

North Plymstock (including Minerals)

Context

5.63 Plymouth's eastern corridor lies between Plympton and Plymstock, to the east of the Plym estuary up to the South Hams boundary. The area has significant brownfield redevelopment opportunities at Plymstock Quarry, as well as an opportunity at Sherford to provide a large new sustainable community to meet Plymouth's housing needs. There are a number of other significant issues affecting the area, including several quarries and a landfill site. The area also has a rich natural and historic environment.

5.64 The AAP will bring together both the general development considerations for North Plymstock, as well as the Mineral considerations, into one AAP document, enabling the inter-relationship of these matters to be fully addressed. This section, setting out the matters to be addressed in North Plymstock, needs to be read in conjunction with Section 12, which deals specifically with Mineral Issues. The AAP will also address the cross border issues arising from the development of the proposed new community at Sherford in South Hams.

5.65 There are a number of key issues that need to be addressed in the North Plymstock area, as it will be subject to significant change in the coming years. This change is driven by the need to plan for development which responds to Plymouth's emerging demographic and housing needs. In doing so the following matters need to be taken into account:

- The area is primarily made up of typical urban fringe uses, including farmland, horticulture, quarrying, a cemetery and a landfill site
- A gently undulating landscape which rises to a ridgeline to the north of the area
- The nationally important historic Saltram House and Estate
- Two main city approach corridors run through this area, the A38 and the A379. There are relatively poor transport connections between these roads and poor public transport connections to the City Centre
- A number of strategic footpath and cycleways run through the area, although otherwise there is relatively poor pedestrian/ cyclist permeability

- There are a number of limestone quarries to the north of A379 at Hazeldene and Moorcroft, which are still active and another at Plymstock Quarry, which is no longer active and proposed for redevelopment
- A raised landfill site at Chelson Meadow.



Approach

5.66 The Council's approach to the North Plymstock area is to ensure the co-ordinated planning and delivery of development options in the eastern corridor, (particularly at Plymstock Quarry and Sherford), in a manner which is integrated and complementary. The Council is working closely with South Hams District Council on its Sherford Area Action Plan in order to ensure a "joined up approach" to planning in this area.

5.67 The approach in North Plymstock should:

- Reinforce the identity of the area and improve key approaches to the city
- Seek to deliver high quality sustainable mixed use developments at Plymstock Quarry and Sherford, with provision of facilities and services to meet local needs
- Integrate new development at Plymstock Quarry and Sherford with the existing urban areas of Plymstock and Elburton and adjoining countryside
- Create new transport links, including delivery of public transport infrastructure as part of city's planned eastern corridor High Quality Public Transport network, as well as providing for walking and cycling
- Protect and capitalise on the area's historic and natural assets
- Plan for increased recreational pressure in the area, as well as helping to deliver major recreational and greenspace improvements, including a new countryside park focused on the Saltram Estate, but connected by green links to the countryside beyond Sherford
- Consider an after-use for Chelson Meadows post tipping, whilst retaining some waste management activities on part of the site
- Safeguard the current and future reserves of minerals, to meet the city's needs
- Plan for future long term growth west of Sherford.

5.68 It should be noted that whilst land may be shown as being safeguarded beyond the 2021 end date of the Core Strategy, in order to provide flexibility, the potential development of that land will be considered at the relevant time within the context of current needs, alternative options and a sustainability assessment relating to the proposals.



Vision

5.69 The Council's vision for the North Plymstock Area Action Plan, illustrated conceptually on the vision diagram, is as follows:

Area Vision 8 - North Plymstock and Minerals

To create high quality, locally distinctive and sustainable mixed-use neighbourhoods in North Plymstock. The significant development focus in this area will provide major new sustainable infrastructure, particularly a high quality public transport system and facilities to support a high quality of life. Other development opportunities in the area will be coordinated to create successful relationships between different uses. Mineral reserves in the area will be safeguarded to meet current and future needs. The character of the area will be strongly influenced by significant new recreational opportunities in the form of countryside parks, greenspace links and sports facilities.

The Council's objectives to deliver this vision are:

1. To create a high quality sustainable new neighbourhood at Plymstock Quarry.
2. To contribute to creating a neighbourhood at Sherford that integrates effectively with the wider Plymouth urban area.
3. To create an integrated sustainable transport network including a High Quality Public Transport system (HQPT) serving new urban areas in the eastern corridor and the A38 Park and Ride, and to improve existing services in Plymstock.
4. To deliver a new countryside park which will form a key recreational focus to the city and region.
5. To provide a new high quality 'eastern gateway' into the city, with a strong sense of place and local distinctiveness particularly on key road and water frontages.
6. To safeguard mineral reserves to meet current and future needs of Plymouth and the South West.
7. To safeguard future waste management activities in the area.
8. To safeguard potential post 2021 development options.

