



millbay and stonehouse area action plan 2006-2021

plymouth city council
department of development

adopted 2007

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chapter 1 Introduction

Where the Area Action Plan fits within the
Plymouth Local Development Framework

Introduction

Guide to the Millbay and Stonehouse Area Action Plan

Chapter 1 Introduction

Where the Area Action Plan fits within the Plymouth Local Development Framework

Chapter 2 Area Context

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Introduction

1.1. This Area Action Plan is part of a portfolio of documents called the Local Development Framework. The Local Development Framework is being prepared under the Planning and Compulsory Purchase Act 2004 and will replace the existing Plymouth Local Plan. Plymouth's Local Development Framework together with the Regional Spatial Strategy will form the statutory Development Plan for this area. The Core Strategy sets out the key high-level principles for development and transport in Plymouth and these are expanded in the Area Action Plans to provide more specific detail on the opportunities within each key area. This Area Action Plan will run for the period from 2006 to 2021.

1.2. Climate change has emerged as a key issue during the preparation of the Plan. Spatial planning has to play a key role in reducing the severity of climate change and mitigating against its effects, and this is reflected in the policies and proposals in the AAP.

1.3. This Plan is in accordance with the Plymouth Local Development Scheme and has been prepared in compliance with the Council's Statement of Community Involvement. The Plan is founded upon a large evidence base and extensive public consultation. It has also been subject to public examination conducted by an independent Inspector. The Plan and its policies and proposals have been subject to sustainability appraisal and the results have been considered within this adopted Plan. Details of the consultations, the evidence base, the sustainability appraisal and the Inspectors binding report can be found on the Council's website, or obtained from the City Council.



chapter 2 Context and Issues in Millbay and Stonehouse

The history of the areas together with the details of the main issues facing Millbay and Stonehouse and where this Area Action Plan complements other regeneration initiatives

Context and issues in Millbay and Stonehouse

2.1. The Millbay and Stonehouse Area Action Plan has been produced because:

1. This is an area where there is a real chance for significant development and change to take place and the Area Action Plan will help make this development happen.
2. There is already an active regeneration programme being carried out in this area and the Area Action Plan will help deliver this programme in the best way possible.

Where is Millbay and Stonehouse?

2.2. Millbay and Stonehouse is part of the wider Waterfront Regeneration Area identified in the Local Development Scheme. This area stretches along the waterfront from Devonport in the west through Millbay, the City Centre, the Hoe and Barbican to the East End. It is currently home to about 7,000 people in approximately 3,800 households.

2.3. Millbay and Stonehouse lies between Devonport and The Hoe, on the edge of Plymouth City Centre. Stonehouse is one of Plymouth's original 'three towns' and its main east / west axis, Union Street, was laid out in the 19th century to link the three towns of Plymouth, Stonehouse and Devonport. Stonehouse today is divided between a predominantly residential area north of Union Street and mixed commercial and industrial uses to the south including Millbay Docks.

2.4. Victoria Park, one of the city's larger areas of green space, borders the area to the north. The waterfront and Millbay dock are to the south, famed for Brunel's granite dock. To the west are Devil's Point, Stonehouse Pool and the Royal William Yard.

2.5. To the east is the inner ring road of Western Approach, which currently divides Plymouth City Centre from Stonehouse.

What has been happening in Millbay and Stonehouse?

2.6. In the 1990s the work of the former Plymouth Development Corporation resulted in a number of major regeneration initiatives at the Royal William Yard and the Stonehouse Peninsula. This led, in more recent years, to the award-winning private sector initiatives at the Royal William Yard by Urban Splash.

2.7. In 1997 the Council published the Stonehouse Area Plan, which initiated considerable investment and improvement in the area. This included a major housing improvement programme, a number of social and environmental improvement initiatives and a major heritage-led refurbishment programme for the Union Street area (the Townscape Heritage Initiative (THI)). These were funded primarily through Single Regeneration Budget (SRB), European Regional Development Fund (ERDF) Objective 2, Housing Corporation, Heritage Lottery Fund (HLF) and private sector funding.

2.8. As a result of these major public and private sector funding initiatives, Stonehouse was provided with Neighbourhood Renewal Funding (NRF) and this has led to a further round of social and environmental initiatives in the area.

