

Plymouth SRB Gateway Project Scoping Report



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Appendices

- A - Historic Building Review
- B - Correspondence RSPB
- C - Correspondence EA





Blagden's open space



View of Plym Valley from A38

1.0 introduction

1.1 Plymouth SRB Gateway Project: background and study area

In 1999 Sutton Ward, one of the most deprived wards in Plymouth, was awarded over £300,000 Single Regeneration funding. One of the key projects identified by local people was Sutton Gateways. Although the scope of the project has changed since then, the key objectives have remained virtually unchanged.

The key objectives for the project are:

- To provide a unique opportunity to raise the profile of Plymouth as an important international city of culture.
- To remove unsightly features along the route and replace, through innovative design, good quality landscaping, public art and other associated features.
- To create a sense of pride for local people.
- To enhance the awareness of the beauty of the natural environment through the enhancement of the vistas across the Plym, including the Saltram Estate.
- To provide a gateway that is cost effective and sustainable both in financial and resources procurement.
- To ensure that the project engages all sectors of the community, including public, private and voluntary sectors.
- To improve job opportunities in the area through construction jobs and inward investment opportunities.

In addition to the SRB funding, an opportunity also arose for an outstanding public arts section 106 contribution to be linked to the Sutton Gateway, resulting from the Sainsbury's development at Marsh Mills. This proved advantageous as it has provided additional match

funding for the area around Marsh Mills, and it has enabled the scoping report to consider the whole corridor, thus maximising the potential benefit for Sutton, and the City as whole.

The Plymouth SRB Gateway Project concentrates on a designated study area (fig 1 opposite), focusing upon the main approaches to Plymouth from the east. This includes the A38, Embankment Road (A379) from Marsh Mills, the A379 from Plymstock, the railways, and the pedestrian and cycle routes that give people their first real impressions of the city. It is essential that these routes, and their adjoining areas, provide positive first impressions of the city, which in turn will create confidence in the city and this locality, helping to drive further development, improvements and investment. It is also important that improvements provide benefits to the local communities along this stretch of the Plym estuary.

Through on-going public consultation with the East End Renewal Area and the Sutton Forum it was agreed in February 2002 to divide the project into two phases. Through Phase One the intention is to undertake a scoping exercise to guide the project's development. The purpose of this report is to scope the issues that will need to be examined, the interests to be represented and the stakeholders to be involved in the creation of a master plan and implementation plan for the project. Phase Two will be the implementation of the outcomes from Phase One.

This document summarises the existing situation, as a baseline assessment of the area. This is primarily through plan-based information, supporting text and initial public consultation. This scoping exercise will enable the exploration of opportunities and constraints, the

development of concept ideas, and the prioritisation of short, medium and long-term objectives over this area, culminating in an implementation plan for the area which, subject to funding, will deliver a significant programme of improvements for this strategically important gateway.

1.2 Plymouth Eastern Gateway Project

In parallel with the Plymouth SRB Gateway Project, Plymouth City Council have commissioned consultants Llewelyn Davies, in association with transport firms SIAS and Scott Wilson, and property advisors King Sturge, to carry out a Framework Study for one of the key gateways to the City of Plymouth.

The Eastern Gateway area is a key element of regeneration initiatives in the city. The Planning and Transport Service has identified the need for a framework plan to illustrate how the area could be developed. The Llewelyn Davies study area includes the routes along Embankment Road from Marsh Mills to Heles Terrace/Laira Bridge (see opposite). A key issue is that there is a complexity of road and rail infrastructure through the area, severing access to some residential communities and potential development sites.

The overriding aim of the Llewelyn-Davies study is:

"To identify and evaluate integrated solutions to transport, development and environmental issues within the Study area, having regard to the impacts of development and other proposals planned to take place outside of the Study area; and from this to identify deliverable short, medium and long -term proposals." (PCC Brief)