



## **chapter 5** **Improving Housing**

The two areas that offer the greatest prospects for improving the quantity and quality of new housing are the former Ministry of Defence South Yard enclave and Mount Wise sites

# Improving Housing

5.1. The two areas which offer the greatest prospects for improving the quantity and quality of new housing are the former Ministry of Defence South Yard enclave (see chapter 4) and Mount Wise sites. These represent early development opportunities, which will be delivered via the private sector by 2016. Other housing allocations consist of redevelopment of existing local authority housing sites which will be developed to provide a wider mix of house type and tenure in the period up to 2016. It is anticipated that further development sites will come forward for the later part of the Plan period (2016-2021). The anticipated numbers of new dwellings to be developed as a result of this Plan are shown as targets in the Vision and Objectives above, and in the Monitoring chapter at the end of the document.

## Devonport Objective 2 Improving Housing

To improve the range, quality and choice of housing throughout Devonport by redressing the balance between houses and flats and between owned and social rented in the area, and by improving the quality and design of homes.

This will be achieved by:

1. the demolition and redevelopment of poor quality Council accommodation
2. the redevelopment of areas through provision of a better range and quality of dwellings, including a greater number of houses rather than flats and a higher proportion of private market housing
3. ensuring that at least 30 per cent of new dwellings on proposal sites are affordable and 20 per cent are built to Lifetime Homes standard
4. ensuring that displaced residents can be relocated, within the area, prior to any demolition

5.2. Existing housing in Devonport is unbalanced, being heavily biased towards social rented accommodation predominantly in the form of flats. This is not at present a sustainable community. Improvements to the existing housing stock together with redevelopment of some of the poorer quality accommodation will help to redress some of the housing problems. New housing developments on the Storage Enclave and Ministry of Defence Mount Wise will deliver family housing and private houses to help to build a more mixed, inclusive and balanced community.

5.3. In recent years the gap between house prices and income levels has widened and Devonport is no exception, because of its generally lower wage levels. House prices are now beyond the average wage earner. The Housing Needs / Housing Market Assessment identifies the need to provide new affordable housing as well as improving the existing stock. Whilst individual site suitability and the economics of provision should be taken into account when determining the quantity of affordable housing on individual sites, it is envisaged that all sites over 15 dwellings in this Plan will achieve the full 30 per cent in accordance with Core Strategy Policy CS15.

5.4. Wherever possible existing residents should be given the opportunity to remain in, or to return to, the area following redevelopment of existing properties. The sustainability appraisal identified this issue as a potential weakness at Preferred Options stage and so a statement has been included in the Proposal to this effect, reflecting Council policy.

5.5. Further health benefits will arise through improvements to the existing housing stock and from the provision of new houses.

5.6. The Council is committing resources to improve its existing stock; private owners will also be encouraged to improve their property where appropriate.

#### Summary of Key Evidence Document

Devonport Development Framework (2003) Devonport Regeneration Company  
 Devonport Characterisation Study (2006) Plymouth City Council  
 Devonport Conservation Area Appraisal and Management Plan  
 Devonport Peoples Dreams New Deal for Communities Delivery Plan 2001-2011  
 Plymouth Sustainable Neighbourhoods Study: Devonport (2005) LDA Design  
 Strategic Environmental Assessment / Sustainability Appraisal of Devonport Area Action Plan (2005)  
 Devonport Urban Village (Sept 2000) Llewelyn Davies  
 Housing Needs / Housing Market Assessment (2006)



## North side of Granby Green

### Proposal DP02

#### North side of Granby Green

The Council flats on the north side of Granby Green at Granby Green, Park Avenue, Granby Way, St. Aubin Road will be redeveloped to create a new high quality residential environment, potentially as part of a mixed use scheme.

The redevelopment will provide in the region of 86 dwellings of a mix of house types and sizes, of which at least 34 will be affordable and 17 built to Lifetime Homes standard.

