Devonport Area Action Plan

Summary Report of Preferred Options Consultation held in July 2005

1. Introduction

1.1 This summary report brings together the responses made during the preferred options consultation. It provides both a quantitative and qualitative summary of the main issues raised. In total, 36 representations were received from organisations and individuals, of which 26 answered all or part of the questionnaire. The questionnaire results and the written comments show a very high level of public support for the proposals set out in this document. The results of the questionnaire responses are shown in the graph below and in the following table. In all, 10 people are supportive of the proposals for every 1 person who disagrees. Some concerns and comments are expressed, however, and these are summarised in this report.
Devonport AAP Preferred Options Consultation

![Bar chart showing responses to various questions with percentage ranges for Agree, Strongly Agree, Disagree, and Strongly Disagree]

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<tr>
<th>Total Representations Received = 36</th>
<th>Number of Responses</th>
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<td></td>
<td>Strongly Agree</td>
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<td>Question No. 1 Mix of uses and development amount proposed is appropriate for the South Yard Enclave</td>
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<td>Question No. 2 New residential developments should aim to provide more homes for sale to redress the imbalance between rented and owned property</td>
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<td>Question No. 3 A school to replace Mount Wise and Marlborough Street Primary Schools</td>
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<td>Question No. 5 The mix of uses and amount of development proposed is appropriate for MoD Mount Wise</td>
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<td>Question No. 7 The area to be sensitively developed to include skills training and visitor/tourist facilities</td>
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<td>Question No. 9 The Enclave should become the main focus of retailing rather than Marlborough Street</td>
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<td>Question No.11 Conservation area extended to include MoD Mount Wise, Richmond Walk, Mutton Cove and areas of historic interest to the north and east</td>
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<td>Question No.13 Devonport Park, Brickfields and MoD Mount Wise improved and integrated into the community</td>
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<td>Question No.17</td>
<td>Redevelopment of the Bull Ring and Ker Street to provide approx 50 dwellings</td>
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<td>Question No.19</td>
<td>Devonport Guildhall to become focus for cultural, recreational and community facilities</td>
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<td>Question No.21</td>
<td>Richmond Walk should be retained for marine related uses</td>
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<td>Question No.23</td>
<td>A374 traffic should not be re-routed along Kings Road</td>
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<td>Question No.24</td>
<td>Traffic management should be introduced along Chapel Street</td>
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<td>Question No.25</td>
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<td>Question No.27</td>
<td>Redevelopment of Mount Street/Ker Street to provide approx 70 dwellings</td>
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<td>Question No.29</td>
<td>Redevelopment of Curtis Street/Duke Street to provide approx 20 dwellings</td>
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<td>Question No.31</td>
<td>Mount Wise Primary School redeveloped; residential/mixed use (approx 35 dwellings)</td>
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<td>Question No.33 Marlborough Street Primary School redeveloped: residential/mixed use (approx 25 dwellings)</td>
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<tr>
<td>Question No.35 Area between Marlborough St Primary School and Morise Street demolished (approx 20 dwellings)</td>
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2. The Preferred Vision

2.1 “The recreation of Devonport as a distinct place in modern Plymouth, a vibrant self-sustaining community; a place of real quality, variety and interest, the pride of residents, attractive to visitors and a model of 21st century living working and playing.”

2.2 Four written comments were received, all of which are supportive of the preferred vision and of the document as a whole. A general comment on this document is that many of the preferred options read more like a criteria-based policies than proposals. It is suggested that many of the preferred options should be worded more clearly and positively so as to give greater clarity as to what is required. It is also noted that this document should say more about delivery and be clearer about links to the Core Strategy.
3. The Preferred Strategy

**Principle 1.** A population able to sustain local services – making the best use of precious brownfield land, by building to a density sufficient to sustain mixed use development which brings basic amenities within walking distance and supports public transport.

3.1 One written comment was received. It points out that brownfield sites will need to be assessed for potential ground contamination.

**Principle 2.** A highly accessible movement framework – based around an urban structure of interconnected streets, footpaths and cycleways and a high quality public transport network.

3.2 One written comment was received. It is highly supportive of improving provision for cyclists.

**Principle 3.** Distinctive urban design and architecture – that reflects Devonport’s distinctive character and identity.

3.3 One written comment was received. It requests that the historic environment and its importance to the fabric and character of Devonport be referred to.

