



## **chapter 8** **Minerals**

Safeguard mineral reserves to meet the current and future needs of Plymouth and the south west.

# Minerals

## Objective 7.

Safeguard mineral reserves to meet the current and future needs of Plymouth and the South West.

8.1 Hazledene Quarry will provide building stone and aggregate for the city's and the region's building and growth needs, with the safeguarding of reserves to the north of the quarry for future needs.

## Proposal NP13 Hazledene Quarry Minerals Development

Land at and to the north of the existing Hazledene Quarry shall be safeguarded for the extraction of limestone aggregate, which shall include the area of known mineral reserve and a buffer zone to protect both the future extraction of the mineral and potential urban development to its north.

Minerals development proposals for extraction of aggregate should provide for:

1. A working plan and proposed quarry operation which will be compatible with the future development of the area, to balance the extent of future mineral extraction and the maximisation of potential urban extension land to the north.
2. The provision of a landscaped environmental bund within the potential extension area to protect the amenity of future development.
3. A strip of land along the northern part of the site, which could form part of the environmental bund, which will form the 'green link' between Sherford and Saltram. This will also form part of the mineral extraction safeguarding buffer zone of 125m width.
4. The dedication of public routes and rights of way within this section of the green link.
5. Mitigation measures to address impacts as and where appropriate of mineral extraction on the natural and planned built environments, amenity, heritage, ecology and landscape and provision of suitable monitoring.
6. An appropriate method of monitoring and review of the development's long term environmental impacts, which may otherwise be unforeseeable. This will be achieved either through only consenting development proposals for individual phases, the impacts of which are more reasonable to predict, or through a scheme of phasing and environmental review periods to monitor and manage potential environmental impacts which can not be predicted at the time of granting consent.
7. Satisfactory restoration and after care proposals.
8. Cycle and Pedestrian links within buffer zones along Haye Road and northern boundary.

**8.2** Minerals are a finite resource and they can only be worked where they exist. Minerals are a vital resource for society, there must be an adequate supply to provide the raw material for building, infrastructure and goods that we need. This limestone is of significant importance to the local building industry and it will be a vital resource for the building of the developments proposed in Plymouth, notably the new community at Sherford and the new neighbourhood at Plymstock Quarry. It is the role of the Local Development Framework to ensure that adequate supplies of minerals are provided to meet needs and that known mineral reserves are safeguarded from unnecessary development. Provision of supplies to meet current needs for minerals is achieved in the form of 'land banks' (sites with permission) and future supplies are protected in 'minerals safeguarding areas' (areas of potential future mineral extraction but which do not yet have planning permission for their extraction). The Local Development Framework must also consider the development needs of the city and seek a sustainable balance between planning for mineral supply and growth of the city.

**8.3** The 'Enquiry by Design' process explored the options for the best location and form of development for Sherford. It concluded that previously identified limestone reserve and consented limestone extraction area at Sherford Quarry, should form part of the development of the new community. Having consulted the minerals operator and having regard to regional apportionment requirements it has been determined that adequate supplies of limestone can be provided for the future by extending the existing quarrying operations at Hazeledene in a northern direction instead of easterly. This allows land previously 'sterilised' as a mineral consultation area to be made available for redevelopment to create the urban form that has been established through a consultative process as being the most appropriate in the circumstances. The ability to extend Hazeldene Quarry to the north would also maintain adequate mineral supplies for the future. At current rates of extraction, the operator projects that there is in the region of 250 years of limestone reserve in the greater Hazeldene Quarry.

**8.4** This policy defines on the proposals map a mineral safeguarding area that includes the known limestone reserve, which is in principle acceptable to extract. The Mineral Safeguarding Area also includes a buffer zone to protect the future extraction of the mineral and also to protect the potential for urban development to its north, by limiting the outer extent of the mineral extraction area. This Mineral Safeguarding Area will be a very long term spatial planning policy, which shall be repeated in subsequent plans and is expected to extend beyond the current plan horizon of 2021.





## chapter 9 Waste

Safeguard future waste management activities

# Waste

## Objective 8.

### Safeguard Future Waste Management Activities

Waste management sites will be provided in the area, at Chelson Meadow, and Moorcroft Quarry to allow for waste handling and recycling.