2.9. More recently Millbay has been the main focus of regeneration in this area. Partnership working between English Partnerships, South West Regional Development Agency, the Council and English Cities Fund has resulted in the preparation of the Millbay Regeneration Strategy (February 2003) and further master-planning work in the form of the Millbay Action Plan. These documents have been supplemented by a community-led study of the current needs of the community and these have been brought together in the Stonehouse and West Hoe Study. All the documents mentioned above plus the specific proposals by developers to implement the regeneration initiatives have been used to inform the proposals in this Area Action Plan.

Historic context

2.10. This area has a strong identity based on a long and robust history, much of which was dominated by military expansion in the late 18th and early 19th Centuries. The Royal Marine Barracks, the Royal Naval Hospital (Millfields) and the Royal William Yard have all had a major impact on the character of the area. Another primary characteristic of the area is the historic street grid. John Foulston was the architect of the grid of streets and also used the same principles in the development of Union Street. Abercrombie's Plan for Plymouth had some impact on the evolution of the area but it was sporadically implemented. One element, which was partially implemented and is still visible now, is the 'industrial zone' on the south side of Union Street. Post war redevelopment has occurred in pockets around the area, some of better quality than others.

2.11. Millbay has historically been part of the city's successful dock operation and still contains Plymouth's main passenger ferry terminal. The renowned 19th century engineer I.K. Brunel constructed the Inner Basin and the docks were a thriving area during the late 19th and early 20th centuries when transatlantic liners anchored in Plymouth Sound and tenders brought passengers and mail ashore at Millbay. The rail link constructed to Millbay, also inspired by Brunel, allowed fast connection to London and the development of the Millbay Dock complex was critical to the growth of Plymouth.

2.12. The historic significance of the area is reflected in the number of conservation areas. There are five conservation areas, each reflecting the area's diverse and rich historic significance. The Stonehouse Peninsula Conservation Area reflects the naval past of the Royal William Yard along with the 19th Century homes around Durnford Street and Emma Place. The Millfields Conservation Area also reflects its naval importance as the site of the former Royal Naval Hospital. Adelaide Street and Stonehouse North Conservation Areas reflect the best surviving residential areas of Georgian and Victorian housing in the area of Stonehouse north of Union Street. The Union Street Conservation Area reflects the vibrant historic commercial hub of Stonehouse and the important link between Devonport and the City Centre.

Key Issues in Millbay and Stonehouse

2.13. The initiatives and projects outlined above have revealed a number of key issues in Millbay and Stonehouse. These are outlined below.

Flood risk

2.14. The Council's Strategic Flood Risk Assessment (2006) identified that, in the absence of appropriate defences, rising sea levels could result in flooding in the Millbay area. Without appropriate measures floods in this area could be caused either directly by tide and waves and / or indirectly by sea level rise reducing the capacity of surface water drainage systems.

Social and economic issues

2.15. Stonehouse is part of the "St Peter's and the Waterfront" ward. This ward ranks as the worst of all wards in Plymouth in terms of Multiple Deprivation score and is amongst the worst 5 per cent of wards nationally.

2.16. The area has 50 per cent more single people than Plymouth as a whole and has more lone parents, proportionally, than the city as a whole.

2.17. 22.2 per cent of houses are owner occupied, 41.6 per cent lower than that of the city as a whole and 73.3 per cent of the household spaces within the area are flats, which is 49.8 per cent higher than the average for the city. Although a higher percentage of Council housing stock meets decency standards than for Plymouth as a whole it has some of the worst housing conditions within the private sector housing market. The Ward has the highest proportion of registered social landlords renting households.

2.18. There are a number of community safety concerns in the area including:

- Drug taking, needles on streets and drinking
- Prostitution and kerb crawling creating bad image of area
- Quality of physical environment and housing stock
- Poor street lighting and furniture
- Night-time economy on Union Street bringing drink and drug culture into area.

2.19. The ward has the highest proportion of 'limited long term illness' in Plymouth and the highest number of Accident and Emergency attendees and emergency admissions. Life expectancy for the ward is 73.6 compared to 78.3 for the city.

2.20. The percentage of pupils attaining A+ to C in the Stonehouse neighbourhood is substantively lower than Plymouth as a whole and 26.1 per cent of adults have low literacy skills compared to 24.6 per cent for Plymouth and 24 per cent nationally.

2.21. 5,662 people are aged between 16-74 in Stonehouse and only 44 per cent are employed on a part or full-time basis, compared to 58 per cent of people in Plymouth and 61 per cent nationally (2001 census).

Stonehouse and West Hoe Study

2.22. A major study has been undertaken in the AAP area to look at the social and economic issues in the area both through statistical information and consultation with the local community. The findings of the work are outlined in the Stonehouse and West Hoe Study.

