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Cross Border Issues (Sherford & Minerals)

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 both these question will help shape how the LDF tackles cross-border issues in the Plympton /Plymstock areas. The Sherford new community proposal in the South Hams will have major implications for land within the city boundary, so this is a very important issue for the LDF.

This document is intended to generate discussion about the issues and opportunities in the plan area. It is not intended to be site specific, but rather to try and identify the more important strategic issues which will help to shape the way the area develops in the future. Detailed policies and proposals will be generated as a result of this consultation. This could be in the form of a joint Area Action Plan with South Hams District Council, or as part of the City Council's Policy and Proposals Local Development Document.

We need your views to help us shape the how the Local Development Framework will tackle cross-border issues in relation to the Sherford new community and minerals issues.

Cross-Border Issues (Sherford and Minerals)

One of the most substantial single development proposals for many decades in the Plymouth sub region is that for a new community at Sherford, in the South Hams. The proposal is identified in the adopted Devon Structure Plan, to include construction of at least 4,000 homes by 2016.

An *Enquiry by Design* process, facilitated by Prince's Foundation, was undertaken during 2004 to explore with key stakeholders and community representatives the preferred nature and form of the development. The *Enquiry by Design* explored different options for how the new community might be formed and where it should be located. It provided strong evidence as to how Sherford could really become a locally distinctive and high quality sustainable community. It also began to inform how Plymouth might continue to develop in the longer term, identifying a strong definition to the edge of the city and possible future directions of growth back into the city.

The north Plymstock / Sherford area is quite rich in minerals reserves. The landscape includes both operational and abandoned quarries. Planning permissions exist for new mineral extraction. Other parts of the area are affected by minerals rights and minerals consultation areas. It is impossible, therefore, to divorce the consideration of Sherford, with all of its implications on the eastern part of Plymouth, from minerals issues.

Issues and Opportunities

The Sherford development and the minerals resource in the area present many issues and opportunities.

These include:-

- The extent to which the minerals resource is important, both regionally and nationally.
- The importance to the city of future development to meet its housing needs, to promote economic activity, leading to an increase in the city's critical mass such that the city can support cultural and other facilities of the highest quality.
- The extent to which countryside both within and outside the city's boundary should be safeguarded.
- The opportunity to make better use of existing countryside and greenscape for recreation and public enjoyment.
- The need for an integrated and sustainable transport solution given the impact of the Sherford development on the eastern corridor of Plymouth.
- The potential role of the Sherford new community in helping to meet economic activity and housing needs of the Plymouth sub region, including the need for affordable housing both within the South Hams and City parts of the sub-region.
- The relationship of the new community to Elburton, and in particular its potential to help support and improve community facilities within this area.
- The relationship of the new community to Langage, and in particular the potential to enhance linkages and improve access to this strategic employment site. In addition, development in this area needs to reflect the fact that it will form an important gateway into the city, providing the entrance to the city along the A38.
- The future role of Langage itself in contributing to the Plymouth sub region's economic potential – a particularly significant issue in the context of the Mackay Vision.















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- The relationship of the new community to Plympton, including the need to safeguard the special character of Plympton St Maurice conservation area.
 - The future direction of development after the Sherford new community is developed.
 - Concern about the need to maintain free flow of traffic on the A38 Expressway.