**Principle 4.** A mix of well-integrated uses – located within a structure of perimeter blocks that creates a vital and vibrant area and brings amenities, living and working areas close together.

3.4 No written comments were received in relation to this principle.
Principle 5. A range of high quality homes – which encompasses both a range of tenures, residential and commercial, closely knitted to encourage social and economic cohesion and opportunity, and housing types to suit differing needs provided to a high quality that creates far higher living standards and diversifies the socio-economic profile of the area.

3.5 One general comment in relation to this principle, that applies to several of the preferred options within this document, is that proposals for new housing development should quantify the mix of housing and give the amount of affordable and lifetime homes in numbers rather than percentages. The provision of space/play facilities or equivalent should also be quantified.

Principle 6. Maximising energy efficiency – optimising the use of energy efficiency and renewable energy applications, water conservation and reuse.

3.6 No written comments were received in relation to this principle.

Principle 7. A healthy and safe environment – providing high quality healthcare and an urban area that is secure by design that has a range of attractive sports, recreational and cultural attractions and which makes the most of Devonport’s waterfront setting and rich heritage.

3.7 Two written comments were received. One raises a concern about flood risk and the need to avoid development in high risk areas. It also stresses the importance of maintaining tidal water quality. The other comment suggests bringing Devonport Tower back into use and opening it to the public.
3.8 **One general comment made** in relation to several preferred options, that relates to this principle, is that all references to public art in the preferred options be deleted pending new guidance on the role of public art in urban regeneration.

*Principle 8. Improving education for all – providing a range of high quality facilities offering the potential for lifelong learning.*

3.9 **One written comment was received** to the effect that education must be a priority in Devonport’s redevelopment.

*Principle 9. Developing employment opportunities – containing a diversity of jobs, linked to training and skills development.*

3.10 **One written comment was received.** It agrees with this principle but is worried that the rest of the document does not give sufficient priority to creating new employment opportunities.

3.11 **Strategy Diagram**

3.12 **Two written comments were received.** One is concerned with the limited number of cycle routes shown on the diagram. They would like to see more cycle paths shown – for instance along the A374 and Devonport Road. The other comment concerns the designation of the whole of Mount Wise as mixed use, when it should be designated as open space.
4. Preferred Option 1 – South Yard Enclave

To recreate the heart of the Devonport community through comprehensive and coordinated redevelopment providing for:

The creation of a new district shopping centre, including a new medium sized supermarket (approx 930sqm. Net), and a similar amount of other comparison retail spaces for new uses, and relocated uses from Marlborough Street.

High-density residential development as an integral part of the new district centre.

A mix of houses and flats throughout the site (approx between 400 to 500 dwellings).

Approximately up to 2000sq m. of B1 employment use

Approximately up to 1000sq m. of B2 employment use

A new primary school, potentially as part of a wider mixed use scheme including community and commercial uses

Development should provide for:

Reuse of the following historic buildings: - the Old Market Hall, which is a listed building, and non listed buildings (such as the old Marks and Spencer building) along the old part of Fore Street within the Enclave where this proves possible

An understanding of historic street patterns in helping to form the new streetscape.

High quality public realm, open space provision and architecture.

High Quality physical link to the current Marlborough Street shopping area

25% Affordable homes

25% lifetime homes
Question 1 – 14 respondents agreed that the mix of uses and development amount proposed is appropriate for the South Yard Enclave while no-one disagreed.

Question 2 – 17 respondents agreed that new residential developments should aim to provide more homes for sale to redress the imbalance between rented and owned property while only 2 disagreed.

Question 3 – 16 respondents agreed with the need for a new school to replace Mount Wise and Marlborough Street Primary Schools while only 3 disagreed.

4.1 The public response to questions 1, 2 and 3 above shows a high level of public support for this preferred option.

4.2 **Ten written comments were received**, also expressing general support. However, concern is expressed about point 1 of preferred option 1 that specifies the amount and type of retailing expected within the new district shopping centre. One comment objects to the requirement for a medium sized supermarket, and suggests that a larger store could be accommodated. Another is concerned about restricting other new retail use to comparison retail. It suggests that this point be reworded to read ‘… a new medium size supermarket and a similar amount of additional floorspace for occupation by a range of new retail and non-retail uses …’. There is also a suggestion in relation to points 4 and 5 of this preferred option that for B1/B2 employment use, the minimum floor area should be specified and not the maximum and that the proposal should state floor areas for the proposed school and health centre (points 6 and 7).

