

CITY OF PLYMOUTH

Report: Overview and Scrutiny Panel -
Transport, Housing and Related Regeneration

Subject: East End Area Regeneration Strategy

Committee: Scrutiny Commission
Executive

Date: 23rd January, 2003
11th March, 2003

Ref: 5/THRR/SP/CH

Part: I

Executive Summary: The purpose of this report is to seek the approval of the Overview and Scrutiny Commission to submit recommendations to the Executive Committee following a meeting of the Scrutiny Panel responsible for reviewing the East End Area Regeneration Strategy.

Corporate Strategy: The establishment of Overview and Scrutiny Panels forms part of the corporate strategy for implementation of that part of the modernisation agenda relative to new democratic arrangements.

Financial Implications: The cost of public consultation can be met from existing budgets. The cost associated with the final strategy will be met by the South West of England Regional Development Agency (S.W.E.R.D.A.) and the City Council through S.R.B. funding.

Recommendations

The Panel recommends -

- (1) that the regeneration strategy for the East End be welcomed;
 - (2) that the findings and recommendations of the Transport, Housing and Related Regeneration Overview and Scrutiny Panel, set out in Appendix A to this report, be accepted and submitted to the Overview and Scrutiny Commission on 23rd January, 2003, and the Executive on 11th March, 2003;
 - (3) that, subject to ratification, the report be submitted to the South West of England Regional Development Agency (S.W.E.R.D.A.).
-

Background Papers:

- (1) Briefing Paper (The East End Renewal Area).
 - (2) City Of Plymouth Local Plan (1995 – 2011) - First Deposit December 2001 – Representations on behalf of the East End Partnership.
 - (3) East End Regeneration Strategy (Briefing Note).
 - (4) EASTender e (Newsletter for Plymouth's East End) Issues 5 and 6
 - (6) Urban Practitioners Regeneration Strategy and Masterplan for Plymouth East End.
 - (7) Report to the Overview and Scrutiny Commission on 31st October, 2002 and the Executive on 19th November, 2002.
 - (8) Summary of responses following the East End Regeneration Strategy and Masterplan public consultation.
-

REPORT OF THE OVERVIEW AND SCRUTINY PANEL – TRANSPORT, HOUSING AND RELATED REGENERATION

EAST END AREA REGENERATION STRATEGY

1.0 Background

- 1.1 Following meetings of the Transport, Housing and Related Regeneration Overview and Scrutiny Panel on 12th and 26th September, 2002, to consider the consultation draft strategy on the regeneration of the East End, an interim report on the Panel's findings was submitted to meetings of the Overview and Scrutiny Commission on 31st October, 2002 and the Executive on 19th November, 2002.
- 1.2 As negotiations were still ongoing and Officers did not feel they were at a stage where recommendations could be made, it was agreed that the East End Area Regeneration Strategy be brought back for further discussion and scrutiny by the Transport, Housing and Related Regeneration Scrutiny Panel following the closure of the period set aside for public consultation.
- 1.3 The Panel met on 7th January, 2003, to consider its recommendations to be presented to the Overview and Scrutiny Commission on 23rd January, 2003, and the Executive on 11th March, 2003.

2.0 Panel Structure

Councillors

Councillor Mrs. Ford, in the Chair.
Councillors Mrs. Nelder and Wheeler.

Also in attendance:

Officers:	Phil Mitchell	East End Renewal Area Co-ordinator
	Carole Hoyle	Democratic Support Officer

Mrs. R. Hinds (Witness)

3.0 Objectives

Following the closure of the period set aside for public consultation, the Transport, Housing and Related Regeneration Overview and Scrutiny Panel further consider the East End Regeneration Strategy and Masterplan and submit a report on its findings and recommendations to the Overview and Scrutiny Commission on 23rd January, 2003, and the Executive on 11th March, 2003.

4.0 The Detail

- 4.1 The Director for Social and Housing Services presented a summary of responses following the consultation exercise, which indicated the main areas of concern as being:-
- (i) the shops in Embankment Road;
 - (ii) the HGV traffic in the area;

- (iii) the gasometers;
- (iv) the old bus depot;
- (v) parking in the East End area;
- (vi) the presence of industry in residential areas;
- (vii) the requirement for traffic calming;
- (viii) parking at the Warner Village site;
- (ix) the smell emanating from the South West Water treatment works;
- (x) the dust from Cattedown/Victoria Wharves.