Community Planning Studies

2.23. In 2000 the Council published a set of Community Planning Studies (CPS) for every ward in the city. These studies summarised the results of a comprehensive consultation exercise on issues that residents and other stakeholders wished to raise on planning issues in their local area. The CPSs were used to inform the Plymouth First Deposit Local Plan and are being used as part of the LDF process to ensure that issues are properly addressed in the preparation of all Development Plan Documents.

Vision for Plymouth

2.24. In terms of the city wide context, this Plan helps to deliver the vision put forward in the report prepared by MBM Arquitectes and AZ Urban Studios. The Vision for Plymouth, which has been adopted by the Council and the Plymouth Local Strategic Partnership, promotes population growth, range and quality of services, design excellence and job opportunities as the essential determinants of a leading European maritime city, which is what Plymouth is aspiring to be.

Community Strategy

2.25. The Plymouth Sustainable Community Strategy 2007 – 2020 identifies four goals: be healthy; be wealthy; be safe; and be wise. These goals and objectives have influenced and are consistent with the objectives and proposals of this Plan.

2.26. In furtherance of the City Vision and Community Strategy, this Plan includes specific proposals for population growth and economic development as well as improvements to local services such as educational, health, community facilities and open space and recreation. Infrastructure improvements are also proposed to improve access for local residents and connectivity throughout the community. High quality design is also a key theme running through the Plan.

Issues

- Crime and fear of crime
- Drug use and anti social behaviour
- Poor health linked to deprivation together with the lack of availability of community and health facilities
- Quality of existing housing stock, open spaces and play areas
- Low levels of educational attainment, unemployment and low skills levels and lack of appropriate training facilities
- Transport issues
- Poor quality of environment
- Lack of positive physical connections with the City Centre and other surrounding areas
- Poor use of the waterfront
- Poor connections with open spaces
- Vulnerability to long term tidal flooding.

Opportunities

- Reinforce and improve the strong identity of the area
- Provide a positive gateway to the city from Europe
- Promote connections throughout the area so that the benefits of regeneration can be felt everywhere
- Capitalise on existing historic and natural assets
- Create development which acknowledges the impact of future climate change and possible long-term risks of flooding
- Create and support existing public transport facilities as well as creating safe streets for walking and cycling
- Provide community facilities, such as doctors surgeries, dentists and schools, to cater for the new population
- Create a new office quarter for the city as well as reinforcing marine employment in the area.



chapter 3 Vision and Objectives

The key aims and objectives of the Area Action Plan

Vision and Objectives

3.1. The Council's vision for the Millbay and Stonehouse Area Action Plan is as follows:

Vision

To develop Millbay and Stonehouse as an attractive mixed-use neighbourhood that maximises its rich heritage, using the redevelopment sites around the water as a catalyst to further regeneration throughout the area. This will lead to the creation of a unique high quality environment attractive to investors and new residents and improving the quality of life of the existing residents.

3.2. In the year 2021, Stonehouse will be a thriving inner city neighbourhood where high quality new waterfront development complements the more established historic areas; a mix of old and new where people will choose to live and work. The established community combined with new residents will see real benefits from the regeneration process in terms of better, conveniently located community facilities for all.

3.3. This unique environment together with its proximity to and strong connections with the City Centre and the waterfront will make Stonehouse a place where businesses want to invest and which people choose as their address.

3.4. Plymouth Cathedral and St. Peter's Church will still very much define the skyline of the area but there will be new landmarks too. The Palace Theatre will be regenerated and be a key landmark on Union Street, which will have regained its prominent position as one of the most vibrant arteries in the City.

3.5. With the Plymouth Sound to one side and Victoria Park on the other, Stonehouse will be a place well connected to its natural environment and taking full advantage of it. New marine based employment will capitalise on the unique location and sustain and reinforce a long-established tradition of water related jobs in the area, together with new employment opportunities. All in all, Stonehouse will be a place that has successfully built on its historic strengths to provide for its future.

3.6. The Council's objectives to deliver this Vision are set out below:

1. To create a network of clearly identifiable, vibrant, well connected neighbourhoods each with their own unique character and identity, which fosters local pride.

3.7 Millbay and Stonehouse is made up of many different parts spread out over a large area. Although it is technically one neighbourhood, it feels like a series of small neighbourhoods. The policies and proposals seek to strengthen the identity of these small neighbourhoods and improve the links between them so that they become a network of vibrant, well-connected, urban neighbourhoods.