The scheme will also deliver:

1. an appropriate form of commercial development at ground floor level on the Granby Green frontage
2. improved pedestrian linkages through the site
3. a mix of dwelling types and sizes, but with a minimum of 60 per cent being houses
4. on site open space / play facilities or a contribution for the equivalent off-site provision
5. appropriate noise attenuation measures because of the site's proximity to the A374
6. proposals should demonstrate how progress will be made towards achieving zero carbon development as outlined in the emerging 'Code for Sustainable Homes' (level 6) and all non residential buildings should seek to achieve BREEAM excellent standards.
7. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.7. This area is currently developed in the form of 164 Council flats. Its redevelopment will allow for reduced housing densities in the area, and improvements to the mix of house types, sizes and tenure. Some element of mixed use, including office / commercial development would also be acceptable on Granby Green frontage. This would add to the vitality of the area and the viability of the development.

5.8. There is an over reliance on flats and rented accommodation particularly in the Council owned sector. A large proportion of the housing stock is suffering from lack of repair and is energy inefficient. Approximately 25 per cent of the new dwellings will be affordable rent, and 15 per cent will be shared equity or other affordable option, with the remainder being private for sale. Other re development opportunities in the area will allow for relocation of existing residents within Devonport.

5.9. The Sustainability Appraisal identified the need for noise attenuation measures to mitigate the site's proximity to the A374 Chapel Street.

5.10. The Characterisation Study identified the need to encourage active uses fronting Granby Green to reinvigorate it as a key public open space. It also highlighted the need to improve pedestrian access to and across the area.

5.11. 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.

## The Bull Ring

### Proposal DP03

#### The Bull Ring

The Bull Ring, at Duke Street, Monument Street, Ker Street, and 100-120 Ker Street will be redeveloped to create a new high quality residential environment, potentially as part of a mixed use scheme.

The redevelopment will provide for in the region of 55 dwellings of a mix of house types and dwellings, of which at least 22 should be affordable and 11 built to Lifetime Homes standard

The scheme will also deliver:

1. a mix of dwelling types and sizes but with a minimum of 60 per cent being houses
2. some element of mixed use including office / commercial / restaurant development on the Ker Street frontage
3. on site open space / play facilities or a contribution for the equivalent off-site provision
4. appropriate protection for the existing rights of way through the development
5. proposals should demonstrate how progress will be made towards achieving zero carbon development as outlined in the emerging 'Code for Sustainable Homes' (level 6) and all non residential buildings should seek to achieve BREEAM excellent standards
6. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.12. This area is currently developed in the form of 94 Council flats. Its redevelopment will allow for reduced densities in the area, and improvements to the mix of house types and sizes.

5.13. Some element of mixed development including office / commercial / restaurant development would also be acceptable on the ground floors of the Ker Street frontage. This would encourage a more active frontage on the main approach to the Guildhall which is the focal point at the western end of the street.

5.14. There is an over reliance on flats and rented accommodation particularly in the Council owned sector. A large proportion of the housing stock is suffering from lack of repair, and is energy inefficient. Approximately 25 per cent of the new dwellings will be affordable rent, and 15 per cent will be shared equity or other affordable option, with the remainder being private for sale. Other re-development opportunities in the area will allow for relocation of existing residents within Devonport. Any redevelopment must respect the listed buildings and the historic context of the area.

5.15. The Sustainability Appraisal of the Preferred Options raised the issue of the need to protect rights of way through the development.

5.16. 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.

## Mount Street / Ker Street

### Proposal DP04

#### Mount Street / Ker Street

Mount Street and Ker Street will be redeveloped to create a new high quality residential environment potentially as part of a mixed use scheme.

The redevelopment will provide for in the region of 75 dwellings of a mix of house types and sizes, of which at least 30 will be affordable and 15 built to Lifetime homes standard.