4.2 The Panel was also advised that a letter had been received from the Theatre Royal drawing attention to the important role of the Theatre in the regeneration of the area and its desire to work with the local community in fulfilling that role.

5.0 Comments

Having considered the documentation the Panel made a number of comments, which are set out in Appendix A to this report.

6.0 Recommendations

The Panel recommends -

- (1) that the regeneration strategy for the East End be welcomed;
- (2) that the findings and recommendations of the Transport, Housing and Related Regeneration Overview and Scrutiny Panel, set out in Appendix A to this report, be accepted and submitted to the Overview and Scrutiny Commission on 23rd January, 2003, and the Executive on 11th March, 2003;
- (3) that, subject to ratification, the report be submitted to the South West of England Regional Development Agency (S.W.E.R.D.A.).

EAST END REGENERATION STRATEGY AND MASTERPLAN

**FINDINGS/RECOMMENDATIONS OF THE
TRANSPORT, HOUSING & RELATED REGENERATION
OVERVIEW AND SCRUTINY PANEL**

Page	Issue/Proposal	Comment
	General Comment	The Panel considered that in order to inform clarity and for ease of reference:- (i) the proposals in the main text be highlighted in bold print; (ii) all proposals be listed after the Executive Summary or as an appendix to the main report.
Section 1 : Plymouth’s New East End		
19	Positioning the East End as a key driver for the renaissance of Plymouth.	The Panel endorsed the reference to the role the East End played in the economy of Plymouth and the sub-region.
21	Sutton Lockbridge: Proposal 1.3	The Panel stressed the need for management issues to be addressed associated with the many problems for the residents of Coxside and the National Marine Aquarium with late evening usage.
21	Marine Science and Technology: Proposal 1.4	The Panel considered that reference should be made to the brief for Consultants in looking at “Citywide” opportunities for the Marinex/ NCMST proposals.
22	Access to the Waterfront: Proposals 1.5 and 1.9	The Panel endorsed the need to improve access to the waterfront.
Section 2 : Developing the East End		
24	Port Activity: Proposals 2.1 and 2.4	The Panel endorsed the role of the commercial port as a key “strand” in a diverse local economy.
25	“Eastern Gateway”: Proposal 2.6	The Panel - (i) endorsed the strategic importance of this ‘junction’ and adjoining sites and noted the link to Proposal 6.3 - Dynamic Traffic Management; (ii) considered that the references to “eastern expansion” impacting on traffic generation along the A374 and A379 corridors should be reinforced; (iii) considered that reference should be made to the fact that the decision on the planning application for the Blagdons site should not jeopardise future junction improvements or any prospective L.R.T. facility.

Page	Issue/Proposal	Comment	
25	Tothill Sidings: Proposal 2.8	The Panel -	
		(i)	noted the conflict between this Proposal and Proposal 24 of the Local Plan;
		(ii)	emphasized the need to safeguard the L.R.T. facility in any future proposal;
		(iii)	in view of (ii) above, would only support uses that do not jeopardise future L.R.T. use, which effectively means that use for coach parking would be acceptable but that small business units not, unless space was safeguarded for future L.R.T. facility.
26	Cattedown Road/Oakfield Terrace Road/Brentor Road: Proposal 2.9	The Panel -	
		(i)	noted the need for continued and additional Regional Development Agency (S.W.E.R.D.A.) support in securing sites for residential development;
		(ii)	considered that the British Rail Residuary Board should be encouraged to release the Brentor Road site for future residential use in the best interests of regeneration of the Renewal Area, preferably by reaching a mutual agreement with the Regional Development Agency and Plymouth City Council over site acquisition.
27	Coxside: Proposal 2.10	The Panel -	
		(i)	noted that the Regeneration Strategy map identified the opportunity for residential and mixed uses on land to the east of Commercial Road, which has not been shown in the Local Plan;
		(ii)	considered that this should be identified as a specific proposal and be recommended to the Local Plan Working Group for inclusion in the Local Plan.
Section 3 : Local Priorities			
30	S.W.E.R.D.A. Funding: Proposal 3.4	The Panel -	
		(i)	endorsed the recommendation that the East End be considered under the S.W.E.R.D.A.'s "Building Communities" programme (as a pilot or in later rounds) or through its Spatial Framework;
		(ii)	highlighted the need to rigorously pursue other sources of external funding.

