

## 7. Issues and Options responses to: North Plymstock Area Action Plan

**Table 7: Summary of responses to the North Plymstock Area Action Plan Issues and Options**

Number expressing concern	97
Number expressing support	120
Number of other comments	23
<b>Total</b>	<b>240</b>

### 7.1. Comments in support of the proposed options

- 7.1.1. The main support is for a swimming pool in the Plymstock area. Downhorn Park has been mentioned in particular as a possible site. The Blue Circle Quarry site is thought by others to be a suitable site for a swimming pool; there is support for the proposals for this site.
- 7.1.2. Keeping the pony field next to Dunstone Wood as a protected green space is supported.
- 7.1.3. The impacts of the proposed developments on the hospital have been raised.
- 7.1.4. South Hams District Council (officer response) questions how many homes Plymstock Quarry could accommodate. The Urban Capacity Study suggests between 500 and 1000. SHDC encourages PCC to maximise potential for housing on previously developed sites, using the highest density compatible with good urban design principles and sustainability considerations.
- 7.1.5. The South West Regional Development Agency notes that there is a need to ensure appropriate transportation improvements to link, by a choice of transport means, the new development schemes, the existing community and the city centre. These should ensure that existing transport links, including Laira Bridge, do not become congested. The retention of the Breakwater area for marine related employment is supported.
- 7.1.6. Plymstock & District Public Swimming Pool Association supports the proposals for a swimming pool and leisure facilities, but is concerned about traffic in Underlane.
- 7.1.7. Downhorn Farm supports the proposed new leisure facilities in North Plymstock.

### 7.2. Concerns raised

- 7.2.1. There are reservations about how the existing transport infrastructure will cope with the proposed developments.
- 7.2.2. Many respondents are of the view that Downhorn Park has been overlooked as a location for a swimming pool and should be reconsidered. There is

concern that Downhorn Park should not be left as a green space as it is only used by dog walkers and by youths causing mischief. However, others would like the swimming pool to be located at the Blue Circle site, as they are concerned about losing green space. Land behind the Broadway Community Centre has also been suggested as a possible location.

- 7.2.3. There are concerns about a Park and Ride scheme at King George V and Haye Road playing fields, and that adequate parking would need to be provided.
- 7.2.4. It is noted that the Breakwater employment area used to have pedestrian access, which should be reinstated.
- 7.2.5. The development of Elburton playing field is causing concern.
- 7.2.6. Concern has been raised about incorporating youth facilities into the proposed new school.
- 7.2.7. There are concerns about not having a public access road on the eastern boundary of the quarry.
- 7.2.8. There are concerns about the public consultation form used, as the information will be placed on a public register. If it had been confidential more signatures could have been collected. Many people found the form very daunting. There was also a feeling that completing it was a waste of time as decisions had already been made.
- 7.2.9. Westbury Homes (Holdings) Limited and Pacemaker Developments Limited are concerned about the lack of clarity in the document, and the alternative uses suggested for Plymstock Quarry. They support the principle of redeveloping the quarry for a major mixed-use development scheme.
- 7.2.10. The Cyclists Touring Club is concerned about the failure to view cycling as a serious mode of transport. A two-way cycle route is needed along the line of the A379 from the new development to the western end of Laira Bridge, and also an effective route for cyclists between the new development and Plymstock. The crossing options indicated on the map do not meet this need: Blackberry Hill is too steep and narrow, and the other crossing goes nowhere.
- 7.2.11. The Conservative Group Forum has a number of concerns, including:
  - Transport arrangements to connect the new development to the east and north are poor.
  - North Plymstock risks becoming a large cul-de-sac, made worse by Sherford.
  - Further growth must be matched by commitment to significant upgrades to Laira Bridge and/or build a second bridge.
  - Oppose carriage way being turned into a bus lane on Laira Bridge.
  - Would like proposals for a new road from north of Blue Circle site to link North Plymstock with Plympton.
  - Would like to see more detailed plans for leisure facilities for Plymstock.
  - Preserve green spaces along Billacombe Road, residents are opposed to a tarmac path on the green.
  - As several thousand jobs are in non-marine industries, Breakwater Industrial Estate should be earmarked for 'industrial use and marine use'.
- 7.2.12. The Radford & Hooe Lake Preservation Association raises several concerns:

