

# **PRELIMINARY APPRAISAL OF THE POTENTIAL EFFECTS OF THE ISSUES AND OPTIONS FOR EAST END AREA ACTION PLAN**

## **Introduction**

The SEA/SA takes as its starting point the Vision for Plymouth (set out in the Plymouth City Strategy and Action Plan) which aims to create

***One of Europe's finest, most vibrant waterfront cities, where an outstanding quality of life is enjoyed by everyone.***

***A clean and green city that makes the most of its environment and location, in particular its water resources and associated ecology.***

***A city with a strong economy; built on a culture of creativity and innovation and known for its centres of knowledge and learning.***

***A multi-cultural city where significant social exclusion no longer exists. A city where all the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement.***

These broad aims have been translated into a series of 16 **sustainability criteria**, which are described in the SEA/SA Scoping report. The following appraisal examines the potential effects of various actions and draft policies for the nominated area/theme against the framework of the SEA/SA objectives.

Having assessed the likely effect of the different actions, policies and themes in the table below, the information is drawn together in a concluding statement.

The preliminary findings of the SEA/SA and analysis of the public response to both the Issues and Options Leaflet and consultation on the SEA/SA will be used to further refine both the draft plan and the SEA/SA.

## **COMMENTARY**

The proposals for the East End Area Action Plan appear broadly sustainable although, inevitably, some conflict of interest may arise and these issues are outlined below:

- Achieving sustainable mixed use urban communities through new development and diversification should have very positive impacts but it will be important to ensure that the design of housing stock and individual dwelling units meet the needs of the local community at prices that are affordable and that the design of buildings reflects/retains locally distinctive features.
- It is important to ensure that all new development proposals consider opportunities to source materials locally and reduce energy and waste consumption through sustainable design.

- Care needs to be taken to enhance the image of the waterfront position and ensure that all sectors of society have access to the waterfront wherever possible.
- Whilst proposals seek to encourage diversification and relocate bad neighbour uses, it is important that alternative locations are considered for incompatible / bad neighbour developments and that the employment needs of the local community are met. Green travel plans should be considered alongside development proposals.
- Careful consideration should be given to proposals relating to a water taxi and whether it will interfere with shipping movements at Cattedown.
- All proposed development needs to be sensitive to impacts on historic environment, nature conservation and landscape, including visual changes to the skyline considering views not only within the area but also from Plymouth Sound.
- Proposals to redevelop land for mixed use development adjacent to the commercial port must consider the proximity of proposed development adjacent to the commercial port and potential impacts on the new community's quality of life e.g. noise and air pollution.

**Table X.1. Analysis of Plan proposals, policies actions and themes against the 16 Sustainability Criteria (listed across the columns).**

<b>SA CRITERIA (In Columns across)</b>	<b>1 Nature &amp; Environment</b>	<b>2 Reducing Flood Risk</b>	<b>3 Conserving Biodiversity</b>	<b>4. Built Environment</b>	<b>5. Historic Environment</b>	<b>6. Optimise Land Use</b>	<b>7. Sustainable Resource Use</b>	<b>8. Waste</b>	<b>9. Sustainable Transport</b>	<b>10. Strategic Communications</b>	<b>11. Economic Growth</b>	<b>12. Education &amp; Employment</b>	<b>13. Housing</b>	<b>14. Community Health</b>	<b>15. District Centres</b>	<b>16. Inclusiveness</b>
Improve the quality and viability of residential environments, safeguard and enhance certain areas threatened by heavy traffic, noise and air pollution considering the home zone concept, increase the quality and quantity of open space and protect views of the waterfront and Plymouth Sound.	✓	?	?	✓	✓	?	0	0	✓	0	?	0	0	✓	0	0
Deliver an integrated strategic transport solutions to relieve transport problems (including resolving traffic congestion at Laira Bridge) and deliver environmental improvements along the main transport corridors	✓ ?	?	✓ ?	✓ ?	?	✓ ?	0	0	✓ ?	✓	✓ ?	0	0	✓	0	0
Promote public access to and enjoyment of the waterfront where possible. Enhance access to strategic recreational; routes including the Sustrans National Cycle Route and the Waterfront Walkway/South West coast path. Improve the quality of development along the waterfront.	✓	0	0	✓	?	✓ ?	0	0	✓	0	0	0	✓ ?	✓	0	0
Improve and create new pedestrian and cycle routes to and through the area in particular the East End Explore providing new links to the waterfront to facilitate movement and create new links between Prince Rock and St Judes.	✓	0	0	✓	?	✓ ?	0	0	✓	0	0	0	✓ ?	✓	0	0
Explore opportunities to access the East End by water taxi.	x ?	?	x ?	?	?	?	?	?	✓	✓ ?	0	0	0	0	0	0
Create a sustainable mixed-use neighbourhood in East Coxside, through new residential development and the relocation of bad neighbour uses. Create a more permeable street pattern with smaller block sizes	✓ ?	?	0	✓ ?	?	✓ ?	✓ ?	✓ ?	✓ ?	0	✓ ?	0	✓ ?	✓ ?	0	0
Maintain and improve the commercial port and marine related uses through improved access	✓ ?	?	✓ ?	?	?	✓	?	✓ ?	✓ ?	✓	?	?	?	✓ ?	0	0

