

**PLYMOUTH CITY COUNCIL
LOCAL DEVELOPMENT FRAMEWORK**

**NORTH PLYMSTOCK AREA ACTION PLAN
PUBLIC EXAMINATION**

**Sustainability Appraisal on behalf of
Persimmon Homes**

**Test 7 – Matter 7F
Land at Wixenford Quarry**

Pegasus Planning Group
6-20 Spitalgate Lane
Cirencester
Gloucestershire
GL7 2DE

Telephone: (01285) 641717 Facsimile: (01285) 885115

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Wixenford Quarry - Sustainability Appraisal

- 1.1 This Sustainability Appraisal (SA) has been prepared on behalf of Persimmon Homes, prepared in anticipation of the forthcoming North Plymstock Area Action Plan (NPAAP) Public Examination. The Sustainability Appraisal assesses the potential inclusion of land at Wixenford Quarry for residential development within Proposal NP01 and follows the format utilised for the NPAAP itself. Reference should be made to 'Test 7 – Matter F Options for the Location, Timing and Delivery of Housing, Statement on behalf of Persimmon Homes' which has formed the basis for this Sustainability Appraisal.
- 1.2 The Plymouth City Council (PCC) paper titled 'PCC Test 7F: housing location, timing and delivery, notes with respect to Wixenford Quarry (Wixenford Quarry), under point 10, that *'No sustainability appraisal has been carried out for this proposal. To include this area in the AAP would therefore make the plan unsound'*. Whilst no document specifically titled Sustainability Appraisal was appended to the submission, the information provided as supporting documentation addressed the likely significant environmental effects of the development of this site, in principle, together with the overall themes for the sustainability of this site as part of the AAP.
- 1.3 This refers to the objectives and principles utilised in the 'Sustainability Appraisal of the submission draft of the North Plymstock AAP (July 2006)' to provide continuity with the Sustainability Appraisal work already completed. It draws upon and summarises the information provided within the appendices to the Statement submitted. The Wixenford development would seek to achieve the North Plymstock Principles as detailed in the Sustainability Appraisal.
- 1.4 Indeed, there is good potential to create an exemplar development at Wixenford Quarry in accordance with each of the following principles.

Table 1 – North Plymstock Principles

Create New 21 Century Neighbourhoods – establish sustainable mixed use villages, providing locally for the needs of residents and which effectively connect with and relate to the existing adjacent urban area

The development of Wixenford Quarry would be conceived so as to connect with Plymstock Quarry (PQ). The current draft proposals have illustrated one road link to the south to join the Colesdown Hill distributor road link. Several other additional footpath links are also envisaged and can be provided to the south. Footpath, cycle links and potentially a road link can also be

<p>provided to the west via a level route to access the PQ primary school and local centre.</p>
<p>A High Quality Public Transport System – new developments will link into and contribute proportionally to the implementation of a new mass transit scheme</p> <p>Wixenford Quarry would be conceived so as to connect with PQ. An additional shuttle taxi/bus services is envisaged to link Wixenford Quarry neighbourhood as part of the wider PQ proposal</p>
<p>Walking and Cycling Come First – within and between neighbourhoods walking and cycling will be made easy, safe and pleasant</p> <p>See above</p>
<p>Protect Minerals Resources and Provide for Waste Treatment and Management – development and land use will protect and facilitate the extraction of minerals and collection, treatment and management of waste</p> <p>Wixenford Quarry would not impact upon useable mineral reserves and waste management would be an integral part of the wider PQ proposal.</p>
<p>Provide Green Links and Green Space – development will facilitate a web of green links and the provision or contribution towards extensive areas of wildlife rich open space</p> <p>Wixenford Quarry would be set alongside and with important green links</p>
<p>Sustainable Employment and Jobs – new development will protect existing viable jobs and provide new local employment opportunities for local residents</p> <p>Wixenford Quarry would not affect existing jobs and would be an integral part of the wider PQ proposal</p>
<p>Meeting the Needs of Everyone in the Community – new neighbourhoods will provide for the health, housing, recreational, accessibility, educational, social, cultural, governance needs of the communities they serve</p> <p>Allocation of Wixenford Quarry would offer the opportunity to plan PQ and Wixenford Quarry comprehensively from the outset and the flexibility to provide a wider range of house types.</p>
<p>Enhancement of Existing Corridors and Gateways – the relationship and quality of existing frontage development on main corridors and at gateway locations will be improved</p> <p>As above</p>
<p>High Quality Design, Architecture and Local Distinctiveness is Always Expected – the design of buildings and spaces, their relationship, connections and materials will be good quality and make places</p> <p>As above</p>
<p>Sustainable and Energy Efficient – environmental and natural resource protection will underpin the design and development of new communities, so that future generations can meet their needs and have good quality lives</p> <p>As above Persimmon is committed to Code Level 4 Housing throughout the scheme.</p>