4.3 The principle of locating a new primary school within the South Yard Enclave (point 6) is strongly supported, although it is noted that the preferred option should point out that the wider area of Devonport may also be considered as a location.
4.4 There is support for high density residential development within the Enclave (point 2). The reuse of historic buildings and understanding of historic street patterns is also supported as they give a sense of history and character. It is suggested that the proposal needs to specify exactly which buildings are to be retained.

4.5 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively. Finally, it is noted that there will need to be a contaminated land remediation strategy for the redevelopment of this site.
5. **Preferred Option 2 – MoD Mount Wise**

To see high quality development and restoration of the site, sensitive to it’s historical significance, which integrates the site into the wider community. The following uses and scale of development would be appropriate:

- B1 employment use (office development).
- Residential, and non-residential institutional uses, including health or educational/training facilities.
- Sporting facilities.
- Hotel.
- Residential (approximately 80 dwellings).

Development should provide for the following:

- Public access (the creation of a private gated community on the site will not be acceptable).
- Development to form part of an overall comprehensive and integrated scheme for the site, which is acceptable in environmental terms.
- Development to take place in context of a Conservation Plan for the site.
- Local vehicular access to enable public transport linkages through the site to be realised.
- Pedestrian and cycle access through the site along the Mount Wise headland, providing a vital link in the ‘Green Arc’.
- Sensitive restoration and reuse of Admiralty House and Mount Wise House and their attractive landscaped setting.
- Protection of other historic assets and archaeological features of the site, and their setting.
Retention of the cricket pitch, which should be brought into community use, complementing the proposed new recreational facilities at Brickfields.

Redevelopment of the HMS Vivid site to provide attractive frontage to the cricket pitch.

25% affordable housing.

25% lifetime homes.

Assessment of land contamination and implementation of appropriate mitigation.

Historical interpretation boards.

Question 5 – 12 respondents agreed that the mix of uses and amount of development proposed is appropriate for MoD Mount Wise while only 2 disagreed.

5.1 The public response to question 5 shows general public support for this preferred option.

5.2 Eleven written comments were received, of which the majority are also supportive. It is queried whether it is necessary to extend the existing Devonport Conservation Area to include Mount Wise, and also whether there is a need for a pedestrian/cycle route around Richmond Walk/Mutton Cove. It is suggested that the MoD should prepare a masterplan to guide the developer and that a requirement upon the developer should be to prepare a comprehensive planning brief prior to an outline planning application being submitted.

5.3 There is support for the proposed restoration of Admiralty House and Mount Wise House. However, there is concern that the viability of developing these historic buildings depends on securing long-term future uses for them.
5.4 The proposed mix of uses on the site are supported. One respondent suggests that the type of B1 uses should be specified, but another suggests that the site is appropriate for all B1 uses and should not be limited to offices. A suggestion is made that floorspace requirements for B1 uses and for the hotel should be clarified.

5.5 With regards to housing, one respondent is of the opinion that the proposed housing requirement underestimates the full capacity of the site for residential use.
6. Preferred Option 3 – The South Yard Heritage Area

To see the development of a South Yard Heritage Quarter, involving the sensitive restoration and reuse of historic buildings, and monuments. Uses should include the visitor/tourist related facilities, including a Naval Base Visitor Centre, as well as potentially visitor related retail, employment workshops, offices and training facilities.

Question 7 – 18 respondents agreed that the area be sensitively developed to include skills training and visitor/tourist facilities while no-one disagreed.

6.1 The public response to question 7 shows a high level of public support for this preferred option.

6.2 Eight written comments were received, all in support of the South Yard Heritage Area proposal. Concerns are expressed as to the need to find viable future uses for the buildings in order to ensure their restoration. One suggestion is to include a modern hi-tech marine or science park as part of this quarter to link Plymouth’s maritime heritage with its future as a waterfront city. It is noted that the preferred option refers to workshops, offices and training facilities as possible uses, but then does not mention them in the following reasoned justification (paragraphs 9.14 – 9.18).

6.3 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively – identifying the key features to be conserved and enhanced, and if possible quantifying the level of new development sought.
7. **Preferred Option 4 – Marlborough Street**

To enable it to evolve into a mixed-use street with significant increase in residential accommodation as well as retail, office, health and community uses.