The scheme will also deliver:

1. a mix of dwelling types and sizes but with a minimum of 60 per cent being houses
2. some element of mixed use including office / commercial / restaurant development on the Ker Street frontage
3. on site open space / play facilities or a contribution for the equivalent off site provision
4. appropriate protection for the existing rights of way through the development
5. respect for the setting of the adjacent Guildhall and Devonport Column and appropriate enhancements to their setting and views of them
6. the planting of street trees along the Ker Street and George Street frontages
7. proposals should demonstrate how progress will be made towards achieving zero carbon development as outlined in the emerging 'Code for Sustainable Homes' (level 6) and all non residential buildings should seek to achieve BREEAM excellent standards
8. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.17. This area previously contained 130 dwellings although demolition has already taken place to the south of Mount Street. Its redevelopment will allow for reduced housing densities in the area, and improvements to the mix of house types and sizes.

5.18. There is an over reliance on flats, and rented accommodation particularly in the Council owned sector. A large proportion of the housing stock is suffering from lack of repair, and is energy inefficient. Approximately 25 per cent of the new dwellings will be affordable rent, and 15 per cent will be shared equity or other affordable option, with the remainder being private for sale. Other re development opportunities in the area will allow for relocation of existing residents within Devonport.

5.19. Some element of mixed use including office / commercial / restaurant development would also be acceptable on the Ker Street frontage. This would encourage a more active frontage on the main approach to the Guildhall which is the focal point at the western end of the street.

5.20. Any redevelopment must respect the listed buildings and the historic context of this area. The Conservation Area Appraisal and Management Plan specifically refers to the need to enhance the setting of the Guildhall and Devonport Column and the enhancement of the view down Ker Street towards the Guildhall, and suggests the planting of trees especially along Ker Street and George Street.

5.21. The Sustainability Appraisal of the Preferred Options raised the issue of the need to protect rights of way through the development.

5.22. 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.

## Curtis Street / Duke Street

### Proposal DP05

#### Curtis Street / Duke Street

Curtis Street / Duke Street, and 1-49 Curtis Street will be redeveloped to create a new high quality residential environment.

The redevelopment will provide for in the region of 20 dwellings of a mix of house types and sizes, of which at least 8 will be affordable and 4 built to Lifetime Homes standard

The scheme will also deliver:

1. on site open space / play facilities or a contribution for the equivalent off site provision
2. appropriate protection for the existing rights of way through the development
3. proposals should demonstrate how progress will be made towards achieving zero carbon development as outlined in the emerging 'Code for Sustainable Homes' (level 5).
4. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.23. This area previously contained 27 dwellings, its redevelopment will allow for reduced housing densities in the area, and improvements to the mix of house types and sizes. There is an over reliance on flats and rented accommodation particularly in the Council owned sector. A large proportion of the housing stock is suffering from lack of repair, and is energy inefficient.

5.24. Approximately 25 per cent of the new dwellings will be affordable rent, and 15 per cent will be shared equity or other affordable option, with the remainder being private for sale. Other re-development opportunities in the area will allow for relocation of existing residents within Devonport.

5.25. The Sustainability Appraisal of the Preferred Options raised the issue of the need to protect rights of way through the development.

5.26. There will also be a need to mitigate any negative impacts that the regeneration of (Millbay and Stonehouse) (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.

## Former Ministry of Defence Mount Wise

5.27. The site at Ministry of Defence Mount Wise covers an extensive area south of Devonport Hill to Richmond Walk and west towards Mount Wise Redoubt. Previously in the ownership of the Ministry of Defence it has now been released for development. The site contains a number of significant features including Admiralty House, built during the late 18th century for the Governor of

Plymouth, the Garrison Cricket Ground and remains of the original Dock Lines. As well as having both archaeological and historic significance the site contains a number of varied habitat types that contribute to local bio-diversity and most of the site has significant local amenity value, including some important views and vistas.