3.8 Many of the Stonehouse neighbourhoods have an established character and identity. The redevelopment proposed in the Millbay area will establish a new neighbourhood, which will have to develop a character of its own, whilst also complementing the character of the existing area

within which it sits. This objective seeks to reinforce the character and identity of these neighbourhoods by:

- Reinforcing the sustainability of each neighbourhood
- Encouraging small scale local facilities within each neighbourhood
- Creating new employment opportunities
- Providing safe access to public transport
- Providing a range of house types and tenures
- Creating clear links within the area and to areas outside
- Providing new development that respects the character of the area.

3.9. The following existing and proposed neighbourhoods will be strengthened through an understanding of their distinct characteristics and through the detailed policies and proposals:

- Stonehouse Peninsula
- Millbay Dock, and the area between the docks and the City Centre
- Union Street, including areas bound by Clarence Place to the north and Millbay Road to the south
- Station west, centred on North Road West

- Wyndham Hill, centred on Wyndham Street
- Millfields.

3.10. By capitalising on the built and natural assets of each neighbourhood and improving the provision of local services, people's perceptions of Stonehouse can be changed to create a desirable place to live and work. It is hoped to encourage new residents to move to the area, but also to foster a sense of pride among existing residents.

2. To promote positive mixed-use regeneration of disused and other under-used sites, including, where appropriate, tall buildings.

3.11. The Stonehouse and Millbay area has a number of characteristics which give it a distinct identity, including its location next to the water and close to the City Centre, its history as a dockside working environment and its people. There are also a number of landmarks. Some of them, such as the Palace Theatre and Wyndham Hall, are in urgent

need of refurbishment and new uses. The policies seek to protect existing key landmarks and views. They also seek to promote new landmarks in key areas. The main gateways into Stonehouse and the city, as well as the new waterfront, are areas where landmark features may be considered. Tall buildings could act as such landmark features.

3. To create a quality Union Street with a range of uses that support the surrounding communities and helps to link together Millbay and Stonehouse.

3.12. While it will keep its vital role as a strategic transport corridor to and from the west of the city, Union Street will also regain its function as an urban street, with a mix of uses, improved public realm, preserved and enhanced historic fabric and a scale of development which reinforces its status.

3.13. Union Street is one of the main gateways into Plymouth City Centre and the main spine through Stonehouse, yet currently it has a disjointed nature and in some parts poor quality of environment. The transformation of Union Street into a vibrant and thriving urban street is fundamental to the regeneration of Stonehouse as a whole. The policies for Union Street seek to:

- a. Create denser development along the street
- b. Preserve and enhance the special historic and architectural character of the Union Street Conservation Area
- c. Encourage a mix of uses with retail or employment uses on the ground floor and residential use above to create activity at street level and "around the clock" presence
- d. Encourage new building proposals to line

- e. Support passing trade for the local shops and services
- f. Build on work already undertaken via the Townscape Heritage Initiative (THI) to improve the quality of the environment through high quality public realm initiatives and building improvements that represent the highest standards in building conservation
- g. Provide landmark developments or features at either end of Union Street to highlight the route from Devonport towards the City Centre
- h. Revive the Palace Theatre as one of the key features of Union Street and an attraction of citywide importance
- i. Reconnect the employment and residential areas on either side of Union Street, increasing accessibility with new safe streets and pedestrian and cycle links
- j. Seek to contain the nightclub uses in the area between the Palace Theatre and the Western Approach junction.

4. To develop a stunning and high quality waterfront, where the public can enjoy the water and facilities located along the water's edge.

3.14. The quayside will be a sociable, active and vibrant place, where the public can congregate, use the waterfront for leisure, socialising, working and living.

3.15. The vacant land around Millbay Docks may contribute to the poor image of Stonehouse at present but it is one of the area's most promising assets. The proposals for the docks area seek to:

- a. Create a development of regional importance and a high quality waterfront that people will want to visit
- b. Create a new sustainable neighbourhood, that provides the facilities needed for the neighbourhood and is clearly connected to the neighbourhoods surrounding it
- c. Offer the right mix of uses with cafes, restaurants, shops, marine-related industries and craft workshops as well as new homes of all tenure types

- d. Make use of the protected waters of the inner basin for a marina
- e. Provide a suitable location for a yacht club in the outer basin and a cruise liner terminal on Trinity Pier
- f. Develop a high quality public space along the water's edge for the enjoyment of residents and visitors alike
- g. Create greater public access around the whole of the Millbay waterfront, except where operationally impossible
- h. Respect the heritage value of the area
- i. Ensure that the wildlife importance of the waterfront areas are protected and enhanced in accordance with Core Strategy policy CS19
- j. Ensure the flood risk issues outlined in Core Strategy policy CS21 are properly addressed.