## Policy NP14 Chelson Meadow Waste Management Centre

The function of this site for waste management shall be safeguarded, as set out in the Waste Development Plan Document.

New waste handling and /or treatment facilities should provide for:

1. The sensitive design, siting, layout, and orientation of development having regard to the landscape setting and allocation of Plymstock Quarry as a new neighbourhood and its prominence from the Plym estuary and National Cycle Network route 27.
2. The protection of the health and amenity of prospective occupants of the new development at Plymstock Quarry.
3. Where practicable, the improvement of the layout / design / orientation and local environmental impact of existing waste management facilities.
4. The safeguarding of a site for potential Waste to Energy / or use existing landfill gases for a Combined Heat and Power plant in association with Plymstock Quarry.
5. The assessment of the risk of flooding. The development should be designed to avoid unnecessary development in areas of high risk and minimise the impact of development on flooding, or provide mitigation measures to reduce the impacts of potential flood.

9.1 This part of Chelson Meadow is the current centre for the Council's waste management and disposal services. Whilst the land filling of waste on the rest of Chelson Meadow is likely to cease in mid 2007 (or possibly 2008), there will be ongoing waste management and treatment on this part of the site for the foreseeable future. The site currently includes a variety of waste management facilities, such as a civic amenity site, glass transfer, green waste composting, and material reclamation facility. Planning consent has been granted for a new waste transfer station, which will be operational in 2007 and will handle the city's domestic waste during this plan period. Collected waste (i.e. from refuse collection vehicles) will be brought to this transfer station and bulked up into larger loads/ vehicles and be transferred by road to another landfill site for disposal. This is an intermediate waste disposal solution whilst a more sustainable waste management and treatment process and

facility is commissioned. Therefore this site will play a strategically important waste management function for the city during the plan period. Hence the waste management function of the site should be protected, whilst seeking to facilitate the development of the new neighbourhood at Plymstock Quarry.

9.2 The site also contains environmental control facilities, which are critical to the environmental health of the area, as they process and control the emissions of forty years worth of tipped waste at Chelson Meadow. These control facilities are to remain for the foreseeable future. As an existing strategically important waste management facility, this site has the potential to accommodate new waste management uses such as the waste transfer station or potentially other forms for longer term waste treatment and disposal. The Waste Development Document, supported by a robust waste evidence base, will allocate sites for future waste management. Once submitted it will provide guidance on the potential long term role (beyond this plan period) of this site for waste management purposes. The planning of the area must respond to both the existing on-going waste management activities and the potential for the site to accommodate new ones.

