

APPENDIX : NORTH PROSPECT AREA PLANNING STATEMENT

I Introduction

Purpose of the Area Planning Statement

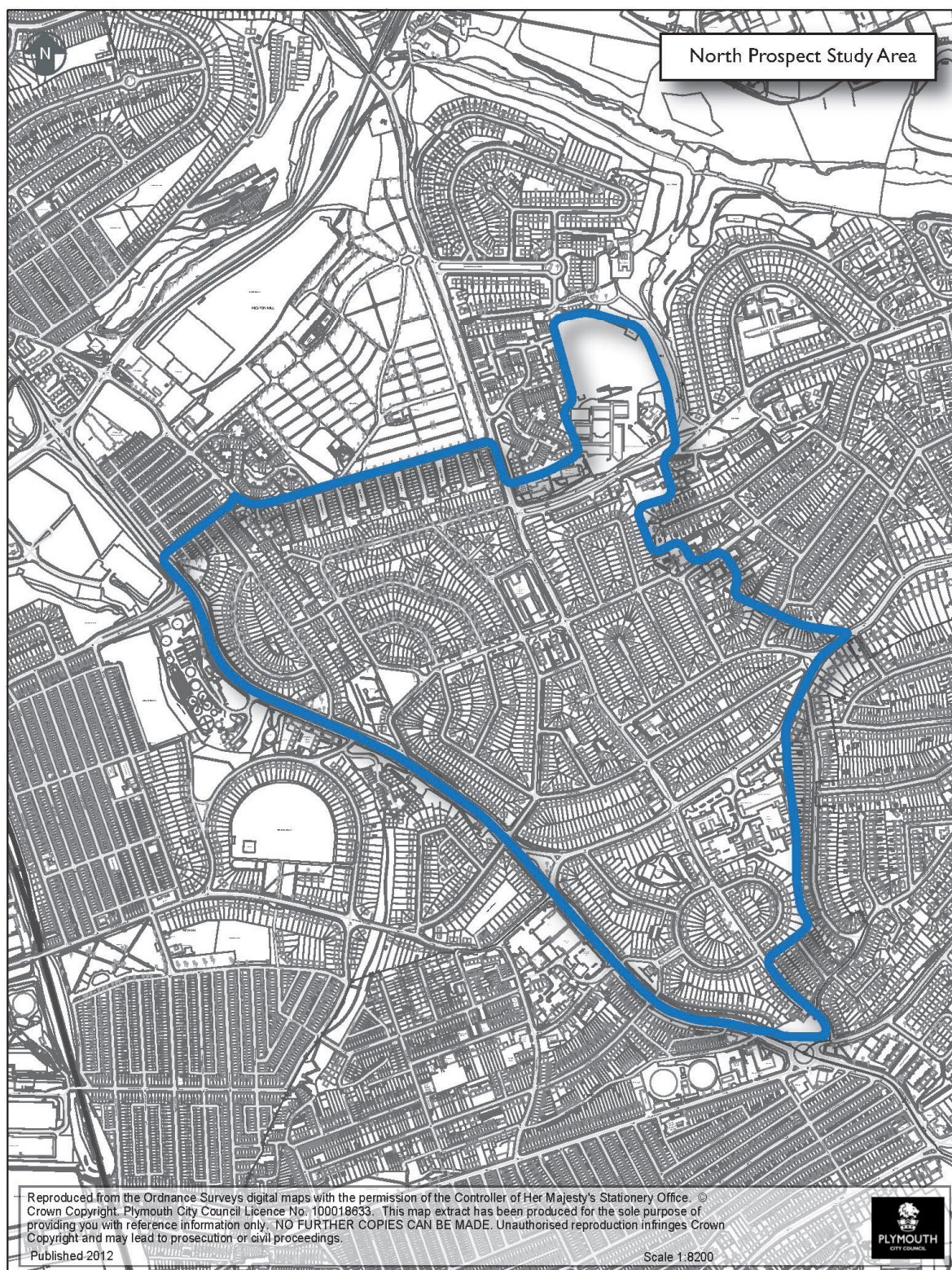
1.1 The North Prospect Estate is in the process of substantial change in the form of a major renewal and refurbishment project. This Area Planning Statement sets out to guide that change. It draws on previous work undertaken by the City Council as part of the Sustainable Neighbourhood programme, and publications by Levitt Bernstein undertaken on behalf of Plymouth Community Homes (PCH). It also takes into account previous community engagement and work with other stakeholders.

1.2 The views of both the existing community and future residents were sought, and contributed to the preparation of this document. In addition to setting out planning and design principles, it considers wider regeneration goals which will help to transform North Prospect into a new vibrant sustainable community.

1.3 The following plan illustrates the boundary of the study area, which is focused on the regeneration area, but encompasses a larger area than that which has been considered in documents prepared on behalf of PCH, in order to take into account nearby sites which are closely related to the regeneration area. In reality however the regeneration of North Prospect will have implications across a much wider area of the city than the boundary of the study area.

1.4 The scale of the project and the timescale over which it is to take place means that it is inevitable that the physical regeneration will be broken down into a number of phases. In order to avoid incremental and piecemeal development, an overall strategy for the way forward for North Prospect needs to be agreed by all parties. It is also important that key pieces of infrastructure and those responsible for their delivery are identified. This Area Planning Statement will be used to inform future redevelopment plans, and will be a material consideration in the determination of planning applications within the study area.

Map I Regeneration Area



Relationship with the Local Development Framework (LDF).

1.5 The Plymouth Core Strategy was adopted in April 2007, and work is now underway on its first review, which will be known as The Plymouth Plan. The adopted Core Strategy articulates the vision for the city in the period to 2021 and beyond and also sets down a number of area visions, strategic objectives, and city wide policies to guide development

within the plan period. In addition to the Core Strategy there are a number of other Local Development Framework Documents including Area Action Plans, and Supplementary Planning Documents (SPDs), which expand upon some of the Core Strategy Policies. The Development Guidelines SPD adopted April 2010 will be of particular relevance in the physical development of the area as it contains development advice on a wide range of issues.

1.6 It is not proposed to repeat all of the policies and provisions of the adopted LDF documents in this document, but developers and agents should have regard to their contents in considering development proposals.

1.7 This Area Planning Statement will identify the links between the regeneration proposals and existing policies in the Core Strategy, and Supplementary Planning Documents. In addition there are a number of other background documents such as the Sustainable Neighbourhood Assessments, neighbourhood pamphlets prepared by the City Council, and the Design Code and North Prospect Spatial Strategy prepared for PCH by Levitt Bernstein which identify deficiencies, issues and opportunities within the neighbourhood, and have been used to inform this Area Planning Statement.

1.8 Although the Adopted Core Strategy is considered to be generally compliant with the recently approved National Planning Policy Framework (NPPF), the national planning guidance will also need to be taken into consideration in the future planning of the area.

1.9 This Area Planning Statement has been prepared in consultation with other Council Departments, PCH and other stakeholders, and it was the subject of a six week public consultation exercise. Upon its adoption it will become a material consideration in the determination of planning applications, and used to guide the future regeneration of North Prospect.

1.10 Thereafter the Area Planning Statement will inform the preparation of the Plymouth Plan, which will replace the current Plymouth Core Strategy.

