities, renew disadvantaged neighbourhoods, protect the vulnerable and ensure access for all members of the community to services and opportunities.

## Area Visions and Strategies

**5.1** The Council has identified ten priority areas within the city because of their opportunities for change, city wide importance, or urgent need for regeneration. They are:

- The waterfront regeneration areas of Devonport, Millbay and Stonehouse, the City Centre, the Hoe, Sutton Harbour, East End, and Central Park
- The opportunity areas of North Plymstock on Plymouth's eastern corridor and Derriford / Seaton on Plymouth's northern corridor
- Plymouth Sound and Estuaries, where there is a need to develop a marine spatial planning approach, with the surrounding authorities, to manage its future use.

**5.2** Strategic Objective 5 seeks to explain the spatial priorities for delivering regeneration, whilst also creating sustainable neighbourhoods that provide an adequate range, mix and type of development across the city. The priority areas are therefore located both within the established urban historic waterfront regeneration areas, as well as the areas of opportunity along the Eastern and Northern corridors that link to strategic transport nodes. These areas are illustrated in terms of their broad locations and relationships in Diagram 3. They need to be viewed as a combined, long term and flexible approach to delivering the city's future development priorities.

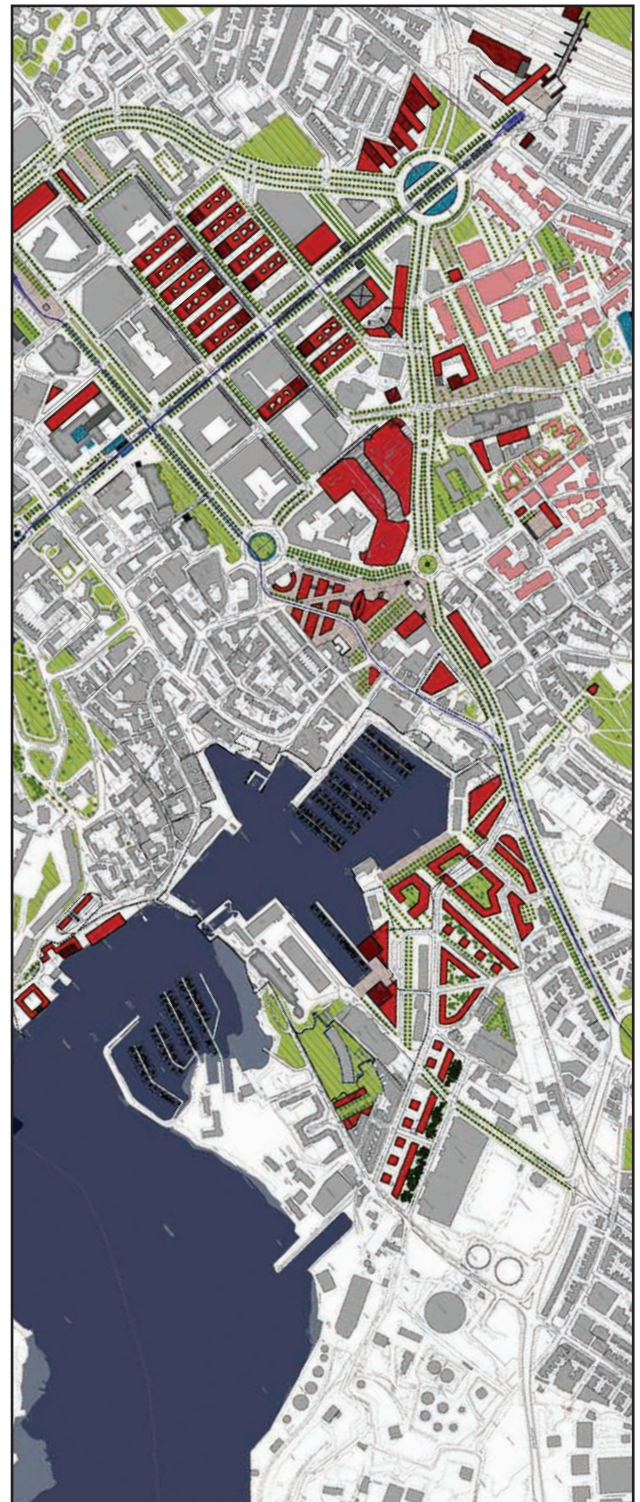


Illustration from MBM Vision for Plymouth

### Key Sources:

- Plymouth Sustainable Neighbourhoods Studies (2005/06) – LDA Design (Separate studies for each of the AAPs.)
- Community Planning Studies (2000) – City Council (Separate studies for each ward.)
- Plymouth City Council Urban Capacity Study 2003 (2004) – Llewelyn Davies
- Local Transport Plan 2006-11 – City Council
- Plymouth Shopping Study (2006) - Cushman and Wakefield
- Employment Land Review (2006) - Baker Associates
- Strategic Flood Risk Assessment (2006) - Pell Frishmann.

## Strategic Objective and Policies

### Strategic Objective 5 Delivering Regeneration

To prepare a series of Area Action Plans for the areas in the city of greatest development pressure or opportunity or sensitivity to change. The following areas will be prioritised:

- The waterfront areas of City Centre / University, Devonport, Millbay / Stonehouse, East End / Eastern Gateway, Sutton Harbour and The Hoe.
- The Eastern Corridor area of significant opportunity, in particular North Plymstock.
- The Northern Corridor, where there is a need to focus the delivery of area based initiatives at Derriford / Seaton.
- Central Park, where there are opportunities to consider the provision of improved leisure facilities.
- Other areas where development pressure or opportunity arise and it becomes necessary to provide a comprehensive planning framework to guide development, or areas considered sensitive to change.

**5.3** The following vision statements build on the extensive work already undertaken with the communities in these areas, and set the scene for preparing Area Action Plans (AAPs), helping to translate aspirations into reality. These statements are illustrated conceptually on Vision Diagrams, which are not potential allocation plans, but provide the foundations for developing the subsequent AAPs. Once adopted, the respective AAPs will take precedence over the Area Vision Statements contained within the Core Strategy. Future reviews of this LDF will consider whether other parts of the city, such as the Neighbourhood Renewal Areas, could be helped by a further tranche of AAPs.

Diagram 3 - Frameworks for Area Action