### Proposal DP06

#### Former Ministry of Defence Mount Wise

The Land at the former Ministry of Defence Mount Wise will be developed as a high quality mixed use scheme, ensuring the sensitive restoration of the site having regard to its historical significance, and the integration of the site into the wider community. The development will provide for:

- in the region of 7,500 sq m employment uses (to include marine, office, creative and cultural sector industries).
- at least 300 dwellings, of a mix of house types and sizes and of which at least 50 per cent should be houses; at least 90 should be affordable and at least 50 built to Lifetime Homes standard; (in determining the actual number of dwellings to be accommodated on the site, the proposal will need to be tested against all the criteria identified below)
- non-residential and institutional uses, such as health or educational / training facilities, indoor and / or outdoor sporting facilities, hotel

The scheme will also deliver:

1. public access through all parts of the site (the creation of a private gated community on the site will not be acceptable).
2. an overall comprehensive and integrated scheme for the site which is acceptable in environmental terms.
3. development in the context of a Conservation Plan for the site, and having regard to the Devonport Conservation Area Appraisal and Management Plan
4. a safe, convenient and sustainable movement and transport network for all within and, where appropriate, beyond the new development with local vehicular access which enables public transport linkages through the site, and into the existing residential areas of south Devonport, to be realised
5. a high quality transport interchange at a convenient and accessible location within or adjacent to the development
6. pedestrian and cycle access through the site along the Mount Wise headland, providing a vital link in the Green Arc.
7. the preparation of Design Codes that must be submitted prior to the submission of reserved matters applications and will form a key element in the consideration of these applications, to cover high quality public realm, open spaces, and architecture.
8. sensitive restoration and reuse of Admiralty House and Mount Wise House and their attractive landscaped setting.
9. public realm enhancements to the George Street approach to Mount Wise Park
10. restoration of historic surfaces
11. protection for other historic assets and archaeological features on the site, and their setting and opportunities for presentation, interpretation and promotion of these features

12. protection of habitats and the incorporation of a wildlife corridor
13. the protection of important trees
14. the retention of the cricket pitch, which should be brought into community use, complementing the proposed new recreational facilities at Brickfields.
15. redevelopment of the HMS Vivid site to provide attractive frontage to the cricket pitch.
16. an assessment of land contamination and implementation of appropriate mitigation.
17. assessment of the risk of flooding - the development should be designed to avoid unnecessary development in areas of high risk and to minimise the impact of development on flooding, or provide mitigation measures to reduce the impacts of potential flooding.
18. reconnection to the waterfront
19. the protection of important views through, into and beyond the site
20. a financial contribution towards the provision of educational infrastructure
21. the preparation of a Climate Change and Sustainability Strategy which will demonstrate how progress will be made towards achieving zero carbon development, as defined by Level 6 of the Code for Sustainable Homes and BREEAM excellent standards. Any technical or financial impediments to such progress will need to be identified early by the developer, and they will be taken into account at the planning application stage
22. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.28. The development potential of this 10.4 ha site is more limited than the South Yard site because of the important nature of the archaeological interests / listed building, greenspace and sports pitch constraints.

5.29. The critical issue concerning this site is not the total amount of development but to ensure that whatever development is proposed respects the character of the site. Hence, the numbers of dwellings that can be accommodated on the site should be tested against all the criteria set out in the Proposal and, if all the criteria can be met, the eventual number may exceed the 300 dwellings specified in the Proposal. The density of development would clearly need to be compatible with the creation of an attractive living environment, as well as being complementary to the quality and characteristics of the site and its surroundings.

5.30. The release of this site presents an opportunity to integrate this important space into the community of Devonport. In the same way that the Storage Enclave allows the chance to link the communities, so too will Ministry of Defence Mount Wise allow the community to be re-connected to the waterfront and to the line of adjacent parks and open spaces (The Green Arc).