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arrangements by road and rail, and rationalise uses through diversification and better use of existing land in employment and port related uses meeting health and safety standards.																
Develop a mixed use area in Cattedown including offices and leisure related activities	✓ ?	?	0	✓ ?	?	✓ ?	?	?	x ?	0	✓	✓ ?	✓ ?	?	0	0
Promote waterfront opportunities between Laira Bridge and Embankment Road by encouraging high quality development, diversification of land uses, create a new landmark feature. Ensure new development proposals incorporate appropriate flood defence measures considers access issues and sits within a wider transport infrastructure framework.	✓	✓ ?	?	✓	?	?	?	?	✓ ?	0	✓ ?	✓ ?	✓ ?	✓ ?	0	0

#### Symbols employed in Table

- ✓ Supports the sustainability objective
- ✓✓ Strongly supported the sustainability objective
- 0 Has no impact on the sustainability objective
- X Works against the sustainability objective
- XX Works strongly against the sustainability objective
- ? Has an unknown or uncertain effect on the sustainability objective

#### Legend For Sustainability Criteria

1. Nature and environment: To safeguard and enhance Plymouth's green spaces, coast, tidal areas, waterfront, fresh water and intertidal areas and access to them, recognising the different types of contribution that they make to Plymouth's character.
2. Reduce flood risk: To manage flood risks sustainably, recognising the role of wetlands in reducing flood risks.

3. Biodiversity: To conserve, protect and enhance Plymouth's aquatic and terrestrial biodiversity.
4. Built environment: To enhance the attractiveness and safety of the built environment by raising the quality of urban design in the city.
5. Historic environment: To protect and enhance sites, areas and buildings and landmarks of archaeological, historic, cultural and/or architectural interest.
6. Land resources: To concentrate development within Plymouth's built-up area by optimising the use of previously developed land, infrastructure, under used land and vacant properties.
7. Sustainable resource use: To reduce the consumption of non-renewable sources of energy, water and minerals.
8. Waste: To reduce the amount of waste generated in Plymouth and to minimise the environmental effects of waste disposal.
9. Sustainable transport: To reduce traffic congestion and noise, and improve safety, health and air quality by reducing the need to travel, especially by car.
10. Strategic communication links: To maintain and improve the network of communication and transport infrastructure within Plymouth and the links to the sub-region, the South West, Britain and internationally.
11. Economic growth: To promote sustainable economic growth, particularly of key business sectors, and to utilise employment land and premises effectively and efficiently.
12. Education and employment: To enable all residents to share in Plymouth's growing prosperity by improving access to training, education and job opportunities.
13. Housing: To ensure that all of Plymouth's residents have access to a good quality living environment and a decent home which is affordable and suitable to their needs.
14. Community health, safety and well-being: To safeguard and improve community health, safety and well-being through protection and enhancement of the city's green spaces and sport/leisure facilities, and through appropriate design of the built environment.
15. Local and District Centres: To strengthen the role of local and district centres to reduce the amount that people need to travel.
16. Inclusiveness and participation: To take account of the needs of all sectors of the community in the planning and design of new development.

**Note:** An additional objective on Retailing is being prepared by Plymouth City Council and will be incorporated in the next stage of the appraisal.