Developing a vision

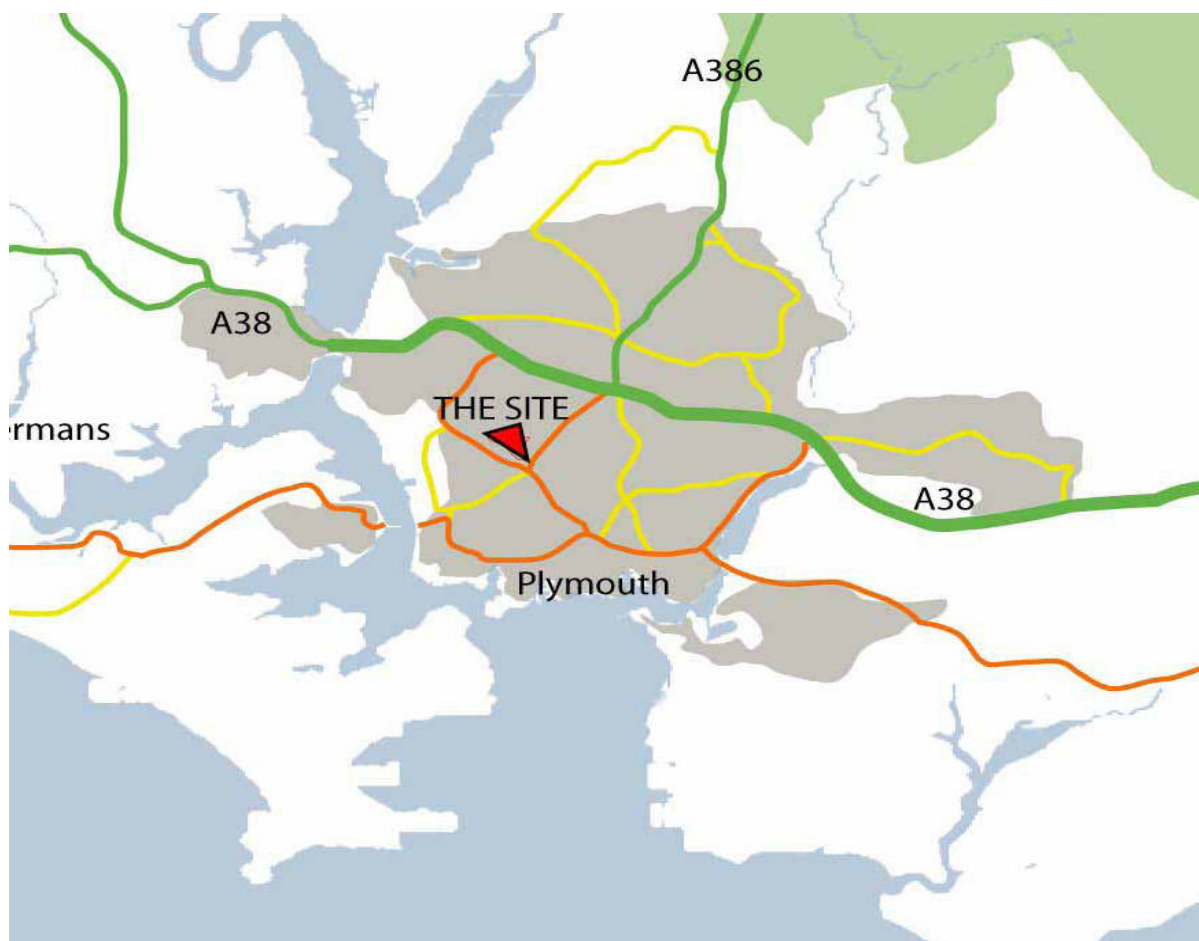
1.12 The aspiration for the future of North Prospect is that it works as a sustainable community, with good linkages to the surrounding neighbourhoods. Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

1.13 The aim is to build upon this ambition, and create a truly sustainable community, both socially and environmentally, so as to offer an attractive suburban environment and be an area which is held in positive regard across Plymouth.

1.14 The regeneration should deliver a North Prospect :-

- where children and adults are happy and healthy
- where the community know their rights and responsibilities
- where the community spirit is lively and proud
- where the housing and environment is high quality, safe and clean
- where crime and antisocial behaviour is not tolerated
- where the community can raise and fulfil their aspirations
- where the community lead fulfilled lives and have the skills they want
- where local services are effective, responsive and co-ordinated

1.15 In order to plan for the future and to enable North Prospect to achieve its regeneration vision, then those responsible for delivering services must be made aware of the implications of the change on the services for which they are responsible. The necessary Infrastructure or investment to deliver needs to be identified in order that it can be planned for in advance and if required costed into the development. It is also important that existing residents, and those new residents that will be investing their future in the area have a degree of certainty as to what the future will bring. This document will assist in providing clarity.



Map 2 Location of North Prospect

Purpose of the Area Planning Statement

The opportunities identified in this Area Planning Statement are derived from existing North Prospect studies, and extensive public consultation work that has already taken place in the area. As this document will be used to guide development, and inform the planning application process, it is also important that it reflects the planning policies in the Adopted Core Strategy. It must also be seen in the context of the latest national policy as contained in the National Planning Policy Framework 2012, which will inform the new Plymouth Plan. It is considered that the existing Core Strategy and this APS reflects the provisions of the NPPF. This section sets down those objectives and the links to the planning policies in the adopted Core Strategy:

- To provide guidance on the appropriate form of development to ensure that new development reflects the character of the area (*Core Strategy Policy CS01, CS02, CS34*)
- To ensure that new development makes the best use of land, and the opportunities for sustainable development (*Core Strategy Policy CS01, CS16, CS20, CS22 CS28, CS34*)
- To help to reduce inequalities through the provision of new and improved housing in a range of sizes and tenures to complement the retained housing and to meet local need. (*Core Strategy Policy CS01, CS15, CS34*)
- To use the opportunities presented by the regeneration process to reduce inequalities through increasing local job and training opportunities. (*Core Strategy Policy CS01, CS04*)
- To ensure that local services and facilities are planned for provided in a timely manner to meet existing and future needs of the community. (*Core Strategy Policy CS01, CS14, CS18, CS33, CS34*)
- To ensure that North Prospect functions as part of a series of sustainable linked communities. (*Core Strategy Policy CS01, CS28, CS33,*)
- To build on and develop community engagement to ensure that the North Prospect of the future respects the aspirations of existing and future residents. (*Core Strategy Policy CS01, and Statement of Community Involvement 2009*)

Regeneration in Context

1.16 North Prospect is a predominantly residential area, with some local community facilities, and is located approximately 3km north of Plymouth City Centre. The housing was built between the 1920's and 1950's following garden city principles, and is mainly comprised of semi-detached homes with generous gardens.

1.17 North Prospect which at the time was known as Swilly, was built as the first new build housing by the City Council, following The Housing and Town Planning, Act 1919 also known as the Addison Act after Dr. Christopher Addison, the then Minister for Housing.

This Act was passed to allow the building of new houses for “Homes for Heroes” after the First World War, and marked the start of state-owned housing, which would much later evolve into council estates.

1.18 When first built, Swilly was described by the local newspaper as ‘paradise for 12 shillings a week’ and represented an improvement on the overcrowded and inadequate living conditions that existed in early twentieth century Britain. As part of the push to provide new homes, the government at this time also experimented with mass produced housing methods, hence the early examples of steel framed ‘DorlonCo’ houses and pre cast concrete frame Stonecrete houses in the area, most of which are now in poor structural condition.

1.19 Although the development does not compare to some of the larger examples of garden suburbs found near to the larger industrial cities at the time, the original layout of North Prospect shows the fundamental features of a garden suburb: low density, at around 30 dwellings per hectare primarily in the form of semi-detached housing with large front and back gardens intended for residents to grow their own food. Other typical features include a hierarchy of wide tree lined streets, and clear key transport routes. A key principle of these suburbs was their location on the outskirts of the cities with good access to countryside.

1.20 Swilly was named after the local country estate on which it was built, and until the 1950s, was a popular area, and described as prosperous. Subsequently however it suffered a downturn in fortunes, which lead to a re-branding, and the area was renamed as North Prospect in 1969. Despite efforts, the area’s fortunes continued to decline throughout the 1980s and 1990s, leading to a realisation that a major intervention would be required to address the social problems and the physical deterioration of the housing stock

1.21 The table below gives an indication of typical densities for different types of development. As one can see, the density of development now proposed moves the redeveloped areas from that of typical garden suburb more towards an urban form of building. This raises challenges in integrating the new with the old and raising the importance of developing in a sensitive way.

Development Type	dwellings per hectare	habitable rooms per hectare
Urban Victorian or other period terraces	60 to 80	280
House type Modern executive home developments	5 to 10	40
20th century garden cities	30 to 40	165
Suburban semi-detached	15 to 30	90
Typical proposed new development in North Prospect Regeneration areas	50	180

Table I: Typical development densities

1.22 In 2003, the North Prospect Partnership was formed, which was to play a leading role in the regeneration process. In 2004, a report by the consultants 'Flying Giraffe' was produced following public consultation presenting an audit of the existing situation and an action plan for the Partnership. The report considered the problems of the area, but also recognised that there was a strong sense of community spirit which could be the foundation for future progress.

