

PRELIMINARY APPRAISAL OF THE POTENTIAL EFFECTS OF THE ISSUES AND OPTIONS FOR SUTTON HARBOUR 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 Sutton Harbour Area Action Plan appear broadly sustainable although, inevitably, some conflict of interest may arise and these issues are raised through the following points:

- In enhancing the water front and increasing access opportunities care needs to be taken to ensure that flood defences remain intact.
- Achieving mixed use communities is a positive approach to future planning. However, while increasing residential and commercial uses it is important to ensure that the design of housing stock and dwelling units meets the needs of a 21st century community and that the design of buildings is sensitive to the surrounding built environment. This includes retaining locally distinctive features and seeking to minimise energy consumption and waste generation.
- Proposals to enhance streetscapes, gateways and expand the tourism potential are positive opportunities to reinforce Sutton Harbour's status as an important waterfront location. However impacts associated with late opening hours from leisure and entertainment facilities will have to be carefully handled to ensure that it does not impact on the quality of life of adjacent communities.

- Whilst proposals to reconfigure the Lock Bridge with the new bridge structure will have a positive effect in improving the connectivity between both sides of Sutton Harbour, careful consideration should be given to the potential impacts it may have on shipping movements in and out of the Harbour.
- Although proposals to create new access routes and improve connectivity should encourage more pedestrian and cycle movements and reduce the need for car use, consideration should be given as to how tourists access Sutton Harbour. Opportunities should be explored as to how to link into the public transport system by bus and water taxi.
- Opportunities to increase tourism to the area could increase following further environmental improvements, an increase in mixed use and a review of the role of the Citadel. However, careful consideration should be given to the capacity of the area to absorb visitor numbers and the potential disturbance of tourists on local communities.

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

SA CRITERIA (In Columns across)	1. Nature & Environment	2. Reducing Flood Risk	3. Conserving Biodiversity	4. Built Environment	5. Historic Environment	6. Optimise Land Use	7. Sustainable Resource Use	8. Waste	9. Sustainable Transport	10. Strategic Communications	11. Economic Growth	12. Education & Employment	13. Housing	14. Community Health	15. District Centres	16. Inclusiveness
Redevelop vacant and poorly used sites, to both accommodate development and/or improve the gateways/waterfront environment.	✓ ?	0	0	✓	✓ ?	✓	?	?	0	0	✓	✓ ?	✓ ?	✓ ?	0	0
Create a sustainable, mixed use Harbour Village, with residential, community uses, entertainment, open space, leisure, arts, workshops and other employment uses. Residential development include a mix of types, sizes and tenures.	✓ ?	0	0	0	✓ ?	?	?	?	?	0	✓	✓ ?	✓ ?	✓ ?	0	0
Enhance Sutton Harbour historic environment and maximise the area's heritage to contribute to its regeneration. Conserve and enhance historic structures, features, surface treatments and materials. New development should complement historic character.	✓	0	0	✓	✓ ✓	?	?	?	0	0	✓ ?	?	?	✓	0	0
Examine the role of the Citadel.	✓ ?	0	?	?	✓ ?	✓ ?	?	?	?	0	✓ ?	✓ ?	0	0	0	0
Explore opportunities to redevelop buildings which have a negative impact on the Barbican.	0	0	0	✓	✓	✓	✓ ?	✓ ?	0	0	?	?	?	?	0	0
Improve the environment and appearance of key 'gateway'. Enhance key landmarks such as St Johns Church.	✓	0	✓ ?	✓	✓	0	0	0	✓ ?	✓	✓ ?	0	✓	✓ ?	0	0
Create and enhance linkages to and through the area, exploring opportunities to break down large development blocks and overcome obstacles to pedestrian movement.	✓ ?	0	0	✓ ?	?	?	0	0	✓ ?	✓ ?	0	0	0	✓ ?	0	0
Improve public access of the harbour through creation of attractive, integrated walkways and open spaces. Complete the Sutton Harbour Heritage Trail linking with	✓	0	0	✓	✓ ?	0	0	0	✓ ?	✓ ?	0	0	0	✓ ?	0	0

SA CRITERIA (In Columns across) PLAN POLICIES AND ACTIONS (Below)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Nature & Environment	Reducing Flood Risk	Conserving Biodiversity	Built Environment	Historic Environment	Optimise Land Use	Sustainable Resource Use	Waste	Sustainable Transport	Strategic Communications	Economic Growth	Education & Employment	Housing	Community Health	District Centres	Inclusiveness
the Waterfront Walkway, South West Coast Path and the National Cycle Network.																
Reconfigure the lock bridge between the Barbican and Coxside with an exciting new bridge structure that meets the needs of the number of visitors who use it.	✓	?	0	✓ ?	✓ ?	✓	?	0	?	?	?	?	0	?	0	0
Encourage active ground floor uses for buildings fronting the waterfront walkway, including leisure, entertainment, arts, retail uses, as well as signage and historic interpretation.	0	?	0	✓	✓	✓	?	?	0	0	✓	✓ ?	0	?	0	0
Provide safer, more direct routes for pedestrians and cyclists. Remove/rationalise street clutter (furniture and signage), promote traffic calming measures and improve pedestrian crossings.	✓	0	0	✓	✓ ?	0	0	0	✓	✓ ?	0	0	0	✓	0	0
Rationalise and reduce quayside parking to improve public access seeking alternative options for meeting parking requirements.	✓ ?	?	0	✓	✓ ?	0	0	0	✓ ?	0	0	0	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.