- There is no existing infrastructure to cope with the proposals, for example water and power supplies, rubbish disposal, sewage system, doctors and dental surgeries, new hospital, senior school places.
  - Public transport needs vastly improving, water transport should be considered.
  - Sports facilities should be included, for example athletics, swimming pool, gymnasium, and golf course at Chelson Meadow.
  - Integration with the Saltram Estate is a matter for the National Trust.
  - The green aspect of Billacombe Road should remain, no frontage of development on the A379.
- 7.2.13. Pomphlett Farm Management Services objects to the development of Plymstock Quarry.
- 7.2.14. The East End Partnership is concerned that the generation of traffic from the proposed housing development will further exacerbate the usage of Gdynia Way, Embankment Road and Exeter Street corridors at the expense of East End residents. Measures to improve the traffic corridors should be part of any new development.

### **7.3. Other comments**

- 7.3.1. There is a suggestion that the current users of the A379 must be accommodated before the traffic increases, without destroying the semi-rural roads.
- 7.3.2. Plymstock needs a swimming pool now. PCC needs to listen to the majority of Plymstock residents.
- 7.3.3. Billacombe Green should be enhanced and made more accessible to the public.
- 7.3.4. Chelson Meadow should be reclaimed to provide leisure activities.
- 7.3.5. Pomphlett Farm Industrial Estate should be improved.
- 7.3.6. There are comments on the promotion of a cycle network and links between new Plymstock developments and South Hams.
- 7.3.7. Elburton South sewage pumping station is not being operated within the parameters set by its discharge consent.
- 7.3.8. An area of land should be provided free of charge by the developers with a sum of money to be used for recreation.
- 7.3.9. There is a comment from the Yacht Havens Group Ltd about plans for their land at Breakwater Road, including a state of the art dry berthing facility. They are also happy to discuss plans for the Blagsdon site. Yacht Havens expect to be involved in discussions regarding waterfront development strategy, and are willing to work with PCC to optimise the potential of Blagsdon site. The site needs iconic architecture, and should be the location for offices, accommodation or a major high quality hotel, major retailer or a mix of uses, which feed into a proposed waterfront promenade concept for the area. Public access to the waterfront is a priority. Yacht Havens are open to ideas, and do not want to spoil the opportunity.
- 7.3.10. The National Trust commented on the enhancement of Saltram Park, and has concerns over links with Chelson Meadow. It supports the development of Plymstock Quarry.

- 7.3.11. The Environment Agency has some general comments about the environmental impact of the proposed developments.
- 7.3.12. RPS Planning has commented on all aspects of the LDF for Plymstock and the surrounding area on behalf of Westbury Homes.
- 7.3.13. Red Tree (Agent Scott Wilson Kirkpatrick & co Ltd) makes the following comments:
- PCC should engage positively with the Sherford team on its agenda. As the quarry planning application has been submitted, is it clear that the issue of integration is now dealt with? There is a need to declare PCC's aspirations to integrate the quarry proposal and Sherford.
  - When can Chelson Meadow be mobilised and is it suitable for uses other than open space?
  - With regard to the 'vision', does PCC expect that the quarry site can provide the same quality of urbanism and design as Sherford?
  - 'The new development within South Hams' presumably refers to Sherford - why not be specific?
  - There is a reference to the Eastern Corridor Study - does this have implications for Sherford? If so, is it expected that the Sherford AAP will be published by South Hams in June 2005 and the North Plymstock AAP in the following July?
  - It is unfortunate that the document does not inform of the potential for restoring bus access across Laira Bridge.
- 7.3.14. Sport England comments that the sports facilities calculator (enclosed with their response) should be used to identify the demand the new homes would create. These facilities should be incorporated into the master plan for the area.
- 7.3.15. Plymouth & SW Cooperative Society comments that the shop size within the development should not exceed local needs for this development.
- 7.3.16. London & Westcountry Estates notes that Plymstock cannot be isolated from issues affecting the East End. They also comment on traffic issues and the effects on existing businesses.