1.23 In 2007 Mae Architects and StUF (Strategic Urban Futures) produced, the Housing Development Framework which considered a financing strategy to address the structural problems of the housing stock, and looked at urban design and sustainability issues.

1.24 In 2009, the Homes and Communities Agency and the City Council conducted an objective setting workshop which was followed by a scoping study report by consultants Levitt Bernstein and a business plan by Savills. The study undertook a review of the existing housing stock to assess the condition of the homes, and the extent of intervention that would be necessary to bring them up to an acceptable standard. A major milestone in social housing provision in the city occurred in 2009 when the City Council transferred all of its social housing stock to the newly formed Plymouth Community Homes, who are now leading on the regeneration of the area. To assist and guide the regeneration Levitt Bernstein were appointed by PCH to prepare a more detailed urban design and strategy report. Although the City Council were consulted during the preparation of this document it has no formal planning status.

Moving ahead

1.25 As part of the ongoing investigations more than 400 homes in North Prospect have now been surveyed. Of these 90% are showing signs of major structural problems. This has led to a strategy incorporating both rebuild and refurbishment. The regeneration will be achieved through a mix of demolition and rebuild, and renovation and retention. Approximately 800 homes will be demolished, with around 1,200 new homes being built in their place. In addition, a total of 300 PCH properties will be refurbished, and more than 300 owner occupiers will also have the option of joining the refurbishment scheme. In addition to the benefits of the physical regeneration, the greater mix of house sizes types and tenures will also help to balance the housing market and provide greater choice in property type, size, and tenure for existing and future residents. This is an ambitious long term regeneration programme, which has the support of the Homes and Communities Agency and the City Council and is not expected to be completed before 2020.

1.26 Planning permission has been granted for the redevelopment of Phase I, and work is well under way. One hundred and forty dwellings have been demolished, and are to be replaced by 237 houses and flats. The first of the 80 new affordable dwellings in this phase were handed over to PCH for occupation in June 2012. In addition to the demolition and re building programme work has also started on refurbishment of existing homes, which whilst they are structurally sound they are in need of repair and modernisation.

1.27 Also as part of Phase I PCH are developing The Beacon which will be the focal point of the community and be built on the site of the former flats at the eastern end of Cookworthy Road. Work on The Beacon is scheduled for completion during 2013 and will provide space for the Lark Surestart Daycare Nursery, the Surestart Shop, North Prospect Community Learning, a new library, community space, a Healthy Futures kitchen/café, offices, and also retail units and offices.

1.28 North Prospect's unfortunate reputation has been largely gained through the actions of a few individuals, and does not reflect the affection in which the estate is held by many of its residents, a significant number of whom grew up and continue to live on the estate, developing a strong sense of community. It is hoped that this strong feeling of community and loyalty to the area can be retained through the regeneration process.

2 Existing Character of North Prospect

2.1 In order to guide the future development of the area it is important to understand the key characteristics and strengths and weaknesses of the existing place.



Existing built form



Typical Views of North Prospect

2.2 Although the area has been developed over a period of several decades, there are common design elements that run throughout the area.

- Two story semi detached properties predominate.
- There is a limited pallet of materials with most houses having rendered or half render half brick elevations under hipped roofs with grey slate or brown roof tiles.
- The low density of the existing development at around 30 dwellings per hectare (dph) is somewhat disguised as most of the private space is in the form of large rear gardens. The redevelopment is anticipated to introduce higher densities at around 50 dph.
- There is little off street parking, what little there is has been mainly introduced by creating it in front gardens. On street parking is therefore prominent in the street scene.
- The most striking feature of the area however is the prominent street trees which line most of the streets in the area.

Access and Transport

2.3 North Prospect is conveniently located a short distance to the north of the city centre, and has good connections to the town centre, and is conveniently located for the A38 Parkway and local railway stations. In an effort to encourage more sustainable travel, PCH have put together a framework travel plan, which is aimed at the new and current

residents of North Prospect and will provide residents with sustainable travel advice during the regeneration. Each phase will be required to adopt the principles and guidance within the Framework Travel Plan and use this to produce a formal Travel Plan. This will encourage residents to make use of public transport and number of other sustainable measures to reduce traffic on the estate's roads.

- The main bus routes are on Wolseley Road, North Prospect Road, Ferndale Road and Beacon Park Road. These serve a number of locations including the city centre, and the main railway station. It is approximately 13 mins to the town centre by bus.
- The study area has one main north-south route running through it, that is North Prospect Road that connects through it and two east-west routes, Beacon Park Road, and Ham drive to the North. The rest of the study area can be categorised as having restricted access.
- The western boundary of the site is formed by Wolseley Road, which acts as a significant barrier to E-W movements. Currently, there is a vehicular access point from Wolseley Road to Cookworthy Road although this is extremely difficult to navigate due to the steep topography and provides more of a visual link between North Prospect neighbourhood and Wolseley Road.
- Wolseley Road is a major transport corridor in the city, but with its hard uncompromising appearance it is also a rather unattractive boundary to North Prospect. Selective highway and environmental improvements could help to present a better approach to the neighbourhood, and the wider area. This suggestion received general public support in responses to the consultation exercise.
- Within the estate pedestrian movements are restricted by a number of culs de sac. Access is further impeded by the steepness of some of the streets which can make movement around the area on foot difficult particularly for the elderly, and those with mobility problems.
- A number of streets have been closed to vehicular traffic to prevent rat running and to limit traffic speeds.
- The narrowness of carriageways, the sloping nature of the site and presence of street trees restricts on site parking, which results in most private cars being parked on street. Whilst this has the benefit of further restricting traffic speeds, it can appear unsightly and restrict access to service and emergency vehicles.
- An improved and a more direct link is being made as part of the phase one development from The Beacon onto Ham Drive.



One example of a residential car park layout



Places and Spaces

2.4 It is centres of local activity such as schools, community facilities, shops and open spaces that offer potential for people to meet, and help to create and define a community. North Prospect is identified in the Housing Plan 2012-2017 as a priority neighbourhood, but it fails to meet a number of key indicators, including open space standards of accessible green space per 1000 population. Therefore every accessible green space has high local neighbourhood importance. At the present time there is a shortfall of approximately 5 ha of accessible open space in North Prospect, which without mitigation could rise to a 6.5ha shortfall on completion of the redevelopment. Less than 50% of the neighbourhood is within walking catchment of a local neighbourhood greenspace. (i.e. a green area (less than 1ha), with a walking distance of 250m (3min) and a small park (between 1 and 15ha), with a walking distance 400m (5min). Note, large parks (over 15 ha) are considered district facilities.). Having compared this area against the ideal standards, it must be accepted that if the key driver to replace or refurbish those homes that are beyond economic repair or are substandard is to be achieved, then like many areas within the city it will not be possible to make good all of this under provision in open space. In order to replace all of the homes that require it, densities will have to increase and the shortfall in open space made up for by some limited new spaces within developments but also by community provision at The Beacon, and improvements to capacity and enlargement at Cookworthy Green and Titchy Park.



View down Cookworthy Road to Cookworthy Green and dockyards beyond from site of The Beacon

2.5 A survey of residents on the use of parks and open spaces was undertaken by the City Council in 2011. Some of the key findings of this survey are covered in the general characteristics of the area which are summarised below. There are other opportunities for access to open space and recreation outside of North Prospect at Ham Woods to the North, and Central Park and the Life Centre to the south. There are also opportunities to make better public use of school fields, and to incorporate public spaces into redevelopment proposals.