Question 9 – 13 respondents agreed that the Enclave should become the main focus of retailing rather than Marlborough Street while only 3 disagreed.

7.1 The public response to question 9 shows general public support for this preferred option.

7.2 **Five written comments were received**, also mainly supportive. However, there is a concern that sensitive consideration needs to be given to Marlborough Street so that it does not die and become an eyesore when the new District Centre in the Enclave becomes the new retailing focus. It is also suggested that support be provided to those traders who wish to relocate to the new District Centre.
8. Preferred Option 5 – Devonport Conservation Area

To review the Devonport Conservation Area boundary with a view to extending it to include MoD Mount Wise, Richmond Walk and Mutton Cove to the south, and areas of historic interest to the north and east.

Question 11 – 15 respondents agreed that the Conservation Area be extended to include MoD Mount Wise, Richmond Walk, Mutton Cove and areas of historic interest to the north and east while no-one disagreed.

8.1 The public response to question 11 shows a high level of public support for this preferred option.

8.2 **Five written comments were received,** all supportive of the proposed review of the Devonport Conservation Area boundary. However, there are issues raised about specific elements of the proposal. One comment requests that the boundary review be mindful of the regeneration potential of many areas, including land adjacent to South Yard Enclave. There is concern that extending the Conservation Area boundary might preclude much-needed redevelopment. The need for physical regeneration should be carefully balanced against conservation of the local heritage.

8.3 A suggestion is made that Plymouth City Council should be encouraged to indicate what resources, both funding and staffing, will be available to ensure that the Conservation Area status can be used positively to help Devonport’s regeneration.

8.4 There is also a view that it is not appropriate to include this proposal as it should be dealt with under other legislation.
9. Preferred Option 6 – The ‘Green Arc’

To improve the quality and accessibility of the green spaces of Devonport Park, Brickfields, and MoD Mount Wise that together comprise ‘The Green Arc’, and better integrate them into the community.

Question 13 – 18 respondents agreed that Devonport Park, Brickfields and MoD Mount Wise be improved and integrated into the community while no-one disagreed.

9.1 The public response to question 13 shows a high level of public support for this preferred option.

9.2 Eight written comments were received, all also in support of this proposal. Suggestions for various types of sporting venues are made, including a large sports hall for indoor athletics, basketball and badminton. There is support for better public access, but a concern is voiced regarding security issues for residents with a greater amount of public access being provided.

9.3 There is a view that a limited amount of development on the boundaries of the ‘Green Arc’ should be considered.

9.4 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
10. **Preferred Option 7 – North Of Granby Green**

To provide for the demolition and redevelopment of the Council flats on the north side of Granby Green, Park Avenue, Granby Way, St. Aubin Road (approximately 50 dwellings)

Any redevelopment would need to ensure that:

- Development forms part of an overall comprehensive and integrated scheme for the area.
- Improved pedestrian linkages through the site.
- A mix of house types and sizes.
- Public art as an integral part of the development.
- On site open space/play facilities or a contribution for the equivalent off site provision
- At least 25% affordable housing.
- At least 20% of housing to lifetime homes standard.

**Question 15** – 18 respondents agreed with the proposal to redevelop north of Granby Green to provide approx. 50 dwellings while no-one disagreed.

10.1 The public response to question 15 shows a high level of public support for this preferred option.

10.2 **Seven written comments were received**, also all supportive. It is noted that any development should form part of a comprehensive, integrated scheme and that proposals should be fully integrated with other proposed developments, including the proposed District Centre. The view is expressed that a mixed-use development rather than purely residential development on this site might serve Devonport better.
10.3 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
11. Preferred Option 8 – The Bull Ring at Duke Street, Monument Street, Ker Street and 100-120 Ker Street

To provide for the demolition and redevelopment of existing flats approximately 50 Dwellings (40 Bull Ring and 10 Ker Street)

Any redevelopment would need to ensure that:

Development forms part of an overall comprehensive and integrated scheme for the area.

A mix of house types and sizes.

Public art as an integral part of the development.

On site open space/play facilities or a contribution for the equivalent off site provision

At least 25% affordable housing.

At least 20% of housing to lifetime homes standard.

Question 17 – 18 respondents agreed with the redevelopment of The Bull Ring and Ker Street to provide approx. 50 dwellings while no-one disagreed.