5. To create an attractive, vibrant and convenient link between Millbay and the City Centre.

3.16. There is potential to relocate some of the activities held at Plymouth Pavilions to open up a corridor between the waterfront and the City Centre and provide a unique opportunity to create a new street or Boulevard of exceptional quality. The AAP seeks to:

- a. Make it the focus of the new neighbourhood
- b. Provide local facilities such as shops, neighbourhood centre and cafes
- c. Offer a mix of commercial and residential uses with a variety of housing types and a new high quality office area
- d. Refurbish the arena part of the Pavilions as part of Boulevard proposal.

3.17. A direct route linking Millbay to the City Centre is fundamental to the reinvigoration of the Millbay area. It will be attractive, pedestrian and cycle-friendly, drawing people towards the waterfront. The configuration of uses along the route will be crucial to the success of the route. It needs to be able to have activity at all times of the day.

6. To provide positive connections throughout the area and to neighbouring areas that are safe and convenient for pedestrians and cyclists and served by high quality public transport services.

3.18. Among the strengths of Stonehouse and Millbay are its location and natural assets. To succeed as a truly sustainable neighbourhood, Stonehouse must be better connected, not only to the City Centre, but also to West Hoe, Victoria Park and the Waterfront and between its various smaller neighbourhoods.

3.19. Bombing during World War 2 left the urban fabric of Stonehouse with large gaps which, when they were later developed, did not necessarily relate to the traditional street pattern. This has produced a neighbourhood that is often disjointed. The policies will seek to restore this traditional street pattern, improve connections and create better-defined routes through the area and from the area to the surrounding neighbourhoods.

3.20. The development of a coherent, accessible, well connected and sustainable transport network within the AAP area will include provision for attractive, viable alternative modes of transport, to reduce reliance on the motor vehicle. It will ensure that priority is given to pedestrians, cyclists and public transport, whilst making appropriate allowance for the private car. The aspiration for public transport will be to provide high quality services and facilities on Union Street and Millbay Road, which will eventually form part of the city-wide strategic high quality public transport network (proposed in Plymouth's Second Local Transport Plan, the LDF Core Strategy and the Plymouth Passenger Transport Strategy), with direct connection from Millbay and Stonehouse to Devonport, the Hoe, the City Centre and the A386 Northern Corridor and connections to the rest of Plymouth.

3.21. It will be essential to ensure that Union Street, which forms part of the western corridor, serves as the key east-west route for through traffic and continues to provide links to the City Centre as well as the northern and eastern corridors. This strategic link will need to be considered alongside proposals in other AAPs and in particular the City Centre AAP. It will also be important to provide vehicular access from Union Street to both the new facilities at Millbay docks and the continental ferry terminal, whilst discouraging through traffic from using residential streets to the north and south of Union Street.

3.22. The new development proposals, particularly those in the immediate vicinity of Millbay docks, will generate considerable additional traffic within, as well as to and from the area. It is essential that there are traffic management measures, Intelligent Transport Systems and parking controls to ensure Millbay is accessible to all transport users and that the negative impacts of congestion and vehicle emissions are minimised. This will be of particular importance during peak periods and at times of ferry traffic disembarkation in order to minimise disruption to the wider transport network.

7. To capitalise on the historic assets of the area such as the historic townscape and important historic buildings.

3.23. The historic fabric of Stonehouse and Millbay gives the area its character and identity. The policies will use the work from the Stonehouse Existing Character Areas Studies (2006) and the Conservation Area appraisals and management plans to ensure the historic identity of the area is preserved and enhanced as part of the regeneration proposals.

3.24. Stonehouse occupies a strategic location within the centre of Plymouth. This reflects its historical significance as one of Plymouth's original "three towns" together with Plymouth itself and Devonport. The rich military, commercial and residential historic environment (which includes archaeology, scheduled ancient monuments and numerous listed buildings as well as five conservation areas) is a vital element of the Stonehouse and Millbay area.

3.25. The proposals seek to manage the historic environment assets positively and build on the richness that the historic environment gives to the area in future development proposals.

3.26. The Stonehouse and Millbay area currently has a perception of being high in crime and unsafe especially after dark. Union Street with its clubs and bars also has a reputation for anti social behaviour and yet historically it was an active and vibrant mixed-use street and Millbay was a working port.