5.31. The site has excellent views over Plymouth Sound, and contains listed buildings and structures of significant archaeological interest. It contains a cricket pitch of a high standard, together with ancillary facilities in a magnificent setting.

5.32. Some redevelopment on the site of the now demolished accommodation blocks (HMS Vivid) for residential or other purposes would be possible and limited development on less environmentally sensitive parts of the site could also be possible.

5.33. Because there are different character areas to the site, and a number of development options, any development proposals should form part of a comprehensive site development brief. This is a significant redevelopment opportunity on a site of the highest quality.

5.34. Any development should take place within a clear partnership framework with the Council and DRCP, and involve community and stakeholder engagement additional to that required by the Statement of Community Involvement.

5.35. Mixed uses are proposed, to ensure that the site forms an integrated part of the Devonport sustainable community. A substantial amount of employment space is expected, to include marine related uses as well as office space and hotel/leisure uses.

5.36. The development of Mount Wise must provide a safe, convenient and sustainable movement and transport network for all within and, where appropriate, beyond the new community. It must support sustainable patterns of movement by prioritising the needs of pedestrians, cyclists and public transport users ahead of other motorised vehicle users in accordance with the hierarchy of road users set out in Plymouth's first and second Local Transport Plans. It must provide a high quality transport interchange at a convenient and accessible location within or adjacent to the Mount Wise development. This will be designed to be easily accessible, and will provide a pleasant and secure waiting environment and cycle storage.

5.37. This site will be expected to deliver contributions towards: the Accessibility Study, the provision of public transport services and associated facilities, junction improvements and traffic control where appropriate, and improvements to public access.

5.38. The Characterisation Study identified the need to improve linkages and integration of the area with the rest of Devonport. The adopted Conservation Area Appraisal and Management Proposals suggest enhancements to the George Street approach to the Park.

5.39. The Climate Change and Sustainability Strategy should:

- minimise energy consumption, use of renewables and decentralised/low carbon systems;
- provide an accessible choice of shade and shelter;
- minimise any adverse local environmental conditions;
- minimise any adverse effect on biodiversity and capacity for adaptation;
- provide for sustainable urban drainage and waste systems;
- provide for sustainable transport in line with PPG13.

The Proposal is intended to encourage the move towards zero carbon development in a phased way. The costs and other implications of this response to climate change will emerge during the Plan period and will be taken into account by the Council in determining planning applications.

5.40. 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.

## Mount Wise Primary School

### Proposal DP07

#### Mount Wise Primary School

Mount Wise Primary School will be redeveloped for residential / mixed use purposes, comprising in the region of 40 dwellings of which at least 12 will be affordable housing and 8 built to Lifetime Homes standard

The scheme will also deliver:

1. provision for community uses, including child care facilities.
2. a mix of house types and sizes.
3. on-site open space / play facilities or a contribution for the equivalent off-site provision
4. proposals should demonstrate how progress will be made towards achieving zero carbon development as outlined in the emerging 'Code for Sustainable Homes' (level 5)
5. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.41. This option is dependant upon alternative school provision incorporating Mount Wise and Marlborough Street Schools being made.

5.42. 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.



## Marlborough Street Primary School

### Proposal DP08

#### Marlborough Street Primary School

Marlborough Street Primary School will be redeveloped for residential / mixed use purposes comprising in the region of 25 dwellings of which at least 7 will be affordable housing and 5 built to Lifetime Homes standard

The scheme will also deliver:

1. provision for community facilities.
2. a mix of house types and sizes.
3. on site open space / play facilities or a contribution for the equivalent off site provision
4. proposals should demonstrate how progress will be made towards achieving zero carbon development as outlined in the emerging 'Code for Sustainable Homes' (level 5)
5. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

5.43. This option is dependant upon alternative school provision incorporating Mount Wise and Marlborough Street Schools being made.

5.44. 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.







## chapter 6

### Providing Local Employment

A vital element of Devonport's regeneration is the provision of local employment opportunities to help reduce the high local unemployment rate and to provide local jobs for the occupiers of new housing.