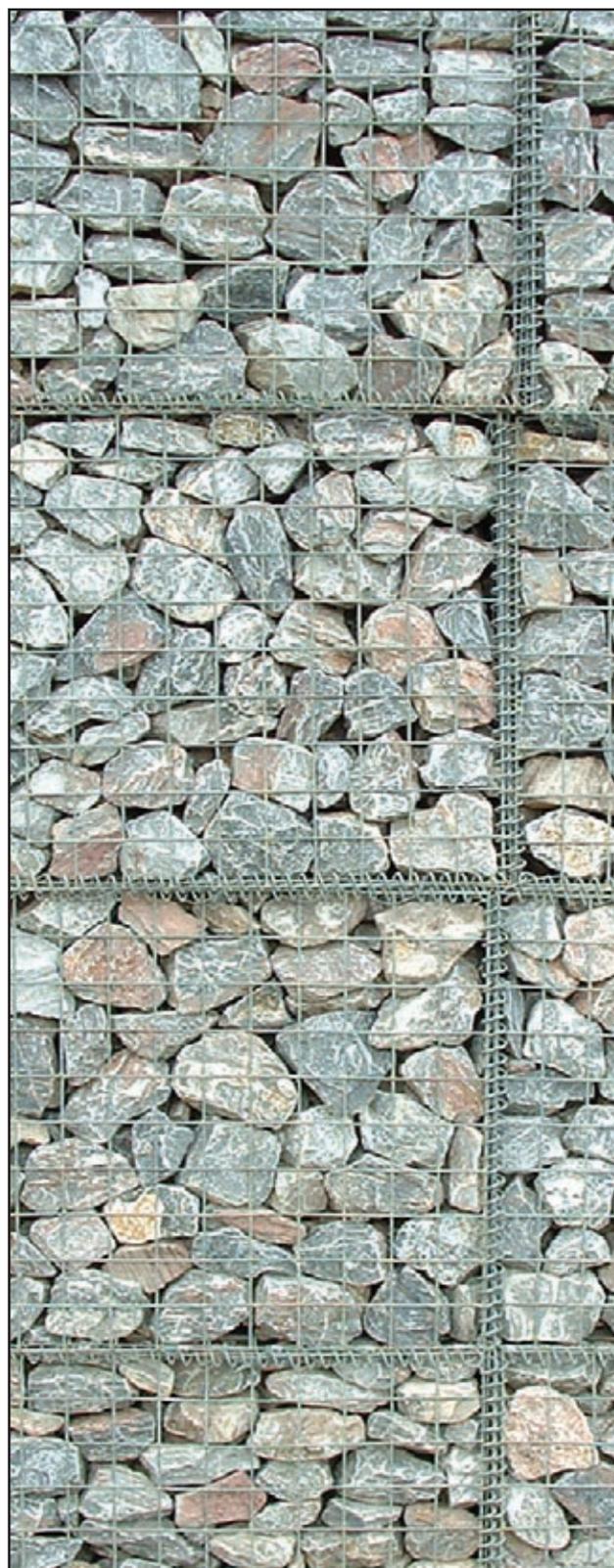


## Proposal NP15 Moorcroft Quarry

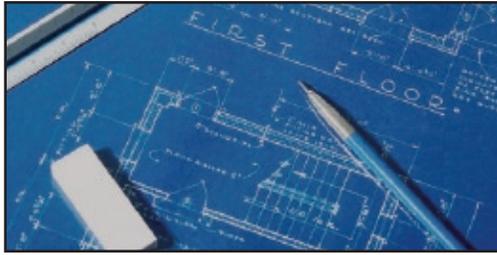
Land which is no longer required to support mineral extraction within Moorcroft Quarry should be safeguarded for waste management uses, subject to more detailed requirements outlined in the Waste Development Plan Document. The future use of the site should ensure the protection of existing areas of species rich calcareous grassland and opportunities to create other areas as part of quarry restoration.

**9.3** Land previously forming part of the mineral extraction operation within Moorcroft Quarry will become surplus to operational requirements. Active mineral extraction within Moorcroft Quarry will cease by about 2007/8. The quarry is used to support quarrying in Hazeldene. Activity in Moorcroft also consists of aggregate processing and storage/ treatment of mineral waste and by-products, asphalt production for road repairs, a concrete batching plant and concrete building blocks works. These activities, whilst less significant in terms of impact than quarrying, would nevertheless not be good neighbours to sensitive uses. Therefore, the range of alternative uses that can sit adjacent to them by way of the level of activity and disturbance is limited. An assessment of sites across the whole city for their potential to accommodate waste management uses has identified this land as being a site which is suitable for the provision of waste management facilities, however landfill will not be proposed. There are very few sites suitable in the city and therefore the priority is to reserve a significant portion of this site for waste management uses. There is potential for the site to accommodate employment uses, as it is not likely that the whole site will be needed for waste management purposes. Plymstock would benefit by having additional employment opportunities to improve the area's job ratio. The site could also accommodate commercial uses that need to be relocated from other sites to facilitate redevelopment.

**9.4** Issues relating to the proposed HQPT route along the southern part of Moorcroft Quarry are outlined in chapter 6 and specifically Proposal NP07 (High Quality Public Transport Route).







## chapter 10 Future Growth

Safeguard post 2021 development options

# Future Growth

## Objective 9.

Safeguard Post 2021 Development Options.

**10.1** Potential development post 2021 needs to be considered at this stage, to avoid compromising future growth options.