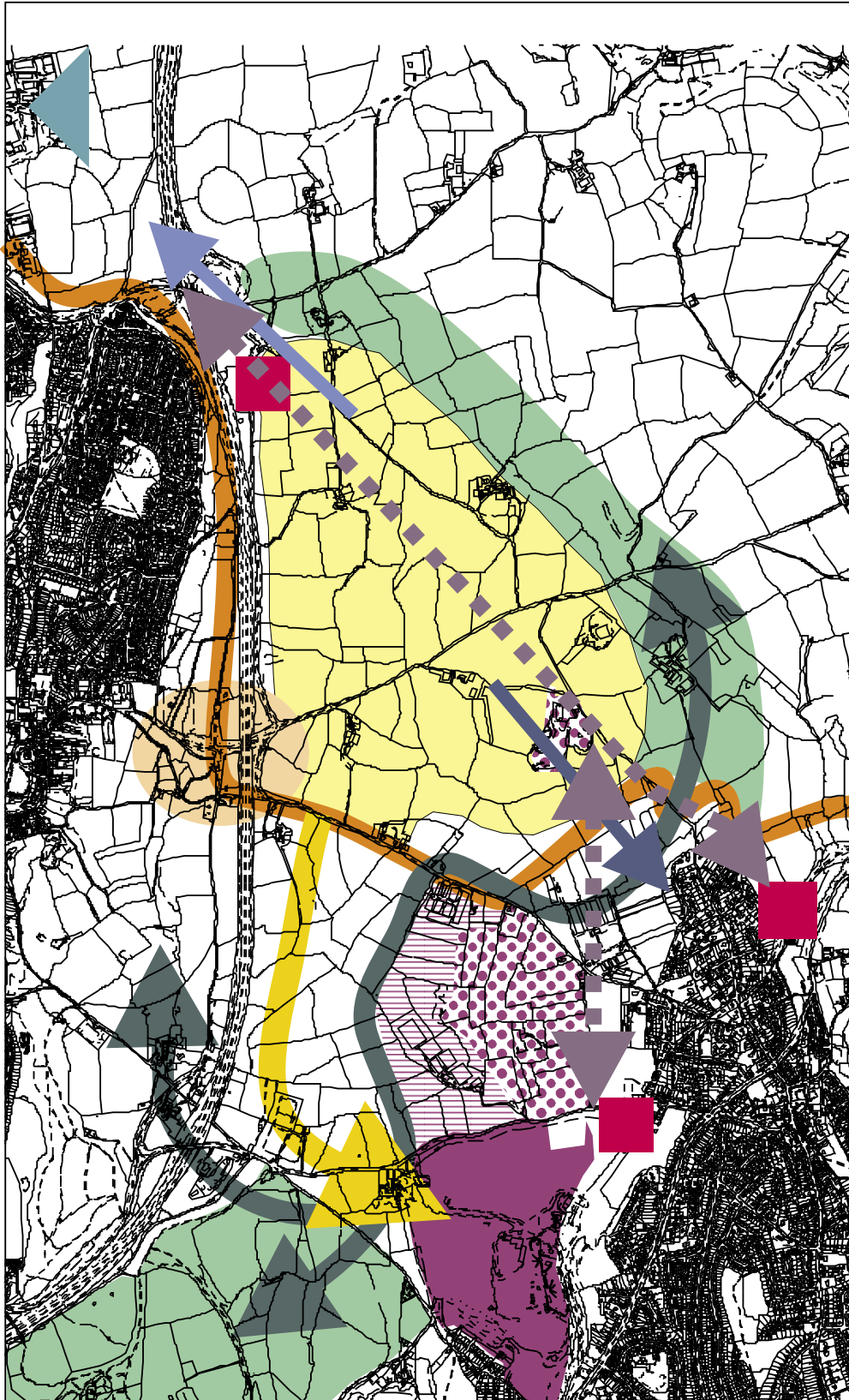
Vision

The creation of a sustainable linked community defining the eastern extent of Plymouth. In doing so, allowing the City to establish a long term strategy which balances the need to accommodate change with the need to conserve natural resources and the adequate long term supply of aggregates.

The key aims of this vision can be achieved through working with South Hams District Council to set a planning framework for the new community which reflects the important role that it plays within the Plymouth sub region and which creates a high quality, locally distinctive and sustainable community.

The Vision - The creation of a sustainable linked community defining the eastern extent of Plymouth allowing the City to establish a long term strategy which balances the need to accommodate change with the need to conserve natural resources and the adequate long term supply of aggregates.

-  Broad location of Sherford new community in South Hams/Plymouth, as urban extension.
-  Possible future direction of long term growth from Sherford back into the city.
-  Options for connecting Sherford to the A379 & A38 with high quality public transport route.
-  Options for transport Interchange.
-  Potential for a significant country park as part of the Saltram estate.
Potential to establish a park providing a strong definition to the eastern edge of Plymouth.
-  Opportunity for linking Elburton to Sherford.
-  Opportunity to improve linkages from Sherford to Langage.
-  Strategic greenscape links, joining the country park at Saltram to the open countryside east of Sherford in South Hams.
-  Strategic employment location at Langage.
-  Existing minerals activity - potential future development site.
-  Existing minerals consent.
-  Option for future minerals activity to enable relinquishment of minerals rights on site of Sherford new community.
-  Plymouth/South Hams administrative boundary.
-  Careful management of linkages to Plympton including protection of Plympton St Maurice conservation area.



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Options to deliver this vision

The broad location set out on the Map is that identified through the *Enquiry by Design* process. An alternative location, as set out in South Hams First Deposit Local Plan, including land to the south-east at Chittleburn, was also considered through the *Enquiry by Design*. However, this option was felt to relate less well to the existing urban area of Plymouth and to the existing landscape. It may also lead to a less sustainable form and pattern of development.

