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# Derriford/Seaton/Southway Area Action Plan

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## Issues & Options

This document has been produced by the City Council as a part of the first stage in preparing Plymouth's new Local Development Framework (LDF).

Plymouth is experiencing a period of significant change. There is a real expectation of improving the quality of people's lives in a way that truly reflects the aspirations of local communities. Significant developments are already underway to deliver key elements of this vision. Further major opportunities are coming forward. We need your help to evolve a Development Framework to manage these changes effectively.

In order to shape the content of this new development framework, we would like to know:-

- What sort of Plymouth do you want to see in the future?

The answers to this question will shape the 'Core Strategy' document which outlines how the city will evolve over the next ten or more years.

- What changes, if any, need to be made in your area to help improve it?

The answers to this question will shape the 'Derriford / Seaton & Southway Area Action Plan' that will show in detail how development opportunities will help re-enforce the communities in this area, as a part of Plymouth's urban renaissance agenda.

This document is intended to generate discussion about the issues and opportunities in Plymouth's Northern Corridor. It is not intended to be site specific, but rather to try and identify the more important strategic issues that will help to shape the way the area develops in the future.

Detailed guidance for this area will be produced in the 'second tranche' of Area Action (AAP) preparation. The greatest need is for guidance in those areas where major investment is about to take place (Devonport, Millbay and North Plymstock). The timetable for progressing the AAP for the Northern Corridor is therefore:

- Detailed consultation on the issues & options arising from this document in September 2005,
- Detailed policies and proposals will be generated as a result of this consultation, which in turn will be consulted on in February 2006,
- This will lead to the submission of the Northern Corridor Area Action Plan to the Secretary of State in September 2006.

**We need your views to help us shape this statutory Area Action Plan for the Northern Corridor.**

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## The Northern Corridor Area

Derriford, Seaton and Southway are located on the main route north out of the city centre, bordering the Tavistock Road (A386) and are, therefore, part of the city's northern gateway. These areas are located centrally within the post World War II expansion of Plymouth. The area has been the subject of a recent detailed study by Llewelyn Davies, which has informed this paper.



## Issues and Opportunities

Derriford has seen major changes in recent years. The development of Plymouth International Medical and Technology Park on the former Seaton Barracks, and the expansion of Derriford Hospital and associated medical cluster, has significantly changed the character of the area. The College of St Mark and St John is also an important employer within the area. As such, Derriford has become an important employment centre within the city. Economic pressures on the manufacturing sector due to overseas competition, however, have resulted in the rationalisation or closure of companies within Southway and Estover, creating redundant land and buildings.

Southway is an important residential area, dating from the post-war era. The area has a local centre providing facilities and amenities for the existing community. The residential development here and throughout the Derriford area has been influenced by the steep topography of the area.

The airport is a significant economic asset to the city, providing fast, convenient links between Plymouth and the rest of the UK as well as Europe. This fact has been recognised in both the Mackay Vision as well as the regional air services white paper. There are, however, also environmental considerations to having an airport within a built up urban area, which need to be noted.

The issues are:

- How to improve the built environment along the A386 to create a positive gateway into the city?
- How best to safeguard strategic greenscape corridors and views?
- How to create a strong sense of place and identity?
- How to create recreational links to open countryside and Dartmoor?
- How to improve the relationship between development and green space?
- How to create a new sustainable mixed-use district centre?
- How to improve linkages between the main components of the urban landscape (residential, retail, employment) due to the area's steep topography and also to the predominance of cul-de-sacs within residential areas?
- How to overcome the barrier of the A386 between Derriford and the residential areas to the west?
- How to reduce congestion on the A386 caused by commuters to Derriford and the city centre?
- How to optimise the potential for development to contribute to the city vision?
- How to address noise and development constraints caused by the airport?
- How to promote the airport as an important arrival point and means of transport for the city?
- How to reinforce the neighbourhood centre at Southway?
- How to utilise the area's natural and built heritage as an asset?
- How to improve orientation within the area?

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## Vision

To create a new centre as a focus for Northern Plymouth, and to strengthen the existing centre at Southway, both supported by strong, vibrant and well-connected communities.