### Policy NP16 Land North of Hazledene Quarry

Land to the north of the mineral protection area for Hazledene Quarry, shall be safeguarded for its potential to accommodate long term development, beyond 2021. This will be considered in the context of current needs, alternative options and a sustainability assessment through the LDF's Plan, Monitor, Manage process. Any development in this location will need to provide for the following:

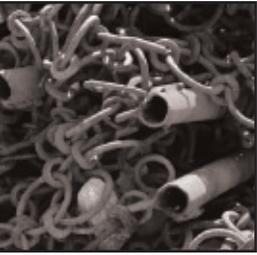
1. The need to relate well with Sherford and provide good links to the district centre at Sherford.
2. Transport links from Sherford to Haye Road.
3. Consideration of ecological issues, particularly the area's use by bats.
4. The establishment of development buffer zones for Greater Hazledene Quarry.
5. Measures to reduce the impact of noise from A38.
6. The need to protect (and/or diversion if appropriate) the Kenn to Wixenford 500mm high pressure gas transmission pipeline which crosses the area to meet Transco requirements regarding protection of the pipeline and building proximity.
7. The protection of the character of the countryside park, the setting of Saltram Park, and the strategic view from the A38 across Plymouth.
8. The delivery of green links from Sherford to Haye Road.

Alternatively this area could be incorporated into the proposed countryside park, should development not be required at this stage.

**10.2** The new community proposed at Sherford, in the Sherford Action Area Plan, has been explicitly designed to define a fixed 'outer' (eastern) limit to the urban edge of the new community, protecting the sensitive countryside of South Hams. Sherford has been designed so that it could allow for potential growth back towards the City. This is regarded, in principle (although still subject to a full sustainability appraisal) as a sustainable and appropriate approach, particularly as it would allow development at Sherford to be physically connected through transport links with the planned development at Plymstock Quarry. There is also a potential opportunity to create a new road link Sherford and Haye Road, to the north of Hazledene Quarry.

**10.3** However, the need for additional growth and the economic conditions necessary to support more homes in the future is not yet known. This can only be assessed through monitoring during the plan period when it is clearer what future needs are and what the economic situation is. It is however important to look beyond the current planning horizon to identify where there may well be opportunity for the potential future long-term growth, so that development in this plan period is designed to take account of that potential and to assure that this happens in the most sustainable way.





## **chapter 11** **Delivery**

The delivery of the proposals contained in this Area Action Plan will be dependant on private sector development coupled with public sector investment in infrastructure and community facilities.

# Delivery

11.1 The delivery of the proposals contained in this Area Action Plan will be dependent on private sector development coupled with public sector investment in infrastructure and community facilities. The first table gives a summary of delivery timescales over the Area Action Plan period. The second table gives an indication of the main delivery issues, including delivery mechanisms, resourcing issues and likely timescales.

## Summary of Delivery Timescales

Proposal Reference	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
NP01 Plymstock Quarry																
NP02 Pomphlett Industrial Estate																
NP03 Wakehams Quarry																
NP04 Billacombe Green																
NP05 Sherford and Sports Hub																
NP06 Future development at Sherford																
NP07 HQPT route																
NP08 Public Transport Service Improvements																
NP09 Highways and traffic improvements																
NP10 National Cycle Network																
NP11 Countryside Park																
NP12 Chelson Meadow																
NP15 Moorcroft Quarry																

### Key

-  Feasibility Studies, site assembly; demolition, planning approvals and other consents.
-  Construction and completion

## Main Delivery Issues

Area Action Plan Proposal	Body responsible for delivery	Delivery mechanisms	Delivery funding	Delivery land issues	Phasing issues	Target phasing timescales
NP01 Plymstock Quarry	Land owner/ developer in partnership with the Council.	<p>Planning application procedure.</p> <p>S106 planning obligation funding.</p> <p>Potential role for the Council to use its statutory compulsory purchase powers.</p>	<p>Private development.</p> <p>Potential for specific public sector contribution, e.g. European Regional Development Fund Objective 2 Transitional Relief Funding and Major Schemes Bid to implement some of the transport proposals.</p>	In developer's ownership	Phased approach to implement the proposals including the provision of facilities/ services early on in the development. The agreement with the developer at an early stage of thresholds to trigger the early delivery of particular elements of the proposal.	2007-2016
NP02 Pomphlett Industrial Estate	Land owner/ developer in partnership with the Council.	<p>Planning application procedure.</p> <p>Negotiation with existing landowners and the integration of the proposal within Proposal NP01.</p> <p>Potential role for the Council to use its statutory compulsory purchase powers.</p>	<p>Private development. Growth Points funding.</p> <p>Other specific grant opportunities.</p>	<p>In mixed ownership.</p> <p>Relocation opportunities are provided within the Plymstock Quarry masterplan</p>	Could be developed as one phase, early on in the development of Plymstock Quarry site, but after alternative premises are identified.	2008-2010
NP03 Wakehams Quarry	Land owner/ developer in partnership with the Council	<p>Planning application procedure.</p> <p>S106 planning obligation funding.</p>	<p>Private development.</p> <p>Other specific grant opportunities.</p> <p>Economic viability is dependant on the relocation costs for the bus depot and the undergrounding costs for overhead Western Power Distribution lines.</p>	<p>In mixed ownership.</p> <p>Timing is dependant on relocation opportunities for bus depot.</p>	Could be developed as one phase, although this is dependent on the relocation of the bus depot.	2016 onwards