The Sherford new community is a development of strategic importance to the future prosperity of the Plymouth sub region. The case for the new community has been well tested through the planning process, and is now a clear proposal in the adopted Devon Structure Plan. The nature and form of the development will be primarily determined through the South Hams LDF, although this may be in conjunction with Plymouth City Council through a Joint Area Action Plan.

The development will need to respond to affordable and other housing needs within Plymouth and the western part of South Hams. It will also contribute to the wider objectives of creating a prosperous and vibrant sub region.

It is vital that the mistakes of the past for developments of this scale are not replicated at Sherford. Its mix of uses, mix of tenure, layout and design must be such that a vibrant sustainable and locally distinctive community is created. It will need to be well connected to surrounding settlements, but these connections must also respect the integrity, environmental quality and community needs of these communities. Key transport and community infrastructure must also be provided in the early phase of development.

Options for direction of future growth.

The Sherford *Enquiry by Design* took a longer term view of future growth options beyond the completion of the new community. The development of Sherford – well connected to transport infrastructure to the north and south – presents a clear opportunity for future growth to come back into the city in a sustainable manner.

Sherford's eastern boundary would under this scenario become the eastern limit to the development of Plymouth.

Transport infrastructure options.

The development of Sherford will cause a need for major improvements to the Deep Lane junction on the A38. Given its strategic nature, there is likely to be a major constraint on the possibility of introducing any new access point to the A38. A key issue will be how improved access to the A38 can be achieved for public transport. A major transport interchange will be needed in close proximity to the improved Deep Lane junction, to encourage modal shift to public transport of existing traffic and new traffic generated by the new community.

There are two primary options for connection to the A379 corridor. One of these is to make the link at the eastern edge of Elburton. The other is to the north of Elburton, connecting at Haye Road. This leads to two options for a transport interchange facility, to enable modal shift from car to public transport.

The transport measures developed for Sherford will need to be set within the context of the City Council's emerging transport strategy for the City and the eastern corridor in particular.

Linkages with Elburton and Plympton.

The relationship of Sherford to both Elburton and Plympton will require careful attention in the emerging LDFs. Sherford has the potential to provide complementary community facilities which will benefit these communities. However, it is important that their own distinct identity and quality is not prejudiced.

There is an opportunity to "round-off" Elburton itself with some additional development. This could enable improvements to be made to Elburton's community infrastructure. Such development would need to be planned so as to integrate with what is proposed for Sherford.

Insofar as Plympton is concerned, management of the transport links will be a key issue. A particular issue is the need to safeguard the character of the Plympton St Maurice conservation area.

Linkages with Langage.

Langage strategic employment area is of great importance to the future prosperity of the Plymouth sub region. It will be important to ensure that strong linkages are made to the Sherford new community, including public transport provision as part of a wider network.

Options for future minerals extraction.

Much of the area is rich in minerals. There are currently two unimplemented planning permissions for extraction. One of these is within the heart of the proposed siting of Sherford.

One option for resolving this conflict is to identify an alternative site for mineral extraction which will be acceptable to the minerals industry. A site to the north of Hazeldene quarry may enable this to be achieved. This site may provide a long term supply of aggregates which could also be used in the development of the new community itself.

Greenscape links and country park opportunity.

The Sherford proposal will have a major impact on the previously open character of this eastern edge to Plymouth. One option is to ensure that the design of the development provides for a strategic greenscape link, which would also function as a wildlife corridor, to connect the Saltram estate to the countryside.

There is also a great opportunity, as part of an extended Saltram estate, to provide a country park for the long term benefit of the city, which could be of wider sub-regional and regional significance.

Key Matters

- To determine the broad location of Sherford.
- To consider the strategic role of Sherford and what that means in terms of its land use mix – including employment sites and assisting the regeneration of the city as well as meeting housing needs.
- To consider the mix of uses that should be provided, and the nature and form of the new community.
- To determine a transport strategy for Sherford, to link in with the emerging transport strategy for the city and for the eastern corridor.
- To determine the precise location of transport infrastructure, including transport interchanges and transport connections to the A38 and A379.
- To ensure that the linkages between Sherford, Elburton and Plympton are sensitively managed and add value to those communities.
- To balance the needs of mineral extraction with development, and to identify future extraction potential in a way that enables the new community to be developed in the most sustainable way.
- To consider the desirability of, and potential for, a new country park linked to the Sherford estate.

We would like your views on these matters:

- 1) Is this the right vision for addressing these cross border issues?**
- 2) What do you think are the priorities for meeting community needs, in relation to these cross-border issues?**
- 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

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

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**