- Local shops are reasonably well located towards the centre of the neighbourhood on North Prospect Road at its junction with Austin Avenue.
- The Mayflower School on Ham Drive is somewhat peripheral to the North Prospect neighbourhood; however Phase I of the redevelopment will create more direct pedestrian links to the school from The Beacon
- The other centres of activity within the community at the moment are focused around the old school and the Halcyon Centre.
- Public open space and play areas are located towards the western side of the neighbourhood at Cookworthy Green and Titchy Park.
- Titchy Park is the most used park in North Prospect with 70% of those surveyed saying that they used it.
- When asked what deters people from using parks and open spaces the main problems were other users, followed by distance and vandalism.
- Most respondents suggested improvements should be made to Cookworthy Green, including play equipment, places for older people, and better seating
- Cookworthy Green is the major open space within the neighbourhood and is overlooked by housing on all sides, however this has not deterred anti social behaviour (ASB) in this park. It appears however that few incidents of ASB are reported to the police.
- Whilst Cookworthy Green was designed as open space as part of the estate layout, Titchy Park was created from back gardens and accessed from a single entry point. Parents of young children feel it is a safe space because it is enclosed. Teenagers don't appear to like its enclosed nature. Being closely surrounded by houses means that residents are easily affected by noise and ASB .It is not a very visible amenity due to its access which does cut it off from the neighbourhood. Although it is well used it does not work well as an open space
- Both parks are small, but in this area which is deficient in public open space they do provide a valuable local facility and according to a recent study are well used.
- There is a small area of open space with play area which is located between Wordsworth Crescent and Wordsworth Road
- There is little incidental green space within the project area, although most houses have very large back gardens so have access to private outdoor space. However the increase in housing and population density in the redevelopment areas and the reduction in private garden sizes will place more pressure on existing green spaces
- The area is 'greened 'by the many mature street trees throughout the neighbourhood. Mature trees, especially limes are typical of the street scene throughout North Prospect and contribute to the character of the area and should be retained where possible.
- Untidy gardens can seriously detract from the appearance of an area and have a negative effect upon perception. Perhaps partly because some of the existing gardens are so large they can lack proper maintenance. This might be less of a problem in future in the redevelopment areas, where gardens are smaller and therefore easier to manage. Control by PCH over the condition of rented homes and gardens would be easier to exercise than that of private property via the planning system.

Community Hub

2.6 As part of Phase I of the redevelopment process a new community hub is being provided at the head of Cookworthy Road on the site of the Foliot Road Flats. The Hub, or The Beacon to give it its new name, is expected to be completed in 2013, and will act as a focal point at the centre of the new North Prospect community. It will contain shops,

community rooms/hall, library, Children's Centre incorporating day care and one stop shop, day care nursery, Surestart Shop, cafe and offices. There will also be external public space and informal play space.

2.7 Redevelopment will also provide new and improved pedestrian links across the area to focal points of the neighbourhood such as the School and The Beacon. Some new and redesigned streets will also contribute to street play, whilst new and retained street trees will maintain a green aspect to the area.

3 Delivering a Sustainable Neighbourhood

Design guidelines

3.1 The main design elements of the regeneration are adequately covered in the North Prospect Spatial Strategy and the 2012 Levitt Bernstein Design Code. The Council has been involved during the preparation of these documents and it is not proposed to repeat the contents of these documents here. The principles expressed in the Design Code are supported for use in the future development or refurbishment of the area. Reference should also be made to the adopted Development Guidelines Supplementary Planning Document adopted in 2010.

Housing quality, delivery, type and tenure mix

3.2 The housing in the area is dominated by three bed room semi detached properties, which results in a limited choice of housing types to meet the various needs of different sized households. The predominance of family sized homes also currently leads to under occupation, which is an inefficient use of the housing stock. Whilst Welfare Reform changes will have the effect of reducing under occupation, except for those who are over 60, a greater variety of property sizes and types are required in order to respond to local housing needs. This should include smaller flats ranging through to large family housing.

3.3 As one would expect of a former council estate, the majority of properties (75%) are still currently social rented. Whilst there will be no reduction in the amount of affordable rented properties, the overall increase in the number of homes will enable the percentage of private homes to increase. The redevelopment areas will therefore provide a greater choice of tenure, creating a more balanced community by providing rented, intermediate and private market homes. The table below gives an indication of the existing number of homes and tenure of the housing stock, along with projected numbers.

Phasing of development:- Summary estimate of re build programme

New Build Phases	Existing Rent	Existing Owner occupied	Total	New build rent*	New build Homebuy*	New build owner occupied*	Total*
Phase 1 2011-2014	104	36	140	109	38	90	237
Phase 2 2012-2018	192	48	240	115	57	172	344*
Phase 3 2014-2018	122	29	151	105	52	105	262
Phase 4 2015-2019	88	52	140	74	36	74	184
Phase 5 2016-2020	73	25	98	54	26	54	134
Total	579	190	769	457	209	495	1161

Tenure %	75	25	100	39	18	43	100
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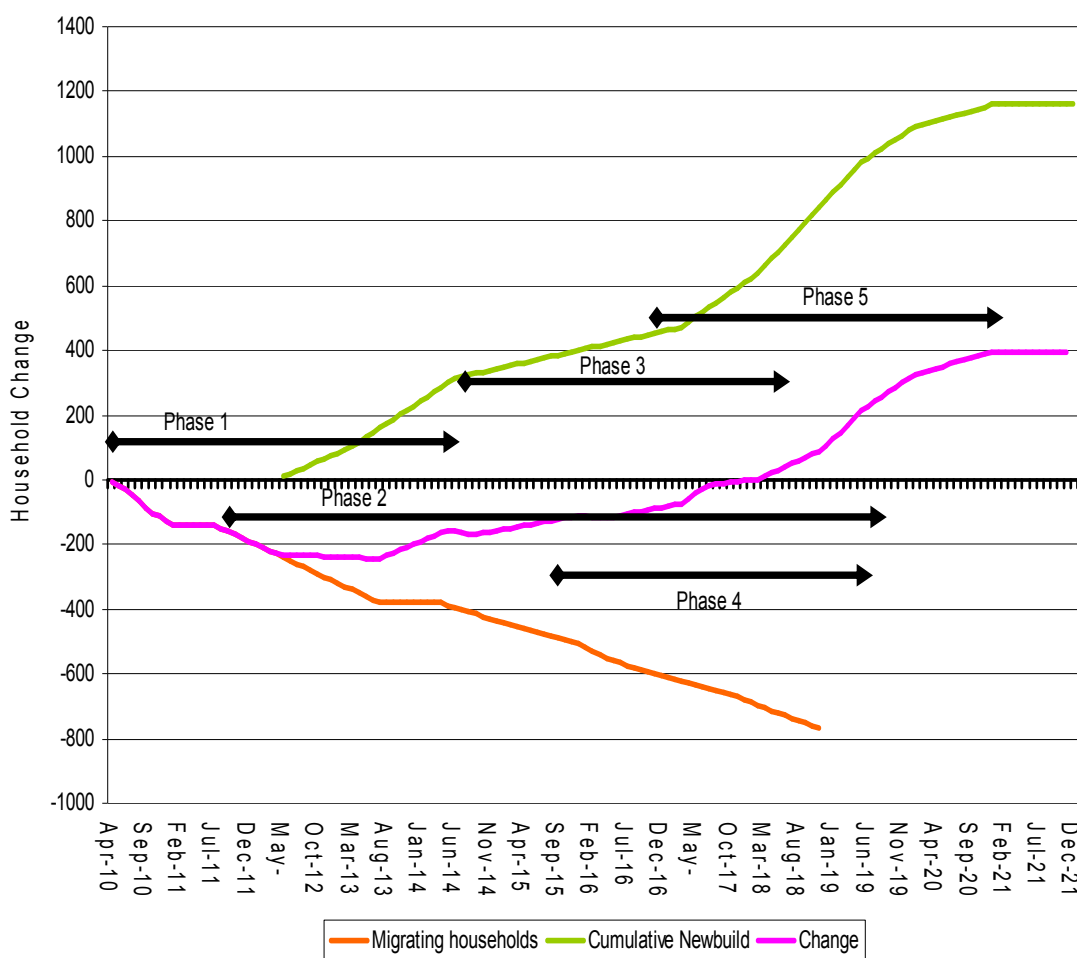
Table 2

*Totals for Phases 2 to 5 are estimates only

3.4 It can be seen that the total number of homes in the redevelopment areas will increase by over one third, from 769 to around 1,161. The number of rented properties will fall over the life of the regeneration programme, but overall numbers of affordable homes will increase by the introduction of intermediate housing schemes such as New Build Homebuy. Owner occupied or private ownership is anticipated to rise from 190 properties (25% of total) to 495 (43% of total). This would go some way to help to redress the existing imbalance, but would still be below the Plymouth City average of approximately 65% private ownership.

