

Dartmouth Neighbourhood Development Plan
For Information Only

Appendix P1

Development Brief for the regeneration and intensification of existing employment sites

1. Purpose of this Development Brief

A number of employment areas within Dartmouth have potential for revitalisation and intensification to help deliver the employment needs of the area. Although land owners have improved individual sites with some success there has been no comprehensive approach. The sites worthy of consideration include:-

- Speedwell;
- Nelson Road;
- Collingwood Road and Close;
- Jawbones Innovation Park.(Darpro Industrial Estate)

The sites experience various levels of poor working and physical environment, access issues and constraints, close proximity to residential areas, under occupation or voids in units. As and when units become available for redevelopment opportunities exist to explore:-

- Potential for mixed use of employment;
- Access and public realm improvements and directing public funding to this;
- Establishment of a landowners and tenants forum;
- Adopting a 'comprehensive' master planning approach;
- Proactive engagement with delivery partners.

This brief sets out to move the regeneration process forward and elaborates and develops Neighbourhood Plan policy DNP EC3 (Additional employment land and safeguarding existing employment uses) and DNP EC5 (Business start-ups and mixed use employment) and DNP TE5 (Brownfield First)

2. Brief Requirements

2.1 The areas defined within the blue lines of figures 1 and 2 are considered appropriate for regeneration and intensification as and when there is landowner support for this.

2.2 Within the employment regeneration area the following should apply:

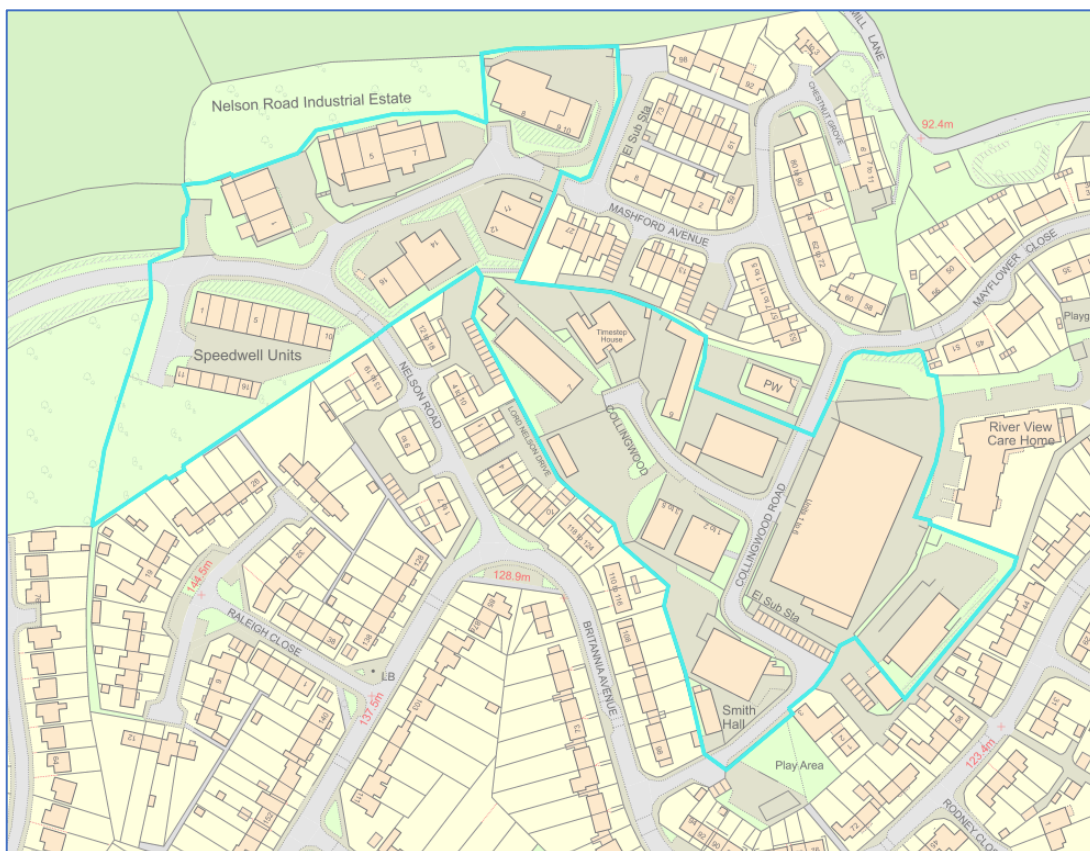
- a) A landowner's and tenant's forum should be established and facilitated by public bodies. The objective of the forum would be to offer support for existing landowners to improve and develop and intensify their sites including identifying funding and technical support. The forum should help develop a shared marketing and management plan for each site to maximise their commercial attractiveness to customers and future tenants.
- b) A comprehensive master planning approach is taken drawing on the recommendations of best practice. Public funding should be sought to prepare the masterplan. With the exception of minor alterations a masterplan should be submitted in advance of a planning application.

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- c) Fundamental to the regeneration of the employment areas are:-
- The improved and safe pedestrian linkages through the area and linking to residential areas.
 - Improved appropriate vehicle access.
 - The improved landscape quality through appropriate hard and soft landscape treatment, screen and amenity planting.
 - Where close to residential areas uses should be compatible with this e.g. user class E(g)- (Uses which can be carried out in a residential area without detriment to its amenity -offices, research a development and light industrial processes) and user class B8 (storage and distribution including open air storage)
 - Where appropriate an increase in floor area including the introduction of mezzanine floors will be supported.
- d) Ancillary retail and residential uses as part of live work or small infill residential developments will be permitted providing the employment uses and residential amenity are not compromised.
- e) In mixed use developments only Class E uses will be permitted.
- f) In the event of units being vacated and voids occurring prior to any re-development the introduction of short and flexible lets is encouraged to maximise occupancy and avoidance of the appearance of dereliction.
- g) Significant increase in traffic and need for additional car parking that cannot be served by the existing and improved road infrastructure will not be supported.



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Figure 2 Jawbones Innovation Park. Area suitable for future regeneration and intensification lined in blue

Figure 1 Speedwell, Nelson Road, Collingwood Road and Close. Area suitable for future regeneration and intensification lined in blue

PS updated 9 9 22