

Part 1

Introduction and Analysis



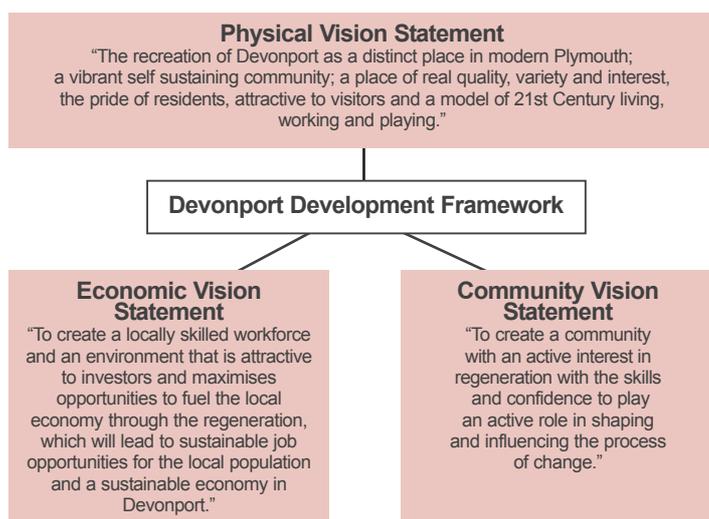
Chapter 1 Introduction

A Framework for Change

1.1 The Development Framework: its purpose and application

Devonport Regeneration Company (DRC) is a body led by the local community with the aid of £48.73m of funding via the Government's New Deal for Communities initiative. An ambitious regeneration programme is set out in the DRC Delivery Plan 'Devonport's People's Dreams' (2001). This is supported by a range of partners including Plymouth City Council (including the Devonport Urban Village office); English Partnerships; the South West Regional Development Agency (SWRDA); and the Government Office for the South West.

The DRC Delivery Plan identifies a series of vision statements, backed by more detailed objectives and target outcomes. The purpose of the Devonport Development Framework (DDF) is to ensure that each and every initiative within the regeneration programme is fully integrated. It has been prepared to provide the physical setting for achieving the DRC outcomes that encompass physical, community and economic development initiatives, as summarised in this diagram:



The Development Framework aims to achieve this integrated approach by establishing a basis for:

- **project co-ordination** - a key reference point for the local community and its partners to dovetail all development projects;
- **guiding investment decisions** - showing how individual investment decisions need to be made in relation to the wider picture;
- **servicing as the basis for planning decisions** - becoming formally adopted by the City Council as an Interim Planning Statement;
- **aiding project promotion** - setting out the range of development opportunities for potential investors and clarifying how the DRC and its partners wish to see the vision take shape on the ground.

Catalysts for change

The Development Framework brings together and builds on much of the good work that has already been done. This effort goes back to the Mount Wise Community Action Planning Event held in 1997, for instance. In particular it seeks to take forward and update the strategic decisions established in the Devonport Urban Village 'Urban Framework Plan' (September 2000). This was prepared by Plymouth City Council, SWRDA and The Prince's Foundation - with considerable community involvement. Many of the Urban Village proposals have since been absorbed into the City Council's Local Plan.

Two fundamental factors have prompted the need to re-evaluate the development approach:

- a) Devonport Regeneration Company, responsible for directing the New Deal for Communities programme, has adopted its Delivery Plan and embarked on a series of initiatives; and
- b) Two major MoD-owned land parcels identified in Figure 1 - the Storage Enclave and Mount Wise - have been confirmed as surplus to requirements. The MoD has given a firm commitment to vacate both sites by the end of 2004 and formally transfer this land in Spring 2005. As such, the land is available for potential acquisition to help deliver the regeneration programme.

The Development Framework sets out far-reaching proposals for major change. The New Deal for Communities programme looks to achieving this by 2011. However, the Development Framework looks further ahead - and in formal terms looks to 2016 as a long term milestone to tie in with the City Council's emerging City-wide 'Local Development Framework.'