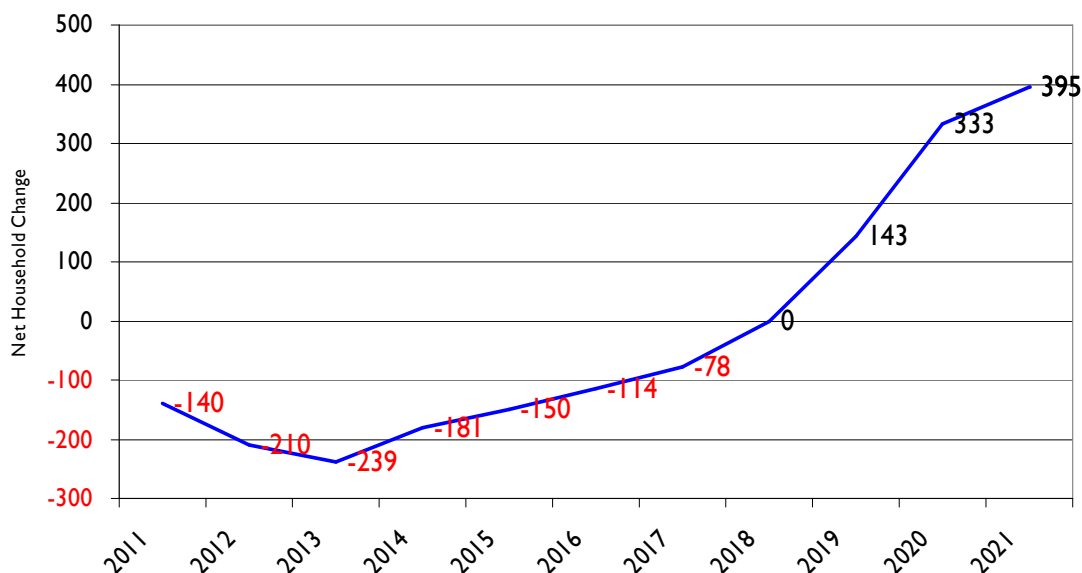
3.5 Creating more opportunity in size type and tenure of homes will assist in delivering a more sustainable and balanced community and also allow for a mix of tenures. An aspiration for North Prospect is to provide homes for people at different stages of life, including supported housing units to be built above The Beacon, and offers the opportunities for people to stay within the community as circumstances change.

Projected Household Change



3.6 The charts above and below shows the anticipated time scale for the various phases of development, with the changes that this will mean to household numbers which is a reflection of the demolitions, and rebuilds. It can be seen that household levels in North Prospect will not reach pre regeneration programme levels until 2018. thereafter population levels continue to grow as a result of the addition of approximately 400 new homes.

Cumulative Household Change in North Prospect



3.7 Redevelopment will deliver a greater variety of house types and sizes which will offer choices for all age groups, families, young couples, and singles. The table below illustrates the potential dwelling mix based on phase I mix. This is likely to change to reflect changes in demand over the period of the development, and also as possible result of changes to housing benefit, which will seek to minimise under occupation.

Projected Dwelling Mix for future redevelopment phases

Mix	Phase 2	Phase 3	Phase 4	Phase 5	Totals excluding Phase I
1 bed	16	12	9	6	43
2 bed 3 person	56	43	30	22	151
2 bed 4 person	129	98	68	50	345
3 bed	108	81	57	42	288
4 bed	38	28	20	14	100
Total	347	262	184	134	927

Taken from Levitt Bernstein 12/07/2011

3.8 Tenure will not be identifiable by house design, allowing for mix of tenures to be spread throughout North Prospect. The Adopted Planning Obligations and Affordable housing SPD states that...

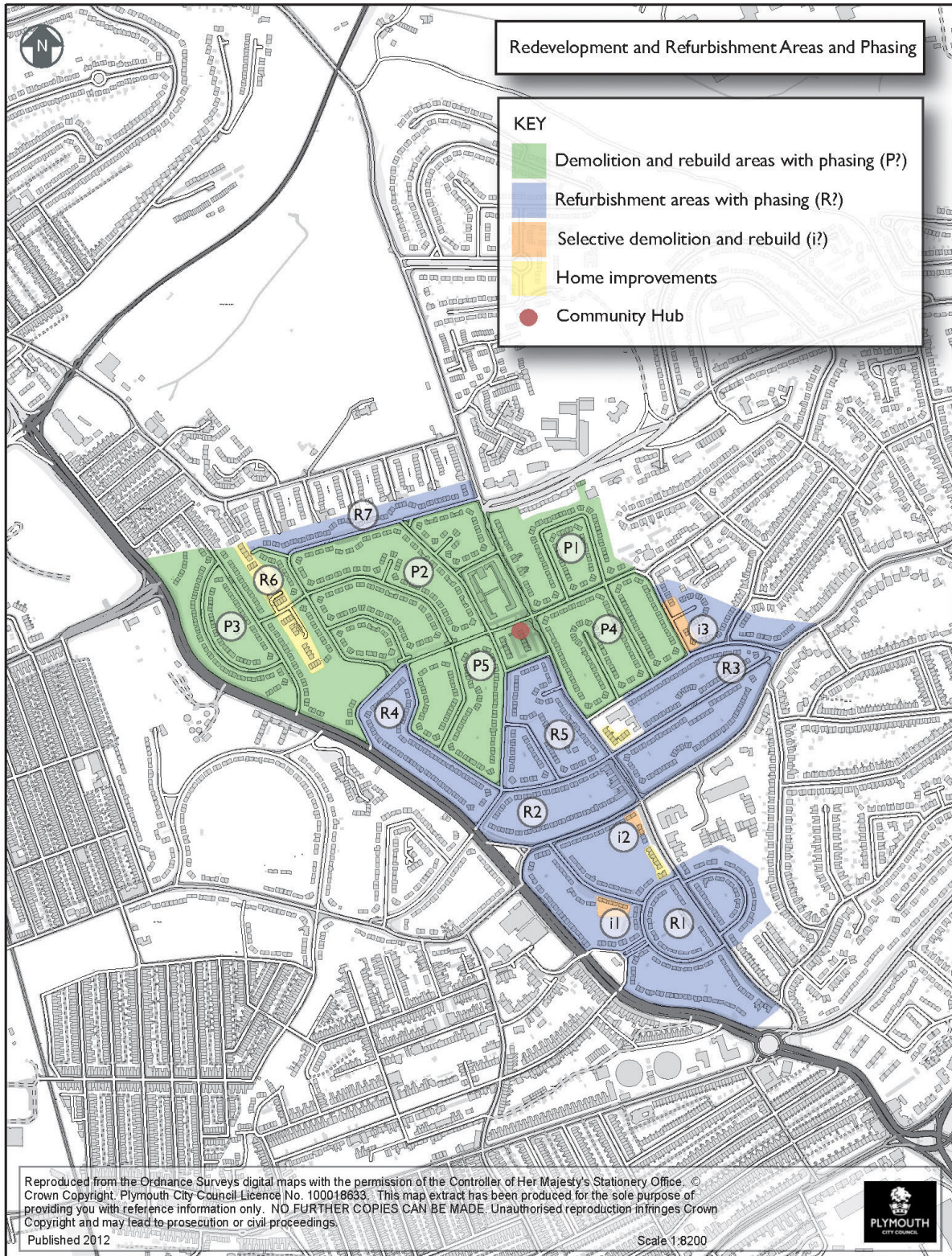
.....”affordable homes should be spread throughout the development although on larger sites this can take the form of small clusters of not normally more than 12 dwellings”

3.9 Where topography allows all new affordable homes will be designed to ‘Lifetime Homes’ standard, providing long term adaptability to meet the changing needs of residents, together with a percentage of wheelchair houses and homes for older people. Private sector homes should achieve Lifetime Homes standards where ever possible but in any event at least 20% of all homes should meet this standard in accordance with policy.