Area Action Plan Proposal	Body responsible for delivery	Delivery mechanisms	Delivery funding	Delivery land issues	Phasing issues	Target phasing timescales
NP04 Billacombe Green	Land owner/ developer in partnership with the Council.	<p>Planning application procedure</p> <p>S106 planning obligations from Plymstock Quarry development.</p> <p>Village Green applications to the secretary of State.</p>	<p>Private development.</p> <p>To be funded by Plymstock Quarry development.</p>	In Council ownership.	Could be implemented in one phase to coincide with the anticipated demand by new residents.	2007-2016
NP05 Sherford (North Elburton)	Private developer.	<p>Planning application procedure.</p> <p>S106 planning obligation funding.</p>	Through private sector development	In mixed ownership- with some willing owners.	<p>Phase 1- Road/HQPT link and King George V playing fields relocation</p> <p>Phase 2 Sports Hub</p> <p>Phase 3 Neighbourhood - phased approach to implement the proposals including the provision of facilities/ services early on in the development. The agreement of thresholds with the developer to trigger the delivery of particular elements of the proposal.</p>	<p>Phase 1 2007-2009</p> <p>Phase 2 - 2008- 2009</p> <p>Phase 3 2011-2013</p>

Area Action Plan Proposal	Body responsible for delivery	Delivery mechanisms	Delivery funding	Delivery land issues	Phasing issues	Target phasing timescales
NP07 High quality public transport system	The Council and private developers.	<p>Planning application procedure.</p> <p>S106 planning obligation funding.</p> <p>Potential role for the Council to consider use of its statutory compulsory purchase powers.</p> <p>Working with regional and local partners in transport programmes and particularly to prepare a robust major transport schemes bid.</p>	<p>S106 contributions from major developments.</p> <p>Major transport schemes funding from Regional Funding Allocation.</p>	In mixed ownership- with some willing owners, others through negotiation or CPO process as last resort.	<p>Phased approach to provide a public transport service from day one of Sherford development, with the development of the route to provide greater priority of public transport as Sherford/ Plymstock Quarry are developed in phases.</p> <p>The route alignment through Moorcroft Quarry would need to be established after 2010. Threshold triggers will be established as part of the planning application procedures for Sherford and Plymstock Quarry developments.</p>	<p>Phase 1-2007 - 2016</p> <p>Phase 2 - 2007 - 2021</p> <p>Potential long term</p> <p>Phase 3 - beyond 2021</p>
NP08 Improvements to Public Transport in Plymstock	The Council/ bus operators.	S106 planning obligations.	S106 and S278 agreements.  LTP funding.	None	Could be implemented in one phase.	2007- 2016
NP09 Highway Infrastructure and traffic management	Primarily private developers.	<p>Planning application procedure.</p> <p>S106 planning obligations from Plymstock Quarry.</p> <p>Council to consider the use of its statutory compulsory purchase powers.</p>	S106, and S278 agreements.  Possible LTP funding	In Council ownership or private ownership.	Could be implemented in one phase to coincide with anticipated demand by new residents.	2007-2016
NP10 National Cycle Network Proposal	Sustrans	Planning Application process.	<p>Sustrans grant funding.</p> <p>S106 contributions</p>	In mixed ownership, including Railway Paths Ltd, the Council and Aggregate Industries.	Could be implemented in one phase.	2007-2016