11.1 The public response to question 17 shows a high level of public support for this preferred option.

11.2 Six written comments were received, all supportive. There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively. The nature of linkages required between elements of this scheme should also be specified.
12. **Preferred Option 9 – Devonport Guildhall**

To provide for Devonport Guildhall as a community focus for a mixture of cultural, recreational and community facilities.

Any uses would need to ensure that:

- The uses did not adversely impact upon the fabric or character of the building
- They are not prejudicial to the residential amenity of adjacent occupiers
- Were compatible with other uses within the building.

Question 19 – 18 respondents agreed that Devonport Guildhall should become a focus for cultural, recreational and community facilities while no-one disagreed.

12.1 The public response to question 19 shows a high level of public support for this preferred option.

12.2 **Seven written comments were received** expressing strong support for this proposal, providing that the future use of the building benefits the community and is attractive to potential users and those living in the area. It is suggested that the Devonport Regeneration Company should administer the use of the Guildhall.

12.3 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
13. **Preferred Option 10 – Richmond Walk**

To provide for the retention of waterside and marine related uses. Some limited mixed residential/commercial mixed use may be acceptable.

Any redevelopment would need to ensure that:

Any residential would not prejudice continued commercial activity and marine related uses in the area.

Development forms part of an overall comprehensive and integrated scheme for the area.

A mix of property types and sizes and tenures are provided.

Public art as an integral part of the development.

At least 25% affordable housing.

At least 20% of housing to lifetime homes standard.

**Question 21** – 18 respondents agreed that Richmond Walk should be retained for marine related uses while only 3 disagreed.

13.1 The public response to question 21 shows general public support for this preferred option.

13.2 Seven written comments were received, most of which are supportive. Support for the maritime sector is welcomed. There is support for the waterfront being primarily for marine use, but concern that the landward side of Richmond Walk, from Devonport Hill/Edgcumbe Street to include Jewsons, should be designated for commercial use and not for mixed-use development. Any new development should retain public access.
13.3 There is a view that excessive residential use is not appropriate for this area and should be avoided. However, there is also a suggestion that sites on the landward side of Richmond Walk from the Jewsons site (but not including it) through to Ocean Court should be designated for residential use.

13.4 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
14. Preferred Option 11 – Transport

Not to proceed with rerouting of A374 traffic along Kings Road, but to seek traffic management along Chapel Street, and encouragement of light traffic along Kings Road.

Question 23 – 11 respondents agreed that the A374 should not be rerouted along Kings Road while only 3 disagreed.

Question 24 – 11 respondents agreed that traffic management should be introduced along Chapel Street while only 3 disagreed.

Question 25 – 13 respondents agreed that light traffic should be encouraged to use Kings Road while only 1 disagreed.

14.1 The public response to questions 23, 24 and 25 above shows general public support for this preferred option.

14.2 **Seven written comments were received**, most of which are also supportive. There is general support for the proposal not to proceed with re-routing traffic along the A374. However, there are issues raised about specific elements of the proposal. One view is that these traffic measures should be designed in conjunction with the environmental street improvements proposed as part of the masterplan for the South Yard Enclave. Another comment is that through traffic and heavy traffic should be diverted along Kings Road. There is concern that customers, suppliers and operators of marine businesses are very dependant on individual forms of transport and therefore flexibility is required.

14.3 There is a view that the residents of Devonport would like to see an improvement in public transport. Finally, it is noted with concern that this preferred option makes no reference to Devonport Station which is an important public transport link for the area.
15. **Preferred Option 12 – Redevelopment of Mount Street and Ker Street**

To provide for the demolition and redevelopment of dwellings at Mount Street and Ker Street (approximately 70 dwellings)

Any redevelopment would need to ensure that:

- Development forms part of an overall comprehensive and integrated scheme for the area.
- A mix of house types and sizes.
- Public art as an integral part of the development.
- On site open space/play facilities or a contribution for the equivalent off site provision
- At least 25% affordable housing.
- At least 20% of housing to lifetime homes standard.

**Question 27 – 18 respondents agreed with the redevelopment of Mount Street/Ker Street to provide approx. 70 dwellings while only 1 disagreed.**

15.1 The public response to question 27 shows a high level of public support for this preferred option.

15.2 **Five written comments were received.** There is strong support for the demolition and redevelopment of the dwellings at Mount Street and Ker Street. The view is expressed that the sooner this area changes, the better for the future of Devonport.