5.70 The AAP will provide a framework to guide developers and decision makers on the form and content of development and on the provision of infrastructure. The emphasis will be on:

- Using the planning application process to bring about development that supports the vision
- The integration with transport and regional infrastructure programmes to support the vision
- Maximising the use of other public sector funding opportunities to help deliver the vision
- Securing community benefits through Section 106 agreements and other mechanisms. The highest priorities will be given to:
 - (a) the provision of a HQPT with appropriate other transport infrastructure contributions

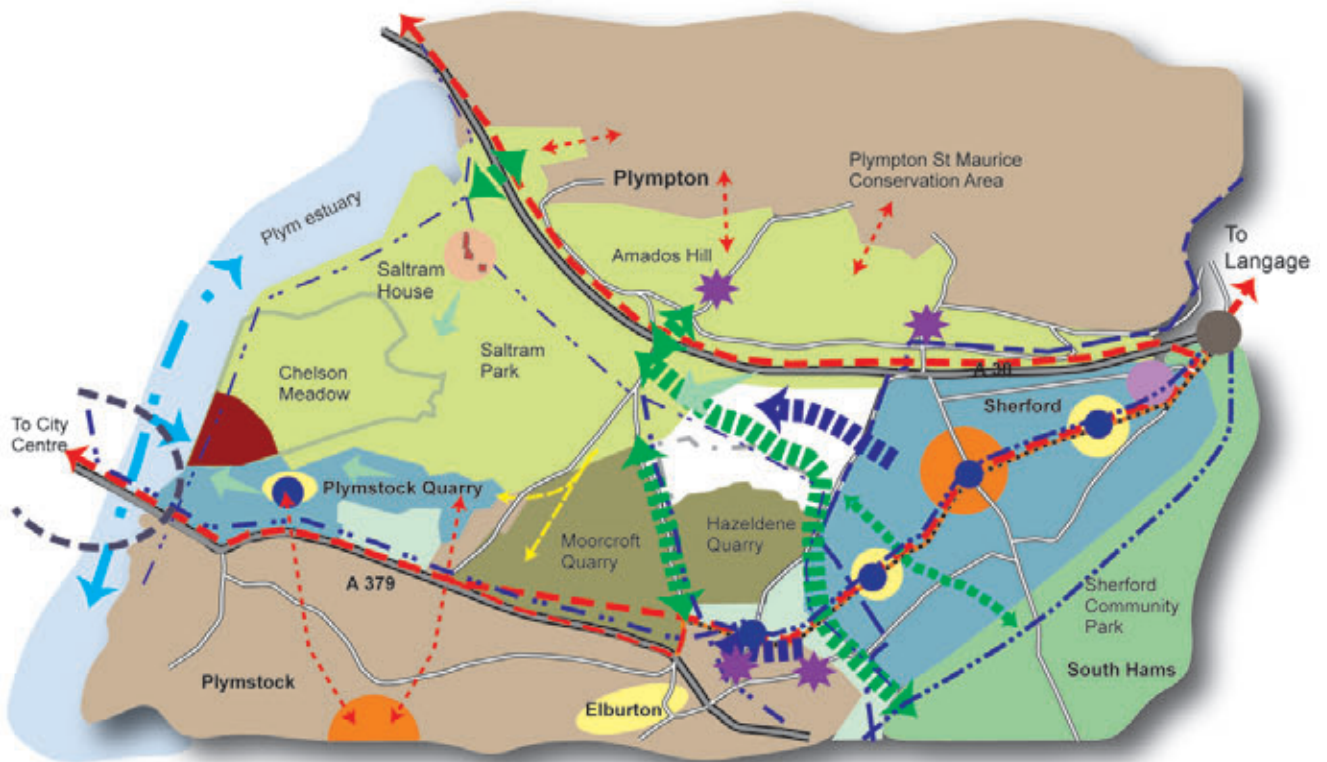
(b) the provision of co-ordinated infrastructure for environmental, educational and social provisions across the whole area between Langage / Sherford / Plymstock Quarry and other sites, and




























(c) affordable housing.

Key Sources:

- Plymouth Sustainable Neighbourhood Studies (2005/06) – LDA Design
- Plymouth Eastern Corridor Transport Study (2006) - Faber Maunsell
- Plymouth Eastern Corridor Urban Fringe Study (2006) – LDA Design
- Sherford Enquiry By Design (2004) – Princes Foundation
- Plymouth Urban Capacity Study (2004) -Llewelyn Davies
- Sustainable Growth Study, 2003 – Llewelyn Davies
- Devon Structure Plan to 2016 and Addendum to JSPA background paper 1 (2003) for the Examination in Public
- Community Planning Studies (2000) – City Council

North Plymstock and Minerals Vision Diagram



- | | | | |
|---|---|---|---|
|  | Proposed mixed use neighbourhoods |  | High Quality Public Transport Route |
|  | Quarry / waste treatment / employment development |  | Gateway corridors |
|  | Sherford community park |  | Proposed new transport routes |
|  | Greenspaces |  | Promote / Enhance water transport links |
|  | Countryside park |  | Strategic footpath / cycleway |
|  | Existing urban area |  | Traffic management measures |
|  | Chelson Meadow waste facility |  | Create greenlinks |
|  | Historic house and parkland / tourism focus |  | Improve connectivity |
|  | Public Transport Interchange |  | Potential long term links |
|  | Local centre |  | Potential direction for future growth |
|  | District centre |  | Key views |
|  | Strategic junction improvements |  | Greater Hazeldene Quarry |
|  | Park and Ride Interchange |  | Plymouth / South Hams boundary |
|  | Strategic transport improvements to Eastern Gateway | | |