<p>A High Quality of Life for Everyone in the Community – will be provided by creating the conditions to promote good physical and mental health, individual and community well being, personal and environmental safety</p> <p>As above</p>
<p>Plan Development Now to Facilitate Future Development – development in their period will be planned such that the potential conflict is designed out and future connection is designed in</p> <p>As above</p>

- 1.5 In principle, Wixenford Quarry can be designed so as to comply with all the North Plymstock Principles. Indeed, there are good opportunities to promote exemplar design and energy solutions. For example, the initial proposals tabled to illustrate the link road into Wixenford Quarry have deliberately adopted green roof design/technology. The setting of Wixenford Quarry could lend itself to a district and cutting edge low carbon or carbon neutral pilot housing project.
- 1.6 Table 2 which follows is based upon the evidence submitted to the Examination by Persimmon in respect of Wixenford Quarry.

Table 2 – Wixenford Quarry Principles

Sustainability Objectives	Score	Comments
<p>Biodiversity– Biodiversity and landscape are properly valued, conserved and enhanced</p>	1	See Ecological Appendix. Existing important habitats are retained, including Wixenford CWS, and will be maintained and managed in accordance with an appropriate strategy to be agreed with the relevant authorities. Development would take place principally within the previously developed areas of the site and additional planting and habitat creation on the slopes would be undertaken to maintain corridor habitats and enhance existing features. Although the access route will pass through the north-eastern corner of Pomphlett Plantation, the route has been designed to avoid the larger tree and will not affect the integrity of the woodland. Planting proposed will more than compensate for loss of habitat.
<p>Pollution – Pollution is limited to levels which do not damage natural systems</p>	0	Proposals will seek to maintain existing habitats, design and construction of dwellings will be high quality and at least in accordance with the latest guidance and specifications for sustainability. Drainage strategies will be employed (see Ecological Appendix) to reduce risk to retained important habitats on the site. Wider measures such as encouragement for recycling, green roofs and provision of public transport facilities will address wider pollution issues.
<p>Climate Change - Emissions</p>	1	Low carbon or carbon neutral development

contributing to climate change are reduced and adaptation measures are in place		technology and high quality design will be utilised within the proposed development (as detailed in Landscape Appendix). Tree and shrub planting will contribute to meeting targets and public transport measures will seek to reduce the use of the private car. Inclusion of this site will also maximise the use of previously developed land at Plymstock Quarry.
Resources – Demand on natural resources are managed so that they are used as efficiently as possible	0	Resources will be required as part of the Plymstock Quarry development and therefore the inclusion of Wixenford Quarry would form part of the overall development of this site and allow sharing of resources to ensure that they are utilised as efficiently as possible. High quality design and construction will also ensure that all materials and dwellings are as sustainable as possible. The use of previously developed land within Wixenford Quarry will also reduce the need to release for greenfield sites elsewhere in Plymouth City for development.
Energy – Efficient use of energy	0	Benefits of energy efficiency are both economic and environmental. High quality design of residential dwellings in accordance with the latest standards and guidance will ensure that energy efficiency within both the construction and operation phases of the development is maximised.
Waste – Waste is minimised and, wherever possible, eliminated	0	Construction techniques and constructor management will ensure that building waste production is minimised. This has economic and environmental benefits. During the operation phase of the development, residents will be provided with appropriate recycling separation facilities within the home and collection will be provided as part of the overall Plymstock Quarry scheme. On site waste will be minimised during construction.
Economy – A diverse and thriving economy	1	The Plymstock Quarry development overall will provide a mixed use development with residential area in proximity to community facilities and employment. Development at Wixenford Quarry would provide further residential dwellings in this area to accommodate residents which will in turn support the economy within the overall Plymstock Quarry site.
Work and Incomes – Everyone has access to satisfying and fairly paid work and unpaid work is valued	1	The high quality housing and location of the dwellings with Wixenford Quarry would encourage residents to the area. The mixed use nature of the overall scheme including shops, communities facilities, a primary school, and employment park will provide a wide range of employment opportunities available to support both the Plymstock Quarry development and additional dwellings within Wixenford Quarry. Public transport linkages will be provided to these locations to encourage residents.

