



chapter 7

Providing Services and Facilities

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7.1. If Devonport is to be turned around to become a successful thriving community it needs to have a good range of facilities to satisfy the needs of existing and future residents. Education and training needs, shops, health, leisure, and professional services all need to find a place in the new community.

7.2. Most of the opportunities to satisfy these needs will be found on the Enclave site, where a new district Centre will be developed around the Fore Street / Chapel Street junction. The Old Market Hall is also appropriate, subject to sensitive conversion, for community or leisure use. Some local facilities, and sport and leisure uses would be appropriate on Mount Wise site.

7.3. The Brickfields will continue to play an important role for sport and recreational facilities, and further improvements to the sports facilities are likely to come forward during the life of the Area Action Plan.

Devonport Objective 4 Providing Services and Facilities

To ensure that an appropriate range of local services and facilities is provided for the Devonport community that meets the needs of the existing and expanded population, including the creation of a new high quality Primary School facility with full extended school status

7.4. The Devonport Development Framework identified the inadequacy of existing community facilities and inadequate health facilities. While there are a number of community venues in the area, few offer the full range of facilities, or modern flexible spaces able to accommodate the full range of community uses. There is also a need to expand youth provision in Devonport to meet the needs of local young people. Other community facilities such as health, education, and offices for community groups are also required.

Key Evidence Document

Devonport Urban Village (Sept 2000) Llewelyn Davies
Lifelong Learning Strategy (2004) DRCP
Health Strategy (2004) DRCP
Community Safety Strategy (2004)
Plymouth Sustainable Neighbourhoods Study: Devonport (2005) LDA Design
Devonport Peoples Dreams New Deal for Communities Delivery Plan 2001-2011

Devonport Guildhall

7.5. This is a very significant grade 1 Listed Building and is a principle local landmark. It was built in 1825 and its scale, design and quality reflect its previous significance as a municipal building that was the focus of the area, and it still represents the historic heritage and Civic pride of Devonport.

Proposal DP10 Devonport Guildhall

Devonport Guildhall will provide commercial office space and a community focus for a mixture of cultural, recreational, and community facilities.

Future use of the building will also deliver:

1. a positive impact upon, and assistance in, preserving the fabric or character of the building
2. compatibility with other uses within the building
3. high quality public space improvements around the building
4. development should seek to achieve BREEAM excellent standards.

7.6. With the demolition and redevelopment of adjacent flats along Ker Street, this building will become a more prominent feature in the streetscape, adding to the imperative to find a range of suitable uses in order to secure its maintenance and upkeep.

7.7. There are a number of community uses taking place within the building, but much greater use could be made of this valuable resource. In a new and regenerated Devonport it should once again take its place as a focus of the community.

7.8. This proposal reflects the aspirations of the residents as consulted upon and set out in the Devonport Development Framework. The need for additional community facilities is also supported by the Devonport Sustainable Neighbourhood Study.

Key Evidence Document

Devonport Development Framework (2003) DRCP
Strategic Environmental Assessment / Sustainability Appraisal of Devonport Area
Action Plan (2005) LUC
Devonport Conservation Area Appraisal and Management Proposals (2006) PCC

New Primary School

7.9. As part of the strategy to improve educational attainment within Devonport both DRCP and the Council are proposing the amalgamation of the two existing primary schools and the creation of a new Extended Primary School.

Proposal DP11 New Primary School

A site at Fore Street / Raglan Road will be developed as a new Primary School for Devonport. The development of the new school will also deliver the following:

1. appropriate rearrangement of sports facilities on the remainder of the Brickfields site
2. a Green Travel Plan showing how traffic and parking are to be dealt with and promoting the improvement of pedestrian and cycle linkages
3. integration with the other development on Brickfields
4. appropriate pedestrian measures on Chapel Street and Cumberland Road
5. conservation and interpretation of the archaeology of Brickfields, particularly the Devonport Lines
6. development should seek to achieve BREEAM excellent standards.

7.10. Pupil attainment in local schools is generally well below that of others in the city and the national average. Higher attainment is seen as one of the main ways of addressing some of the deprivation issues experienced within Devonport. Improving performance at Key Stage 2 amongst Devonport schools is one of the DRCP's key outcomes. Improvement in Primary School provision will also assist with the overall regeneration of the area by making it a more attractive and sustainable place for young families to live.

7.11. The adopted policy of DRCP and the Council is to amalgamate Primary School provision in Devonport into a new school to serve the whole community. In 2005 the Council undertook a review of potential new primary school sites in Devonport. It concluded that the ideal site would be within the former Ministry of Defence Storage Enclave, a site that was owned by English Partnerships.

7.12. However, whilst there was widespread support for provision of a new school within the Enclave, early in 2006 English Partnerships secured outline planning permission for the redevelopment of the Enclave site without a new education facility. Further work was undertaken by the Council and DRCP to identify further potential sites and an alternative site has been identified at Fore Street / Raglan Road.

7.13. The wider Brickfields site currently accommodates a range of leisure and community facilities. Adjacent to the site are healthcare facilities and the new Children's Centre, making the Brickfields area a core of community activity within Devonport. It will be important to ensure that the new school is well integrated with these other uses and with the remainder of Brickfields. Any displaced sporting and recreational uses will need to be relocated within the wider Brickfields area.

7.14. The proposal is included in the Area Action Plan because it is important that the provision of community-related services, such as education, health and leisure, keeps pace with new developments in order that there is always an adequate level of provision. The quality of those services and facilities must be sufficiently high to encourage living and working in Devonport and to limit the need to go outside of the area for these services, thereby making for a more sustainable community.