3.10 The regeneration involves both redevelopment and refurbishment of properties, depending upon their condition. The condition of most of the homes in the northern part of the neighbourhood is such that refurbishment would be uneconomic, necessitating a phased demolition and redevelopment, whilst central and southern areas are primarily suitable for refurbishment.

3.11 There are however small numbers of houses in the southern area whose structural condition is such that demolition and redevelopment may be necessary.

3.12 The following map and preceding table indicate the areas and phasing for both redevelopment and refurbishment.



Map indicating redevelopment and refurbishment areas

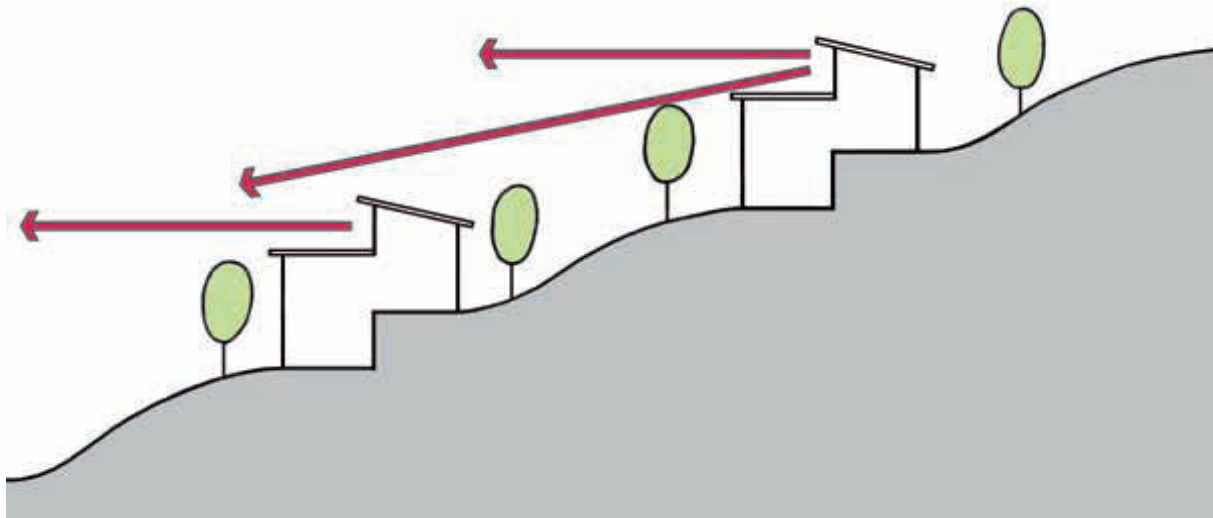
3.13 In addition to the properties indicated above that will be demolished and redeveloped, there are a further 670 homes in poor condition or in need of improvement. With some work the life of these properties could be extended by 30 or more years. PCH are planning to refurbish 302 homes in their ownership in seven phases between 2012 and 2017. Mi-Space contractors have been recently appointed to undertake repairs which will include re roofing, external cladding, rewiring and installation of central heating, new windows and doors and kitchen and bathroom replacement. Home owners in North Prospect will have the opportunity to become involved with the refurbishment programme and have their own homes improved.

3.14 Repair works of this nature would not normally require planning permission; however external cladding might require planning permission depending on the individual circumstances. Notwithstanding whether planning permission is or is not required, external finishes and materials should be sympathetic in colour and texture to those most characteristic of the area. This is particularly important where refurbished properties will be in proximity to new homes, or houses in their original condition. These proposed works would however require consent under the Building Regulations.

3.15 Decanting of existing residents and the subsequent management of voids will be important during construction to avoid properties standing empty or unsightly demolition sites which would attract trespass, material theft, vandalism and anti social behaviour. This is particularly important in the case of small scale infill where adjacent properties are to remain occupied.

Sustainability

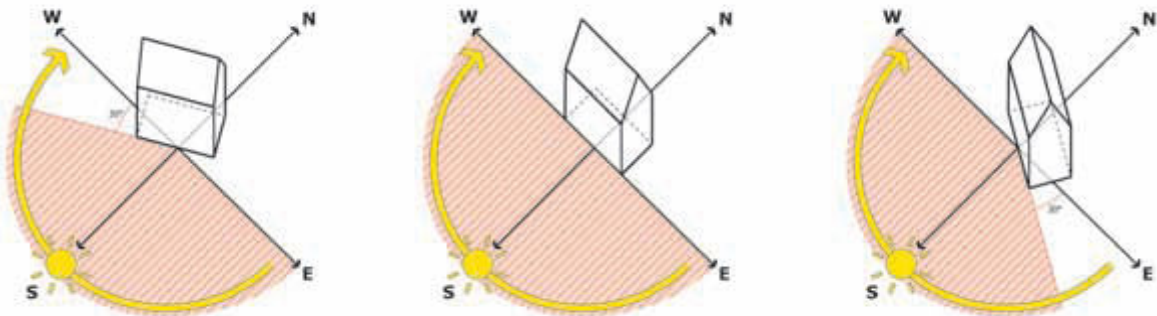
3.16 New homes in North Prospect will be built with environmental sustainability in mind. All affordable housing should be built to code level 4 standards and new private sale housing to code level 3. Building for life Standards have recently changed to BFL12 as opposed to the previous 20 point assessment criteria. Whether judged by the new, or previous standards, the new residential development will be to a high standard and, and it should be “future proofed” to take advantage of any new funding that comes forward to increase the overall efficiency and sustainability of the homes. In addition to reducing environmental impacts, future residents will benefit from lower demand for energy and therefore lower utility bills.



Using the natural contours of the site

Natural sunlight

3.17 Within the regeneration areas, as much of the existing infrastructure as possible should be retained and re used. Fortunately the original layout of the northern part of the estate was influenced by the natural land form, with the streets running along the natural contours. The proposals for all phases should retain and build on this existing street networks, which also has the benefit that the majority of homes will have a southerly orientation.



Houses will be orientated to take advantage of the sun's energy

3.18 This would optimise the opportunity to utilise natural lighting and roof mounted renewables to reduce heating and lighting costs.

Recycled materials

3.19 The materials resulting from the demolition of existing buildings should be recycled where possible. This could reduce the amount of primary aggregates used, and also reduce transport and carbon costs if these can be re used on site rather than importing material.

Surface water drainage and harvesting

3.20 The regeneration will increase development density and therefore the amount of hard surfaced area which in turn will increase amount and the rate of surface water run off. Mitigation measures will need to be put in place such as rain water harvesting, sustainable urban drainage schemes etc to reduce this.

Highways

3.21 With much of the area being refurbished, the character of streets and houses should reflect the existing development. However all streets should be enhanced to provide better footpaths, tree planting and seating/resting spaces along key routes. The neighbourhood should offer good pedestrian access, including dropped kerbs to greenspace, recreation facilities, schools and local facilities in order to enable people to walk and cycle through the area more easily. As previously mentioned there is general support for highway and environmental improvements along Wolseley Road in particular from its junction with St Levan Road to Weston Mill Junction. This should be the subject of a design study to identify the potential for improvements and to coordinate highway and environmental improvements with the resources that are available. Historically, traffic calming has been installed by way of adding features to the existing highway network, This generally required speed cushions or humps. However it is the intention of the highway authority to remove as many of these “bolt on “features as possible and to controlling traffic speed through the design of the streets The enhancement of streets including removal of outdated traffic calming features substandard footpaths etc should be undertaken across the neighbourhood to a common set of designs and standards to help to harmonize the new with the retained housing areas.

3.22 Phase one has already provided a more direct link between The Beacon and the School. A similar more direct link between Cookworthy Green and Ham Drive will also be provided as part of phase two

3.23 New development will enhance the existing hierarchy of streets found in the area and improve pedestrian links to the key bus services found along Wolseley Road and North Prospect Road. Higher density development will be focused at central locations within the neighbourhood centres. This will ensure facilities are accessible, well used and supported.