## Options to deliver this vision

Options for the future development of the Derriford/Seaton/ Southway area have been the subject of a study for the City by Llewelyn-Davies. Their final report, recommending a preferred option for development, will be published in April 2005. Options emerging from this work relate to:









### **Promote as high quality ‘northern gateway’ into the city from the A386 and from the airport.**

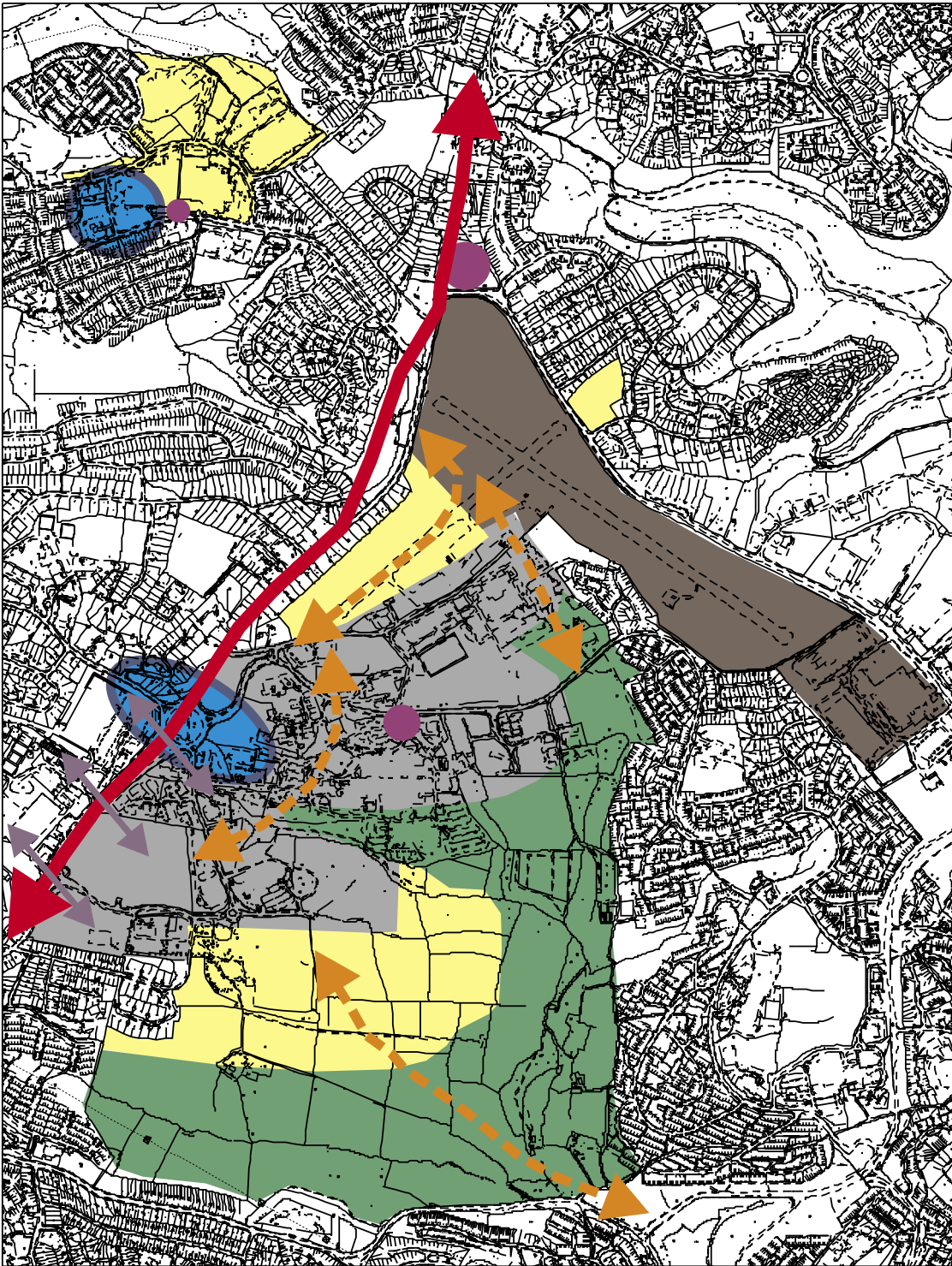
This area provides the first impression into the city from the north and it is essential that a positive sense of arrival is created. As the major gateway into Plymouth from the north, there is a need to improve the urban environment along the A386, with high quality built form. Opportunities to define and enhance the character of this area, through use of landmark buildings such as Western Morning News and Palmerston Forts, and through the greenscape, will be encouraged. Existing and potential strategic views, use of topography, and relationship to the area’s natural character, for example the valleys, will be promoted. The role of the airport is essential for the economic wellbeing of Plymouth and its connections nationally and internationally. The airport provides an important gateway into the city and opportunities to improve this will be explored.

### **Promoting Plymouth Airport**

There are opportunities to re-configure Plymouth Airport, protecting its long-term position. This could include closure of runway 0624, and redevelopment of the land for mixed use, together with new terminal buildings. This would enable the main runway to be extended, and existing environmental issues to be addressed. Land to the south east of the main runway, currently in industrial use, will continue to be safeguarded for airport-related use. The City has produced an Interim Planning Statement on the planning considerations affecting this land.