## Providing Local Employment

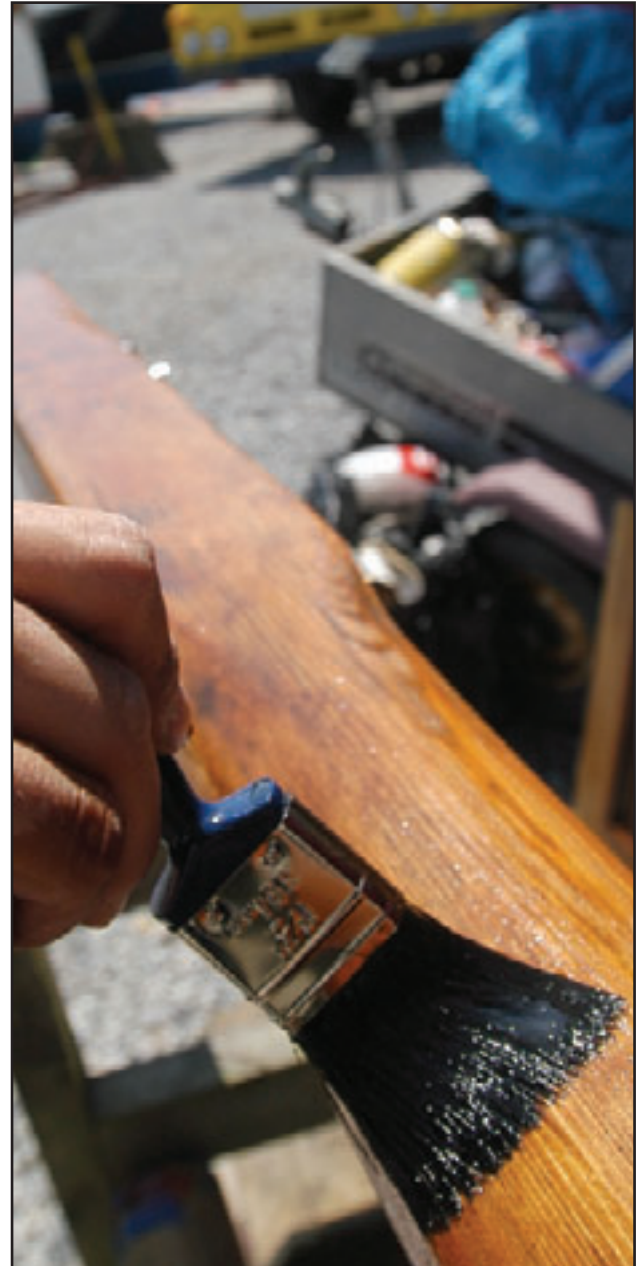
**6.1.** A vital element of Devonport's regeneration is the provision of local employment opportunities to help to reduce the high local unemployment rate and to provide local jobs for the occupiers of new housing. As well as the provision of new jobs it is as vital to retain existing job opportunities, particularly within Devonport's traditional and marine industries. Investment which safeguards and increases employment in the Devonport Naval Base and Dockyard will be supported.

**6.2.** The Enclave will deliver a variety of employment sites including manufacturing (B2), and office (B1) jobs. There will also be jobs provided in the service sector as a result of the new retail units. Mount Wise provides further potential for office and/or training jobs as well as those in the leisure industry. Some marine related jobs are also envisaged and all will be dependant upon the final uses of the site. Mixed use developments, including employment, are also proposed for a number of the other sites in this Plan.

**6.3.** DRCP is working with local partners to support the development of a thriving local economy, the initiatives required to help residents into employment, and to support the growth of local businesses and employment. Local training and employment opportunities will also arise from the demolition and construction of new developments throughout the Devonport area.