15.3 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively. For example, critical linkages between elements of the scheme should be identified.
16. **Preferred Option 13 – Redevelopment of Curtis Street/Duke Street, and 1-49 Curtis Street (approximately 20 dwellings)**

To provide for the demolition and redevelopment of dwellings at Curtis Street/Duke Street, and 1-49 Curtis Street (approximately 20 dwellings)

Any redevelopment would need to ensure that:

- Development forms part of an overall comprehensive and integrated scheme for the area.
- A mix of house types and sizes.
- Public art as an integral part of the development.
- On site open space/play facilities or a contribution for the equivalent off site provision
- At least 25% affordable housing.
- At least 20% of housing to lifetime homes standard.

**Question 29** – 17 respondents agreed with the redevelopment of Curtis Street/Duke Street to provide approx. 20 dwellings while only 1 disagreed.

16.1 The public response to question 29 shows a high level of public support for this preferred option.

16.2 **Four written comments were received,** also expressing strong support. One view is that this preferred option should also cover the redevelopment of adjoining areas.

16.3 There is concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
17. Preferred Option 14 – Redevelopment of Mount Wise Primary School

To provide for the redevelopment of Mount Wise Primary School for mixed-use purposes, including residential/mixed use purposes (approximately 35 dwellings)

Any redevelopment would need to ensure that:

Development forms part of an overall comprehensive and integrated scheme for the area.

Provision is made for community uses, including potentially childcare facilities.

A mix of house types and sizes.

Public art as an integral part of the development.

On site open space/play facilities or a contribution for the equivalent off site provision

At least 25% affordable housing.

At least 20% of housing to lifetime homes standard.

Question 31 – 14 respondents agreed that Mount Wise primary School be redeveloped for residential/mixed use (approx. 35 dwellings) while only 3 disagreed.

17.1 The public response to question 31 shows general public support for this preferred option.

17.2 Seven written comments were received. There is general support for the proposal providing that the new primary school is built on an appropriate new site to replace the existing school. However, a suggestion is made that the existing school site is large enough to provide for an extended school and therefore there is no need for demolition.
17.3 There is concern that the preferred option does not include provision for employment space within the mix of uses.

17.4 There is also concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
Preferred Option 15 – Redevelopment of Marlborough Street Primary School

To provide for the redevelopment of Marlborough Street Primary School for mixed-use purposes, including residential/mixed use purposes (approximately 25 dwellings)

Any redevelopment would need to ensure that:

Development forms part of an overall comprehensive and integrated scheme for the area.

Provision is made for community uses, including potentially childcare facilities.

A mix of house types and sizes.

Public art as an integral part of the development.

On site open space/play facilities or a contribution for the equivalent off site provision

At least 25% affordable housing.

At least 20% of housing to lifetime homes standard.

Question 33 – 15 respondents agreed that Marlborough Street Primary School be redeveloped for residential/mixed use (approx 25 dwellings) while only 2 disagreed.

18.1 The public response to question 33 shows general public support for this preferred option.

18.2 Four written comments were received. There is general support for the proposal providing that a new primary school is built on an appropriate new site to replace the existing school.

18.3 There is concern that this preferred option does not include the provision of employment space within the specified mix of uses.
18.4 There is also concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.
19. Preferred Option 16 – Redevelopment of flats between Marlborough Street Primary School and Morice Street (approximately 20 dwellings)

To provide for the demolition and redevelopment of flats between Marlborough Street Primary School and Morice Street (approximately 20 dwellings)

Any redevelopment would need to ensure that:

Development forms part of an overall comprehensive and integrated scheme for the area.

A mix of house types and sizes.

Public art as an integral part of the development.

On site open space/play facilities or a contribution for the equivalent off site provision

At least 25% affordable housing.

At least 20% of housing to lifetime homes standard.

Question 35 – 13 respondents agreed that the area between Marlborough Street Primary School and Morice Street be demolished (approx. 20 dwellings) while only 3 disagreed.

19.1 The public response to question 35 shows general public support for this preferred option.

19.2 **Five written comments were received.** Most are supportive, but one respondent requests that this proposal be deleted.

19.3 There is concern that whatever happens in the future in terms of redevelopment, small children should always be able to walk safely to school.
19.4 There is also concern that this preferred option reads more like a criteria-based policy than a proposal, and it is suggested that this option should be worded more clearly and positively.