7.15. The sustainability appraisal raised a number of issues in relation to this site including the possible impact on peoples travel patterns and the need to relocate recreational facilities.

7.16. Particularly important will be the need to ensure that access to the school is convenient and allows for sustainable means of travel. This will include the provision of pedestrian and cycle routes and improvements to Chapel Street to enable safe and convenient crossings.



Key Evidence Document

- Devonport Peoples Dreams New Deal for Communities Delivery Plan 2001-2011
- Devonport Development Framework (2003) DRCP
- Plymouth Sustainable Neighbourhoods Study: Devonport (2005) LDA Design
- School Implementation Plan (2005) Plymouth City Council
- Planning Permission for Storage Enclave site (2006)
- Brickfields Masterplan Options Study (2006) LDA Design

Dental Training School and GP Surgery

7.17. There are proposals to locate two health-related developments adjacent to the existing Cumberland Centre in Devonport. These two developments are a new GP surgery and a Dental Training School which forms part of a South-West Peninsula wide group of facilities.

Proposal DP12

Dental Training School and GP Surgery

A site at Brickfields will be developed for a new Dental Training School and GP Surgery.

The development will also deliver:

1. conservation and interpretation of the archaeology of Brickfields, particularly the Devonport Lines
2. rationalisation of parking provision at the site
3. improvements to access arrangements and particularly pedestrian access to the site
4. a sensitive relationship with the other uses on Brickfields
5. a green travel plan
6. buildings of a scale and design appropriate to the prominent and sensitive setting
7. development should seek to achieve BREEAM excellent standards.

7.18. The need to improve the health of the Devonport community is a central objective of the Devonport New Deal for Communities and the DRCP. The two existing GP surgeries offer a limited service. There is widespread recognition of the need to improve the facilities offered to the people of Devonport.

7.19. The range of services to be provided in the proposed new GP surgery are being developed in consultation with the DRCP. Locating the surgery adjacent to the Cumberland Centre site would bring some synergy with the services already provided there and there are also plans to reconfigure services at the existing Cumberland Centre to meet the aspirations of the local community for improved health services.

7.20. A new surgery is also required to increase the available capacity for Primary Care Medical Services as the area will see an increase in population from the housing developments in both the Devonport and Millbay areas. A building with a floorspace of approximately 1000 sq m is planned.

7.21. The Peninsula Dental School will be the joint responsibility of the Universities of Exeter and Plymouth offering a joint BDS degree. The south-

west competed nationally to win this facility for the area and hence there is considerable political backing for the new facility. New facilities are required by September 2008.

7.22. This is the first new Dental School to be built nationally in over 20 years. The School will be centred on Plymouth, with Plymouth University providing the University campus site, co-located with students of medicine and other health professions. Clinical experience will be gained in three outreach facilities: A major community facility developed within the Plymouth New Deal for Communities area at Devonport and related facilities in Truro and Exeter.

7.23. Although the primary focus of the School will be on provision of optimal undergraduate education and training, research will also be encouraged. The dental school will provide an option for patients to access dental services from both the local and wider population.

Key Evidence Document

Establishing an Evidence base for proposals for new community health facilities and services (2006) Plymouth NHS Teaching PCT

Health Strategy (2004) DRCP

Proposed Health related developments in Devonport (2006) Plymouth Teaching PCT

Marlborough Street

7.24. There is an existing local centre based around Marlborough Street. It has a range of retail units including convenience, comparison and other non retail uses, although in recent years there has been a shift towards more of a non retail function, with a number of long standing vacancies.

7.25. New retail provision is being proposed as part of the South Enclave site and this will create a much better located retail centre for Devonport. This will clearly have implications for the Marlborough Street area.

Policy DP13 Marlborough Street

To support Marlborough Street to evolve into a mixed use street with a significant increase in residential accommodation as well as retail, office, health, and community uses. Proposals should deliver:

1. the retention of a local convenience retail function at least until new facilities at South Yard Enclave are operational
2. retention and improvement of clear links with the new centre so that remaining retail uses are better integrated with it
3. opportunities for the development of creative and cultural sector industries
4. upper floors brought back into positive use
5. the retention of locally distinct features
6. all non residential buildings should seek to achieve BREEAM excellent standards. Any residential development options should seek to achieve zero carbon development.
7. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

7.26. With the new retail focus being located at Fore Street, Chapel Street junction, a flexible approach needs to be taken with regard to changes of use from retail to other appropriate uses in Marlborough Street. Consultation between English Partnerships, DRCP and the existing traders has revealed that a number of existing traders would be prepared to vacate Marlborough Street and re-locate to the new location with assistance from DRCP and other partners. Some will remain however at least in the short term and therefore it is important to improve the linkages across Granby Green between the new District Centre, and the old local centre at Marlborough Street.

7.27. As one of the remaining important streets from the historic core of Devonport it is crucial that the area remains in use and appropriate improvements are carried out. In particular, it will be

important to monitor the impact of the new shopping proposals in South Yard Enclave on Marlborough Street's specialist retail uses to ensure that their economic viability is maintained.

7.28. There will also be a need to mitigate any negative impacts that the regeneration of Devonport might have, particularly on the Natura 2000 sites around Plymouth. The detail of any developer contributions required will be set out in the Planning Obligations SPD.

Key Evidence Document

Devonport Development Framework (2003) Devonport Regeneration Company
 Devonport Retail Study (2005) GVA Grimley
 Plymouth Shopping Study (August 2006) Cushman Wakefield
 Strategic Environmental Assessment / Sustainability Appraisal of Devonport Area Action Plan (2005) LUC
 Plymouth Local Shopping Needs Study (2004) CBRE