Impressions of street scenes (Levitt Bernstein)

3.24 Street trees are a significant part of the character of the area. They are a visual asset especially as densities are to be increased across a large part of the area. Trees have an instant maturing effect on new development, but they can also be a constraint on development due to the need to retain them and the ground levels around them. There are different local opinions on the matter of trees, as the local limes leave sticky residue on cars

parked beneath them, they can cause overshadowing to homes and gardens, and damage to roads and footpaths. They also require regular maintenance to keep them under some degree of control.

3.25 It will not be possible to retain all trees; some will need to be removed to facilitate new development, whilst others may be in poor condition or in need of replacing. The presumption however must be that trees will be retained unless there are strong reasons for their removal. On balance however the trees are a major asset to be valued and any development which might affect trees will need to be supported by a tree survey and specify tree protection and or mitigation measures this might include a programme of selective removal and re planting with other more suitable species.

Open spaces

3.26 The study area is already deficient in open space and play space, a situation which will be exacerbated by the increase in the population. The Beacon will provide some community space both within and around the building and some additional open spaces are being planned as part of Phase Two. Looking forward, options to provide new areas of open space are limited, but this will be partly achieved by increasing the size and facilities at Cookworthy Green, creating a green boulevard along Cookworthy Road, and by opening up Titchy Park to the street as set out in PCH Spatial Strategy. Improvements to and the enlargement of Cookworthy Green will take place in two stages as part of Phase Two, and Phase Three of the redevelopment proposals. These improvements and extensions to Cookworthy Green should be completed prior to completion of Phase 3 and be in accordance with an approved scheme, and in consultation with the local community. The redesign of Cookworthy Road to create Cookworthy Boulevard will be delivered as part of Phase 2 and Phase 5.

3.27 Other incidental areas of open space should be provided as part of that phase of regeneration works, e.g. at locations along Wolseley Road as shown in the Design Code and on the proposals diagram

School capacity

3.28 One of the key strategies of the City Council has been to invest in developing the city's schools, for example the new Primary School at Ham Drive and the secondary schools serving the neighbourhood. As shown in the household changes charts, the number of households in the area will decline as a result of demolitions in the period up 2018 and will rise thereafter. By the end of the regeneration programme, these additional dwellings will potentially accommodate 84 primary school age children, and 63 secondary aged children. This will place pressure on the local primary and secondary schools during a time when the number primary aged children will be at its highest since the 1990's and the number of secondary aged children will be climbing rapidly. Adding capacity at Mayflower, Pennycross Primary and Marine Academy and All Saints Academy could mitigate the impact of these additional dwellings. However this would require infrastructure costs in addition to those planned by the authority in its Basic Need programme and should be considered in the viability of the proposal. Based upon PCH's phasing and population projections, because of the decanting of residents, and demolitions, the population will decline until 2018, thereafter it will start to increase. This increase and potential impact on school place provision will coincide with Phases 3, and subsequent phases. Priority should therefore be given to increasing education infrastructure by that time. Based upon the methodology in the

Planning Obligations and Affordable Housing SPD and its associated evidence base, the cost of providing primary and secondary places for an additional 305 private dwellings might be in the region of £1.7m depending on the dwelling sizes in future phases.

3.29 Any implications for school place provision will need to be planned as part of ongoing regeneration particularly as total population in the area could rise by as much as two and a half thousand by the end of the project. The quality and capacity of local schools is an important factor in parent's choice to locate in certain areas. A successful school is therefore a key factor in the regeneration of the area.

Health

3.30 NHS Plymouth has worked closely with the City Council through the planning stage of the North Prospect Regeneration. The potential for an increased population in the area has been taken into account as part of our Primary Care Estates Strategy.

3.31 Primary Care Medical Services :-Trelawny Surgery in Ham Drive opened in 2009 and was designed with extra capacity in mind for the future in the area Building work should start very soon on new purpose built premises for St. Neots Surgery on the Cardinal Service Station site in Wolseley Road. This new facility will have capacity for an increased number of patients.

3.32 These two practices, as well as others whose catchment areas cover North Prospect, will provide choice for patients for where they access primary care.

3.33 Dentistry: - Access for local people to NHS dentistry services is also improving. New investment in contracts with existing practices as well as a re-procurement of the Ernesettle and Cattedown dental providers should result in everyone wanting access to a NHS dentist in Plymouth being able to access one (either directly or through the local Dental Helpline). There is also an emergency dental facility for those in dental pain without routine access to a NHS dentist

Training and employment opportunities

3.34 The re development and refurbishment programme will involve many trades and skills. Local employment and training will help to reduce worklessness and deprivation. The developers and contractors involved in the project will be required to offer employment and or training opportunities to suitably qualified local people. The levels of locally employed people to date on both the new build, and refurbishment scheme is a considerable success story. On the new build Barratts employ 156 of which there are 12 locally employed apprentices, and a further 37 people from the local area. MiSpace currently support 233 jobs including 6 local apprentices, and another 34 locally employed workers.

Other Development Opportunity Sites.

Halcyon Centre;

3.35 This is a Community Centre located on Dingle Road in the heart of the neighbourhood, and is host to a range of activities including the Methodist Church, coffee mornings, toddlers groups and rooms for hire etc. The Beacon will offer similar opportunities but in a more modern setting. There is no compulsion for the centre to re locate, but if this should happen then re development for residential or a mixed use including residential, continued community use with a compatible commercial use would be acceptable in principle.

North Prospect Library site.

3.36 It is proposed to re locate the existing library which is located in a single storey building on Greatlands Place to The Beacon. The Beacon will be at the new heart of the community, and as such it is sensible to centralise community facilities here to minimise the number of trips that people have to make. After re location the existing site will become available for other uses. The site is well landscaped containing a number of mature trees, and is a significant feature particularly when viewed from Wolseley Road. Although that area is deficient in open space the location of the site on the edge of the estate and adjacent to a principle traffic route makes it less desirable as formal or informal open space. Any redevelopment however should seek to retain the existing trees and green frontage to Wolseley Road.

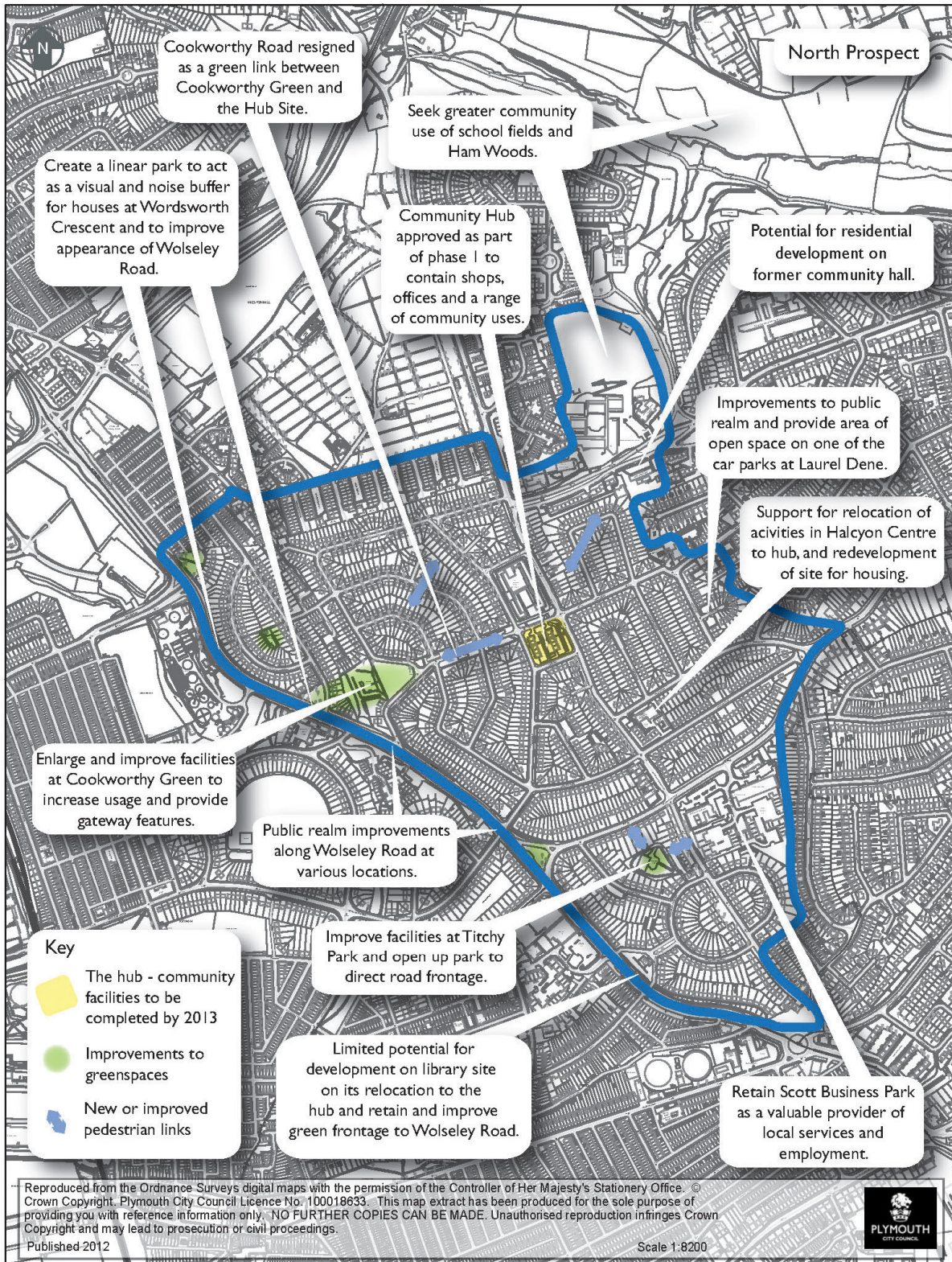
Former Community Centre Site Ham Drive North Prospect