Area Action Plan Proposal	Body responsible for delivery	Delivery mechanisms	Delivery funding	Delivery land issues	Phasing issues	Target phasing timescales
NP11 Countryside park	The Council, National Trust and other landowners affected by the park proposals.	A partnership agreement will be drawn up by all partnering organisations identifying their roles and responsibilities in the development of the countryside park proposals and management.  Planning application procedure.  S106 planning obligation funding from appropriate developments, S25/25 agreements Highways Act.	Grant funding bids prepared by the partnership to deliver specific elements of the proposal.  Private sector development contributions, including NP01, NP03, NP05, NP06 and NP12.  Contributions from partnership organisations.  S106 funding, Grant funding e.g. Growth Point Bid.	In mixed ownership- with some willing owners, others through negotiation or S25/26 Highways Act order process as last resort.	Phase 1 - Creation of northern fields land recreation spine on Plymstock Quarry land. The creation of recreational links from Sherford to Haye Road to coincide with the anticipated demand by new residents. Restoration of Chelson Meadow.  Phase 2 - Further development of the countryside park proposals and grant funding bids through the partnership approach.	Phase 1 - 2007-2016  Phase 2 - 2007- 2021
NP 12 Chelson Meadow	The Council.	Planning application procedure.	Public sector funding.	In Council ownership.	Restoration works are ongoing and will increase post tipping in 2007.  Public access is subject to Environment Agency clearance in medium term.	2007-2016
NP13 Hazeldene Quarry	Aggregate Industries.	Planning application procedure.  S106 planning obligations.  Minerals planning consent revocation agreement.	Private sector development.	In Aggregate Industries ownership or by negotiation.	The expansion of Hazeldene is not required until after 2056.	Post 2021

## Community Benefit Priorities

All major planning applications need to consider the contributions that need to be made to provide wider community benefits, usually negotiated through Section 106 agreements. These will be reasonably related to the development proposal and need to be agreed on a scheme by scheme basis. However the highest priorities for the North Plymstock Area Action Plan are outlined below.

S106 Requirements	Justification
Contribution to the delivery of a High Quality Public Transport system with appropriate other transport infrastructure contributions	<p>Proposal NP07 identifies the measures needed to accommodate the new development proposals that will impact upon this entry to Plymouth and why the emphasis should be on public transport and other sustainable forms of transport. Proposals NP08 and NP09 identify the other public transport and highway improvements needed. These transport measures must be undertaken in a co-ordinated way and must commence as soon as the first development is on the ground. It can partly be paid for by a major transport schemes bid to Central Government, but it will require developers to contribute to ensure it is delivered to the quality that is required to create sustainable linked communities. Without these contributions no significant development will be possible in the Area Action Plan area.</p>
Provision of co-ordinated infrastructure for environmental, educational and social provisions across the whole area between Lantage, Sherford, Plymstock Quarry and other sites	<p>In order to meet the requirements of the substantially increased population that will result from the developments in the Area Action Plan area a number of environmental, educational and social provisions need to be provided in a co-ordinated way. In particular the following are needed:</p> <ul style="list-style-type: none"> <li>• A new sports hub in north Elburton (Proposal NP05)</li> <li>• Sports facilities at Plymstock Quarry (Proposal NP01) with contributions for city wide swimming facilities.</li> <li>• A new primary school (including associated community facilities) at Plymstock Quarry and contributions to a secondary school (Proposal NP01)</li> <li>• Contributions to education and other community facilities at Sherford (Proposal NP05)</li> <li>• Local play and public realm works at Plymstock Quarry (Proposal NP01) and north Elburton (Proposal NP05)</li> <li>• Improvements and mitigation measures to Billacombe Green (Proposal NP04)</li> <li>• Habitat improvement / safeguarding at Plymstock Quarry (NP01)</li> <li>• Contributions to the countryside park (Proposals NP01, NP03, NP05, NP06 and 12).</li> </ul> <p>Some of the above community benefits can be partly paid for through public funding sources, but it is also reasonable, based on the increase in population that will occur in the area, that developer contributions make a considerable contribution to this provision. Without the new developments these facilities would not be required.</p>
Affordable housing	<p>The new settlements in the area will need to ensure that there are mixed communities in line with Council policy and the social mix that currently exists. The onus will be on the developer to demonstrate to the Council that this social mix has been achieved and that the necessary arrangements have been made with affordable home providers to implement this social mix. This relates in particular to the developments at Plymstock Quarry (Proposal NP01), Pomphlett Industrial Estate (Proposal NP02), Wakehams Quarry (Proposal NP03) and north Elburton (NP05)</p>