**6.4.** In addition, existing employment sites at Richmond Walk should be retained for employment use, but any new development may incorporate an element of mixed use, providing that this does not prejudice continued commercial activity on that or on adjacent sites.

**6.5.** The anticipated amount of floorspace to be developed as a result of this Plan is shown as a target in the Vision on page 12, and in the Monitoring chapter at the end of the document.



### Devonport Objective 3 Providing employment

To protect existing employment facilities, particularly those related to Devonport's marine industry, and provide additional employment development to meet the need for further local job opportunities for local people

This will be achieved by:

1. providing additional employment floorspace within mixed use developments proposed in this Plan
2. protecting existing employment sites, particularly those in the marine industries
3. working with other partners to ensure that local people are able to access the jobs available.

6.6. Marine related industries are an important element of Plymouth's economy and are recognised as one of the key sectors. Devonport's location and topography make it ideally suited to such industries. It is therefore vital that the existing marine base of the local economy is supported and retained.

6.7. The provision of additional employment uses is a key component of a sustainable community and particularly important in Devonport where there are existing high levels of unemployment together with projected population growth.

6.8. The Employment Land Review identifies Devonport as a potential location for the promotion of creative and cultural industries and these will be encouraged within the proposals for Marlborough Street, Mount Wise and the South Yard Enclave.

#### Key Evidence Document

Devonport Development Framework (2003) Devonport Regeneration Company  
 Devonport Characterisation Study (2006) Plymouth City Council  
 Devonport Conservation Area Appraisal and Management Plan  
 Devonport Peoples Dreams New Deal for Communities Delivery Plan 2001-2011  
 Plymouth Sustainable Neighbourhoods Study: Devonport (2005) LDA Design  
 Strategic Environmental Assessment / Sustainability Appraisal of Devonport Area Action Plan (2005)  
 Employment Land Review (March 2006) Baker Associates  
 Plymouth Economic Strategy (2006) EDAW  
 Devonport Economic Strategy (2004) Roger Tym  
 Devonport Urban Village (Sept 2000) Llewelyn Davies



## Richmond Walk

### Policy DP09 Richmond Walk

Employment sites and in particular marine related uses will be retained at Richmond Walk. Some limited residential / commercial mixed use may be acceptable, provided that this would not prejudice continued commercial activity and marine related uses in the area.

Development should also deliver:

1. appropriate protection for rights of way
2. affordable homes
3. assessment of the risk of flooding - the development should be designed to avoid unnecessary development in areas of high risk and minimise the impact of development on flooding, or provide mitigation measures to reduce the impacts of potential flooding
4. respect for, and enhancement where appropriate of, surviving historic elements such as walls, boundaries, structures and surfaces
5. improved connection to Mount Wise
6. improved pedestrian access to the waters edge
7. all non residential buildings should seek to achieve BREEAM excellent standards. Any residential development options should seek to achieve zero carbon development.
8. appropriate contributions will be required towards managing off site recreational impacts within Plymouth Sound & Estuaries SAC and Tamar Estuaries SPA.

**6.9.** It is important to protect local employment opportunities in Devonport, which has high levels of unemployment. Marine industry is one of the city's priority economic sectors. Consequently, it is also important in a citywide context to protect existing employment sites on or close to the waterfront for marine related employment uses.

**6.10.** The Devonport Development Framework indicated that Richmond Walk had potential for mixed use development. Whilst mixed uses not involving significant elements of residential might be appropriate, the introduction of non-employment uses should not be permitted if this would prejudice the viability of continued employment uses in the area.

**6.11.** The sustainability appraisal identified the need to protect rights of way, ensure that a proportion of any housing was affordable, and take account of the risk of flooding including the need for mitigation measures in particular in relation to vehicular access to the area.

**6.12.** The need to protect existing historic features and improve connectivity to Mount Wise and the water's edge was identified in the Characterisation Study and proposals are included in the Conservation Area Appraisal and Management Proposals.

**6.13.** 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.