- Study area
- MoD sites surplus to requirements
- Retained secure MoD Dockyard

Figure 1 Study Area

1.2 The approach

The justification for recommending the urban structure and individual project proposals set out in this document is put forward with reference to the DRC Delivery Plan objectives and target outcomes. The fundamental guiding philosophy has been to apply the 'sustainable urban neighbourhoods' concept of a truly integrated approach to masterplanning that mixes uses, weaves together a range of tenures, puts pedestrians, cyclists and public transport first, ensures densities are sufficient to support a range of local services and amenities, generates high quality design and promotes ongoing local management and stewardship.

This approach has been applied to:

- actively engage the local community in the process of regeneration and ensure that the Development Framework is soundly based on a full appreciation of locally identified needs and opportunities;
- build on the project development work, investment decisions and activities that are already underway;
- ensure that a positive and compelling framework for investment is created.



The 'Devonport Day - Have Your Say!' event was held to gauge community views

Decision-making structure

A project structure has been established to guide the preparation of the Development Framework. This has helped to ensure that the consultant team is responsive to the views of the local community, that the inputs of various stakeholders are co-ordinated and that decisions are made by accountable representatives. The key components are:

- **The Development Framework Client Team**, which meets on a regular basis to guide the work of the consultants. It is led by two resident DRC Board Members - John Brooks and Sam Swabey.
- **The DRC Environment Focus Group**, which is a community forum. It keeps in close touch with the masterplanning work and ongoing development projects.
- **The DRC Board** which is the principal decision-making body and provides strategic advice.

To augment this, preparation of the Development Framework has been informed by ongoing consultation with a range of other groups, including other DRC Focus Groups, the Urban Village Group, PCC officers and the Primary Care Trust.

Method

The project programme has been structured according to five work stages:

Stage 1 - Mobilisation, analysis and engagement, which was concluded with the preparation of a Baseline Report backed by a desk-top ground conditions report.

Stage 2 - Strategic options definition, which clarified the range of development scenarios to be explored and tested. An Options Scoping Report was prepared to mark the end of this project stage.

Stage 3 - Options development and testing, which involved a strategic evaluation of the various development scenarios. This stage concluded in the "**Devonport Day - Have Your Say!**" community event.

"Devonport Day" was a key milestone and means of informing the project. This major community event, held on Granby Green to present emerging ideas and seek feedback, was a huge success and was jointly organised by a group of local residents, DRC staff and the consultant team in a spirit of extremely positive partnership. Approximately 300 local people participated plus at least 50 children.

An exhibition explained the key strategic choices facing the community. A variety of people were on hand to talk through the proposals. Four different scenarios were presented as to how development planning for the whole of Devonport might be taken forward. People were asked to record their views on forms provided. With this feedback to hand, the DRC Board and its partners met to agree the preferred strategy to underpin the Draft Development Framework. Chapter 5 explains this process.

Stage 4 - Initial Draft Development Framework. This report, backed by a Draft DDF Delivery Plan, was prepared for consultation with key partners. A second consultation event 'DDF Partners' Day' was held to provide a collaborative forum for key partner organisations to come together and identify how to take the DDF process forward.

Stage 5 - Final Draft Development Framework: Following comment and direction from the client team on change and refinement to development proposals, this Final Draft Development Framework was prepared in November 2003 to serve as the basis for further public consultation and community engagement. This period of consultation is scheduled for January - February 2004. Following this, feedback will be assessed and revisions drafted accordingly. A Final DDF document will then be adopted by each of the partner organisations. This will include PCC, who aim to formally adopt the DDF as an Interim Planning Statement.

1.3 A guide to the report

The Development Framework is presented in three parts:

Part 1 - Introduction and analysis - summarises the main issues and opportunities to be addressed and the wider context within which proposals for Devonport need to be framed

Part 2 - Building Sustainable Neighbourhoods - sets out the overarching vision, the key development principles and the overall development strategy required to build sustainable neighbourhoods. It then explains how each of the development principles are applied as 'layers' of the Development Framework to realise the various DRC target outcomes

Part 3 - Focussing on Delivery - summarises the key quantifiable expected outputs and the proposed approach to implementation