3.27. The policies seek to change that image to one of a high-quality waterfront quarter of the city with well designed buildings, which overlook the streets and spaces whose environment has been transformed through the regeneration process. This will in turn engender a sense of pride amongst the existing and future residents such that the environments will be cherished and looked after, helping to reinforce the sense of community and history in the area.

8. To provide a mix of uses in the area, with employment opportunities and business opportunities, local services, quality private and affordable housing and attractive places to socialise.

3.28. Stonehouse and Millbay perform poorly in economic terms such that employment rates within the area are low, the image of the area is poor and social and community facilities are few and far between.

3.29. The policies seek to turn this around and to encourage investment in new employment initiatives, in particular, in the marine science field. Good quality housing of all sizes and tenures and new and attractive places to socialise will be created along the waterfront. Community facilities will also be provided, for all age groups and where community services will be located within the same building, such as library, health facilities and even community worship space. A new primary school may be required within the new neighbourhood at Millbay, but this will be dependent on the amount of family accommodation provided and the capacity within the existing primary schools within the locality. Later in the regeneration process a secondary school may be provided at Stonehouse Creek to serve the waterfront communities.

9. To provide a new office quarter for the city located in the area from Derry's Cross to Millbay waterfront.

3.30. The creation of a new boulevard between the City Centre and Millbay provides the opportunity to develop a new office quarter for the City Centre area. Office accommodation within the City Centre at the moment is outdated and Plymouth's office offer is poor. The provision of new up to date accommodation will help to raise the profile of the office market and encourage investment in this sector of the economy.

10. To encourage new marine-based employment that will capitalise on the unique location and sustain and reinforce a long-established tradition of water-related jobs.

3.31. Marine-based science and technology has been identified in Plymouth's Economic Strategy as one of the growth areas for employment within Plymouth and there are already a considerable number of such facilities located around the city. The best location for such facilities is next to the water and Millbay with its development opportunities provides the best location.

11. To ensure that any development which takes place in Millbay and Stonehouse should be designed to take into account views of the Sound which are an important and stunning component of the character of Plymouth.

3.32. The views of Plymouth Sound from the hillier parts of the city form an important and dramatic component of the setting of Plymouth. The regeneration of Plymouth aims to capitalise on its waterfront character, and this means that those parts of the setting of the city which link it to the sea should have an added emphasis.

3.34. More guidance will be set out in the Design SPD, which will also contain guidance on Tall Buildings.

3.33. By virtue of its low lying seafront position, the Millbay area is visible in views from many of the higher areas of Plymouth. Much of the area, particularly around Millbay Docks, is currently derelict and does not constitute an attractive environment. The Millbay and Stonehouse AAP aims to dramatically improve the environment of these areas and to create a stunning and high quality waterfront, but this should not be at the expense of important views of the Sound. Any developments, and particularly any proposals for tall buildings, will need to show from where, within the City, the development will affect views of the Sound, how the development will have regard to the views and how it will protect and enhance the setting of the city.

millbay and stonehouse area action plan

12. To ensure that any development that takes place in Millbay and Stonehouse is designed to take into account views of Plymouth Sound, which are an important and stunning component of Plymouth's character.

3.35. The views of Plymouth Sound from the higher parts of the City are an important and dramatic component of Plymouth's character and setting. The regeneration of Plymouth aims to capitalise on its waterfront character, and this means that those parts of the setting to the City that link it to the sea should have an added importance

3.36. By virtue of its low lying sea front location, the Millbay area is visible in views from many of the higher parts of the City. Much of the area, particularly around Millbay Docks, is currently derelict and is not an attractive environment. The AAP aims to dramatically improve that environment and to create a stunning and high quality waterfront. All development proposals, especially those including tall buildings, will need to show from where within the City the development might affect views of the Sound, how the development will have regard to the views, and how it will protect and enhance the setting of the City.

3.37. More guidance on the approach to be taken by the Council and developers will be contained in the Design SPD, which will also contain details of the Tall Buildings Study.

Targets

Delivery of these objectives will be measured using the following targets:

2006 to 2016

Housing	In the region of 1,500 homes
Affordable Housing	In the region of 430 affordable homes
Lifetime Homes	In the region of 260 lifetime homes
Employment	In the region of 2 hectares

3.38. Further development will take place beyond 2016, as is indicated by policies in this Area Action Plan. It is likely that some of these developments will not be completed until after 2021.