**The Vision** -To create a new centre as a focus for Northern Plymouth, and to strengthen the existing centre at Southway, both supported by strong, vibrant and well-connected communities.

-  Sites with mixed use development potential - including significant residential development.
-  Neighbourhood Centre - strengthen Southway's neighbourhood centre, create a new centre to serve both the needs of Derriford and northern Plymouth.
-  Existing mixed use area, including medical technology park, science park, hospital, leisure and employment. Potential for mixed use and residential development as integral component of future development in this area.
-  Reduce congestion along the A386 by improving public transport facilities and by improving local road infrastructure.
-  Integrate Derriford better with areas to the west of the A386 by providing safe pedestrian and cycle crossings.
-  Enhancement of the river valley, strategic open spaces and wildlife corridors. Creation of public recreation opportunities
-  Possible new transport links.
-  Transport Interchange location.
-  Airport: Safeguarded airport land.



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### **Improve transport connections, public transport and relationship to the wider area**

There is a need to tackle traffic congestion through better public transport and improved road links, both within the area and with surrounding areas. The following options will be considered to improve and/or create new links:

- throughout the plan area,
- with adjacent neighbourhoods,
- through to and across Estover industrial estates,
- within residential developments to overcome inherent problems with cul-de-sac arrangements,
- north–south to improve connectivity between different land uses
- to consider providing a new route through the Forder Valley to the A38,
- across Tavistock Road linking east to west, possibly as part of the new district centre.

Improving connectivity is directly linked to easing congestion and to providing alternative options to the car. However, traffic congestion will not be solved by new road links alone. A dedicated public transport route or public transport provision along existing routes will be explored, together with opportunities for transport hubs/interchanges at local/district centres e.g. Southway, Crownhill, Derriford.

### **Strengthen the community of Southway**

In order to strengthen Southway as a residential and mixed use community, and to strengthen the viability of the local centre, there is the option to achieve high density mixed use development within and adjacent to the local centre, including residential, small scale local business units and community facilities. This would involve long-term refurbishment or remodelling of the local centre adjacent to a new transport hub. The new development would include a high quality public realm, with a well-connected network of streets and informal and formal public open spaces. Encouraging pedestrians and cyclists as part of an integrated public transport network will be promoted. Consideration of the educational needs of this area, including the need to modernise provision and to strengthen the contribution of local schools to strengthening the community of Southway, is also being taken forward.

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### **Provide a new centre for Derriford**

Derriford has grown as a major employment centre, but without the facilities to service the workers. It lacks a positive identity. There is a need to create a heart and sense of place for Derriford to serve a new residential and working population, as well as to serve adjacent neighbourhoods. This would include some retail and a bus interchange, and provide an opportunity to create a stronger link east to west with the possible reconfiguration of Derriford junction. This new centre would act as a focus for the new mixed-use district, drawing together the current disparate activities in this area, to create a more cohesive urban form. A recent citywide retail study undertaken for the City Council will help to inform the level of retail provision and the role of the centre.

### **Promote public access to and enjoyment of natural green space and the open countryside.**

There are opportunities to strengthen existing residential areas with new residential development that is sensitively laid out and safeguards important open spaces and views. A positive relationship between the built form and existing/ new green space will be promoted for developments that front onto it. Opportunities to provide better access to green space and to the open countryside will be considered, by linking green spaces strategically. Options to create a different form of landscape will be considered, such as an urban park.

## Key matters for consideration

- What balance of employment and new residential development should be achieved at Southway?
- Are the sites with development potential appropriate?
- Is a new centre needed in the Derriford area to serve Derriford and northern Plymouth?
- How can congestion on the A386 be minimised or reduced?
- How can development be balanced with the need to protect and enhance enjoyment of Forder and Bircham Valleys?
- How can a 'sense of place' be achieved in the Derriford area?

## We would like your views on these matters:

- 1) Is this the right vision for Derriford/ Seaton/ Southway?**
- 2) What do you think are the priorities for meeting community needs, leading to the successful transformation of this area?**
- 3) Are there other options to address these issues?**



## We need to know what you think

The statutory consultation period to respond is 7th March - 18th April 2005.

All comments must be received within this period and can be sent to:

### **Strategic Planning Manager**

Planning & Regeneration  
Plymouth City Council  
Civic Centre  
Plymouth  
PL1 2EW

or

by fax: 01752 304294

by email: [ldf@plymouth.gov.uk](mailto:ldf@plymouth.gov.uk)

Further copies of the leaflet and response forms are available from:

[www.plymouth.gov.uk/ldf](http://www.plymouth.gov.uk/ldf)  
The Civic Centre (Planning Section)  
Local Libraries

This Document Is also available in **Large Print**, **Braille**, or on **Audio Tape**

