

## 2. Area Context

- 2.1 An Area Action Plan for North Plymstock is being produced because:
- It is an area where there are significant development opportunities and the Area Action Plan is needed to guide and co-ordinate development and provision of the infrastructure required to serve people in the new and existing communities.
  - There are many different issues and owners involved in the area so these need to be carefully balanced to ensure development is well co-ordinated and complements existing urban areas.
- 2.2 The eastern corridor of Plymouth, between Plymstock and Plympton, is an area that will undergo significant change in the coming years. The change is driven by the need to plan for development that responds to Plymouth's changing population characteristics and housing needs. The location of development relates to the significant brownfield redevelopment opportunities at Plymstock Quarry, following the closure of the Blue Circle cement works. There is a major opportunity in this area to create a sustainable mixed-use neighbourhood. In addition, Sherford has been identified in the Devon Structure Plan and the Regional Spatial Strategy as a place to provide a large sustainable new settlement, primarily located in South Hams. This will define the eastern extent of Plymouth by consolidating the boundary between Plympton and Plymstock.
- 2.3 To accommodate this growth, new transport infrastructure will need to be provided to serve the Eastern Corridor, and link development with the City Centre, but also with other key areas.
- 2.4 The area has a rich historic and natural environment, which includes the nationally significant Saltram Estate, which is important to protect. Other adjoining areas should complement and enhance this resource. This presents a key opportunity to create a countryside park, with wider links to countryside beyond using some of the existing strategic cycleways and footpaths. This green infrastructure will facilitate the sustainable growth of Plymouth by seeking to reduce the recreational pressure on the sub region's protected landscapes. The Plym Estuary is also a key recreational opportunity in this area.
- 2.5 There are other significant issues affecting the area, including mineral reserves and waste management. Moorcroft Quarry and Hazeldene Quarry provide the only source of mineral reserves within Plymouth and therefore it is important to reinforce and safeguard these reserves. Chelson Meadow currently performs an important waste management function, although the role of this site, the scale and nature of waste activities will change with the cessation of landfill activities after 2007. There will be a need to balance these uses with other activities in the area.
- 2.6 This Area Action Plan has been developed alongside South Hams District Council's Sherford Area Action Plan, because of the cross border nature of Sherford and its relationship to Plymouth.
- 2.7 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. The change is driven by the need to plan for development, which responds to

Plymouth's changing population characteristics and housing needs. These are highlighted below:

- ◆ The need to reinforce the identity of the area, and improve key approaches to the city
- ◆ The need to deliver new development at Plymstock Quarry and Sherford
- ◆ The need to integrate these developments with the existing urban areas of Plymstock and Elburton
- ◆ The need for improved transport links and the promotion of public transport, walking and cycling
- ◆ The need to protect future use of historic and natural assets
- ◆ The need to plan for increased recreational pressure in the area
- ◆ The need to consider an afteruse for Chelson Meadows post tipping, whilst retaining some waste management activities on part of the site
- ◆ The need to safeguard the current and future reserves of minerals.



## North Plymouth Area Action Plan boundary map



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