<p>Local Needs – Wherever possible, local needs are met locally so support local economies</p>	<p>1</p>	<p>Additional housing within Wixenford Quarry will provide for local needs arising in the Plymstock area, where there remains a strong local need on a previously developed site as part of the overall Plymstock Quarry development. Additional residents at this site will further support the local economies of Plymstock and of Plymouth as a whole.</p>
<p>Health and Well-Being – Promoting everyone's physical and mental wellbeing</p>	<p>2</p>	<p>Wixenford Quarry development would facilitate the inclusion of areas of land for public access as part of the Country Park proposals which would provide benefit for the wider community in addition to the proposed residents. The location of this development in proximity to the Country Park would encourage residents to make use of these facilities.</p>
<p>Learning – Everyone has access to lifelong learning, training opportunities, skills and knowledge</p>	<p>1</p>	<p>The Plymstock Quarry development as a whole will provide for a primary school and ancillary community uses together with commercial and employment areas. Together these facilities would provide opportunities for learning within the local area for the proposed and existing communities. The additional housing numbers proposed by development at Wixenford Quarry would be suitably accommodated within the mixed use proposals for the overall scheme.</p>
<p>Safety – Everyone is able to live without fear of crime or persecution</p>	<p>1</p>	<p>The high quality design and proposals for the development of Wixenford Quarry (as discussed in landscape appendix) would ensure in terms of design and access consideration and overlooking by the location of dwellings that the safety of residents is achieved. Appropriate lighting of highways would ensure safety whilst balancing visual and ecological requirements. Development within the Wixenford Quarry site would ensure the stabilisation of the slope and therefore public access would be acceptable in this area, this would not be achieved should development not proceed within this area and no public access to Wixenford Quarry and its associated habitats would be possible.</p>
<p>Distinctiveness and Cultural Heritage – Diversity and local distinctiveness and cultural heritage are valued, protected and celebrated</p>	<p>0</p>	<p>This is considered in detail within the Landscape Appendix. Whilst Wixenford Quarry is located at the periphery of the essential setting of Saltram House, its containment, low quality character and visual isolation gives the quarry interior a separate stand alone despoiled landscape character which could be subject to change without adversely affecting the wider essential setting of Saltram House and Park.</p>
<p>Leisure – Opportunities for cultural, leisure and recreation are provided widely</p>	<p>2</p>	<p>The proximity to and potential for inclusion of areas within the Country Park mean that the proposals for Wixenford Quarry would provide leisure opportunities for new residents and the existing community. Development in this area</p>

		would provide safe, accessible linkage into the Country Park.
Transport and Access – Offering inclusive access to all service, including access for those without a car	1	Public transport and pedestrian and cycle linkage to the main square and employment areas as well as to the wider Plymouth area will ensure that the Wixenford Quarry site, whilst not directly adjoining the built development within Plymstock Quarry, can be integrated into the scheme as a whole.
Basic Needs, Equality and Diversity – Ensuring community cohesion, tolerance, understanding and equality of opportunity	1	Wixenford Quarry will provide diversity of housing and linkage to the Country Park area whilst also maintaining integration through pedestrian/cycleway and public transport linkage to the main centres of commercial and employment development therefore meeting the needs of the residents.
Democracy – All sections of the community are empowered to participate in decision making	0	Development within Wixenford Quarry will not affect rights of the existing residents in the area or future residents in terms of participation in decision making.
Key 2 Strongly Sustainable 1 Weakly Sustainable 0 No Impact -1 Unsustainable -2 Strongly Unsustainable ? Uncertain		

- 1.7 From the summary assessment, it can be argued that development at Wixenford Quarry is in fact more sustainable than PQ. This is principally because development at PQ inevitably requires development on the eastern pastures in order to integrate the development.
- 1.8 The inclusion of Wixenford Quarry within Proposals NP01 would ensure the reuse existing previously developed land therefore make more efficient use of the development potential at land in the Plymstock Quarry area. The supporting appendices to the submitted Statement have sought to demonstrate that there are no overriding environmental constraints that would preclude this site from development and linkages to the main Plymstock Quarry proposals are achievable.
- 1.9 The inclusion of Wixenford Quarry would also enable the long term future and management of the Countryside Park to be delivered through positive enabling development rather than uncertainty surrounding the future potential of the quarry area. This would include public access to areas which are currently not available (northern pastures) and allow the integration of ecological important wetlands and woodlands as part of the proposals.

- 1.10 The Wixenford Quarry site also offers a unique opportunity to provide high quality, innovative development and design in accordance with the latest sustainable buildings guidance and specifications, whilst also bring the disused quarry site back into a viable economic use.
- 1.11 The proposal of development within Wixenford Quarry would meet the North Plymstock Principles as detailed in SA completed for the AAP. Therefore the allocation at Plymstock Quarry should be amended to include land at Wixenford Quarry.