Page	Issue/Proposal	Comment
30	Affordable Housing: Proposal 3.5	The Panel supported fully but emphasized the need to continually assess local housing needs and the requirements for affordable housing.
32 & 35	Figure 3 – Existing Urban Form & Figure 4 – Urban Design Strategy	The Panel -
		(i) was very critical of the maps, particularly in relation to the complexity and the amount of information shown, and considered there was a need for street names and key landmarks (e.g. National Marine Aquarium) to be shown to aid identification of areas;
		(ii) noted that there were legibility difficulties and inaccuracies and/or misleading information, e.g. Figure 4, Area 11 – “Community Park”.
36	Proposals 4.1-4.15	The Panel considered that there was a need to strengthen Proposal 4.1, particularly in relation to seeking the safeguarding of landmarks and features of historic value in an effort to ensure the area is not “sanitised” by new build.
Section 5 : Vibrant Communities		
47	Proposal 5.4: Community Enterprises as part of the Community Village	The Panel endorsed the opportunity to incorporate “community enterprise” space as part of the Community Village project.
50	Proposals 5.12-5.16	The Panel -
		(i) whilst recognising the difficulties faced by the City Council in respect of Proposals 5.14 and 5.15, endorsed the findings of the Coxside Consultation report which forms the basis for Proposals 5.12-5.16;
		(ii) in relation to Proposal 5.14, considered that this needed to be handled in a sensitive manner in order not to exacerbate the existing situation;
		(iii) supported in principle Proposal 5.15 but considered that it should be stressed that this would require additional staff resource if the Renewal Area Team was to take this on board;
		(iv) in respect of Proposal 5.16, stressed that the East End must be prioritised in future Council Housing Capital Programme allocations;
		(v) considered that there was a need to stress that further work on a Coxside Study be undertaken as a priority and that repairs to flats be carried out in the meantime to improve living conditions.

Page	Issue/Proposal	Comment
51	Proposal 5.19	The Panel considered that there was a requirement for a proposal recommending that a Neighbourhood Renewal Action Plan be prepared, drawing from relevant references in the Regeneration Strategy (see also comments at Section D – Funding).
Section 6 : Dynamic Traffic Management		
53-60	Transport and Movement Networks	The Panel endorsed the role played by the East End, and the impact this had on the local community, of strategic transport routes and the need for significant improvements to be undertaken.
60	Proposal 6.3 – Eastern Gateway Junction Improvement	<p>The Panel -</p> <p>(i) endorsed the role played by the Heles Terrace junction (and surrounding area) in the strategic highways network for the City and the need to investigate opportunities to make strategic improvements (see 2.6 earlier also);</p> <p>(ii) stressed that the decision regarding the existing planning application at Blagdons Boatyard should not jeopardise future junction changes or any prospective L.R.T. facility.</p>
60	Proposal 6.7: Major Scheme Bid	<p>The Panel -</p> <p>(i) considered that the wording should be changed from “consider” to “actively pursue” major scheme bid “as a matter of urgency”;</p> <p>(ii) stressed the need for adequate staff resources and/or prioritisation of the East End in order that funding bids can be prepared.</p>
60	Proposal 6.10: Light Rapid Transit	The Panel endorsed the role L.R.T. played within the context of the East End.
60	Proposal 6.12: Rail Branch Line	The Panel endorsed the future opportunities for exploiting the use of the rail branch line.
Section D : Implementation		
82-83	Role of Key Partners	<p>The Panel -</p> <p>(i) endorsed the key role to be played by “partners” in bringing about the delivery of the proposals identified in the Strategy;</p> <p>(ii) considered that the Theatre Royal should be included in the list of key partners.</p>

Page	Issue/Proposal	Comment
85	Funding	<p>The Panel -</p> <ul style="list-style-type: none"> <li data-bbox="873 134 1438 233">(i) stressed the role to be played by the R.D.A. in supporting the delivery of the proposals identified in the Strategy; <li data-bbox="873 268 1438 401">(ii) considered that the “positioning” of the East End in the context of Neighbourhood Renewal Funding (N.R.F.) also needed to be addressed; <li data-bbox="873 436 1438 701">(iii) stressed that, whilst SRB 6 funding had been secured for the Renewal Area, this fell far short of what was required and only addressed certain issues, e.g. it did not include many of the issues to be addressed through N.R.F., such as service improvements, education, crime and health; <li data-bbox="873 737 1438 1062">(iv) noted that all SRB 6 funding had been pre-allocated to projects across Sutton Ward and, as a consequence of no N.R.F. in the East End, there were key gaps in provision. It was the Panel’s view that consideration of funding should therefore be sought through Plymouth 2020 to address the need for a Neighbourhood Action Plan and to address such gaps.