3.37 The existing buildings have been cleared, and the site is available for development. This would be suitable for a residential development scheme. Whilst some open space would be acceptable on this site, it is close to other existing greenspaces and somewhat distant from those parts of the estate where the need for open space is the greatest.

Car Parking Areas at Laurel Dene

3.38 Most of the homes in this vicinity have off street parking, but there are also two areas of off street parking at the entrance to Laurel Dene which together provide 24 parking spaces. These are rather untidy looking areas which could be subject of environmental improvements and potentially one or both could be redeveloped to provide an area of amenity space.

Map of Potential Opportunity areas



Summary of Key Principles

- The contribution that street trees make to defining the character of the area should be reflected in any future development. Tree surveys will be required to identify trees to be retained or replaced and appropriate protection be put in place during periods of construction.
- Green space priorities for North Prospect should focus on the protection and enhancement of the two main existing accessible green spaces and the creation of new green space where opportunities arise, along with increasing better access to existing green space. As an example redevelopment around Cookworthy will allow the area of open space to increase from approximately 0.75ha to 1.12ha.
- Titchy Park to be opened up to the street, to make it more visible to the neighbourhood. It would be preferable if this could be achieved from North Prospect Road or Beacon Park Road. This should be completed prior to commencement of Phase 4.
- To foster a feeling of safety, to reduce crime, and encourage the use of open spaces and pedestrian movement within North Prospect, new development should front on to streets and spaces with doors and windows opening onto them.
- Open space throughout NP needs to meet the needs of the whole community with facilities for all ages. Meeting the access standard is a target in the Green Space Strategy Action Plan.
- A Transport Assessment to determine whether the impact of the development on transport is acceptable, and a Travel Plan to encourage the use of public transport and other sustainable measures to reduce car traffic. should be provided at each phase of the development
- Undertake environmental improvements and create gateway features along main access corridors, particularly Wolseley Road to improve the public profile of the area
- New and existing streets around the neighbourhood should be made accessible and promoted /signed as suitable for people with mobility problems e.g. with mobility scooters or mothers with push chairs. The regeneration of North Prospect should aim to achieve a lifetime environment as well as lifetime homes so that the needs of the whole of the community are met whatever their age.
- Re development should create a hierarchy of streets appropriate to their function. This may require design solutions such as changes in surface materials to indicate pedestrian priority, or traffic calming to limit traffic speeds or vehicular access.
- Sufficient convenient and secure parking spaces for residents and visitors should be provided to avoid un neighbourly unsightly or dangerous parking.
- Where possible streets should be designed to allow for pedestrians to have priority to encourage people to engage with each other and for children to take part in doorstep play.

- Formation of new direct pedestrian links throughout the neighbourhood will increase pedestrian movement and the amount of trips currently done by walking and cycling.
- The Beacon will provide new facilities, and be the focus for community activity. The Halcyon Centre could continue to operate, or would also be suitable for redevelopment for community, residential or employment uses
- Redevelopment schemes should create local landmarks and distinctive buildings which will help people to find their way around the neighbourhood.
- The Library site at Greatlands Place will be relocated into The Beacon. Once it has been relocated the site can be used for open space, or small scale residential infill development.

Greater efforts should be made to encourage better maintenance of private gardens. This could be supported by a community project to encourage people to grow more food in the gardens which would be consistent with the original garden suburb principles and linked to the point below.

- PCH and the City Council should support and encourage greater community involvement in estate management.
- Affordable accommodation will be indistinguishable from owner occupied homes
- Re development and refurbishment schemes should provide local training and employment opportunities.
- Demolitions and site clearance should be programmed to avoid sites being left in an unused condition for long periods as this would be detrimental to the appearance of the area, and could attract anti social behaviour. If it is inevitable that site clearance takes place well in advance of redevelopment, then suitable temporary uses should be considered such as open space etc.
- New affordable homes should be designed to meet code level 4 standards and private homes should reach at least Code 3. In addition new developments should aim to achieve a Building for Life Score of at least 14 out of 20.
- New or refurbished homes should attempt to meet the needs of the whole community, and include lifetime and wheelchair homes.

Summary of priorities for infrastructure mitigation and community benefits in relation to North Prospect development phases

Development Phase	Priority for Mitigation / Community Benefit
Phase 1	<ul style="list-style-type: none"> ▪ Delivery of the Beacon as a focus for the community ▪ Local job creation
Phase 2	<ul style="list-style-type: none"> ▪ Delivery of improvements to Cookworthy Green ▪ Internal areas of open space ▪ First phase of the creation of Cookworthy Boulevard ▪ Local job creation ▪ Surface water mitigation ▪ Highway improvements and “Designed in” traffic calming ▪ Contribution to education provision
Phase 3	<ul style="list-style-type: none"> ▪ Completion of Cookworthy Green improvements, including “Linear Park” along Wolesely Road. ▪ New area of open space within the development. ▪ Contribution to education provision ▪ Local Job creation ▪ “Designed in” traffic calming.
Phase 4	<ul style="list-style-type: none"> ▪ Contribution to education provision ▪ Improvements/redevelopment of Laurel Dene Car parks ▪ Local job creation ▪ “Designed in” traffic calming
Phase 5	<ul style="list-style-type: none"> ▪ Creation of a new access and improvements at Titchy Park. ▪ Contribution to education provision ▪ Completion of Cookworthy Boulevard. ▪ Local Job Creation ▪ “Designed in” traffic calming ▪ Local highway improvements and signage within the neighbourhood

The above list is intended for guidance as to the infrastructure and community benefit delivery priorities relating to each phase of the development of North Prospect. It is not intended as a definitive list, as priorities may change and need to be revisited throughout the course of the regeneration project. For example, highway and junction improvements may be needed at various times during the regeneration depending upon conditions at that time.

These are however issues that have been identified as important to the delivery of a balanced and sustainable community, and should be considered as part of the regeneration package. The list is relevant to the negotiation of planning obligations and the future consideration of spending priorities of the Community Infrastructure Levy, which is likely to take effect from June 2013.

Other documents relevant to regeneration of North Prospect.

City Council documents

Adopted Core Strategy 2006-2021 Adopted April 2007
Development Guidelines Supplementary Planning Document Adopted April 2010
Planning Obligations and Affordable Housing Supplementary Planning Document
Second Review July 2012
Sustainable Neighbourhood Assessment (2005)
Neighbourhood profiles
Neighbourhood Pamphlets (Consultation Version) 2011

PCH Documents

North Prospect Design Code (Levitt Bernstein) April 2012
North Prospect Spatial Strategy (Levitt Bernstein) November 2010.