

PRELIMINARY APPRAISAL OF THE POTENTIAL EFFECTS OF THE ISSUES AND OPTIONS FOR NORTH PLYMSTOCK AREA ACTION PLAN

Introduction

The SEA/SA takes as its starting point the Vision for Plymouth (set out in the Plymouth City Strategy and Action Plan) which aims to create

One of Europe's finest, most vibrant waterfront cities, where an outstanding quality of life is enjoyed by everyone.

A clean and green city that makes the most of its environment and location, in particular its water resources and associated ecology.

A city with a strong economy; built on a culture of creativity and innovation and known for its centres of knowledge and learning.

A multi-cultural city where significant social exclusion no longer exists. A city where all the needs of all its citizens are met by high quality, cost effective services and outstanding levels of community involvement.

These broad aims have been translated into a series of 16 **sustainability criteria**, which are described in the SEA/SA Scoping report. The following appraisal examines the potential effects of various actions and draft policies for the nominated area/theme against the framework of the SEA/SA objectives.

Having assessed the likely effect of the different actions, policies and themes in the table below, the information is drawn together in a concluding statement.

The preliminary findings of the SEA/SA and analysis of the public response to both the Issues and Options Leaflet and consultation on the SEA/SA will be used to further refine both the draft plan and the SEA/SA.

COMMENTARY

The proposals for the North Plymstock Area Action Plan appear broadly sustainable although, inevitably, some conflict of interest may arise and these issues are raised through the following questions:

- Achieving sustainable urban communities through the redevelopment of Plymstock Quarry is a positive approach to future planning. However in the design it is important that housing stock and types meets the needs of the local community, are affordable and that the design of buildings is sensitive to the surrounding built and natural environment and reflects/retains locally distinctive features.
- It is important to ensure that all new development proposals consider opportunities to source materials locally and through sustainable design, reduce energy and waste consumption.
- Proposals to redevelop on land adjacent to Moorcroft quarry and development adjacent to the existing waste management area (south west

of Chelson Meadow) must consider the proximity of proposed development adjacent to quarry and potential impacts on the new community's quality of life e.g. noise from blasting and dust from air pollution.

- Any proposals resulting in the loss of Billacombe Green common land must consider the nature conservation importance of the land lost to development.
- Careful consideration should be given to cliff stabilisation and safety issues associated with site seclusion.
- Design proposals must consider the future management of the site and explore for example opportunities to compost and reuse grey water.
- Care needs to be taken to enhance the image of the waterfront position at Breakwater Employment Centre and ensure waterfront access by all is retained where possible.
- It is important in promoting employment growth that a wide variety of opportunities are available and the needs of the local community are met. Green travel plans should be considered alongside development proposals.

Table X.1. Analysis of Plan proposals, policies actions and themes against the 16 Sustainability Criteria (listed across the columns).

SA CRITERIA (In Columns across)	1 Nature & Environment	2 Reducing Flood Risk	3 Conserving Biodiversity	4. Built Environment	5. Historic Environment	6. Optimise Land Use	7. Sustainable Resource Use	8. Waste	9. Sustainable Transport	10. Strategic Communications	11. Economic Growth	12. Education & Employment	13. Housing	14. Community Health	15. District Centres	16. Inclusiveness
PLAN POLICIES AND ACTIONS (Below)																
Protect, retain and enhance the integrity of Saltram house, park and its setting , views from the Park and House and explore opportunities to make more of the historic estate's setting following the restoration of Chelson Meadow.	✓ ✓	0	✓ ?	? ?	✓ ✓	0	? ?	0	✓ ?	0	✓ ?		0	✓ ?	0	0
Restore northern area of Chelson Meadow landfill site to formal/informal recreational after use , complement the setting of Saltram Park.	✓	0	✓ ?	? ?	✓	? ?	0	✓ ?	✓ ?	0	✓ ?	0	0	✓	0	✓ ?
Restore southern area of Chelson Meadow landfill site to informal recreational /nature conservation after use , complement the setting of Saltram Park.	✓	0	✓	? ?	✓	? ?	0	✓ ?	✓ ?	0	✓ ?	0	0	✓	0	0
Retain the existing waste management area in south western part of Chelson Meadow , around the Greenhouse. Explore its potential to accommodate new waste management/ treatment uses.	?	0	? ?	? ?	0	? ?	✓ ✓	✓ ?	? ?	0	0	? ?	0	✓ ?	0	0
Plymstock Quarry western area (A) Create extensive home zone street design, land mark buildings and dramatic views	0	? ?	0	✓ ?	0	✓	? ?	? ?	? ?	0	0	0	✓	X ?	? ?	0
Plymstock Quarry local centre (B): <ul style="list-style-type: none"> • Various community facilities • Mixed uses with high residential development • New access routes • Public transport interchange 	✓ ?	? ?	✓ ?	0	0	✓	0	? ?	✓ ?	0	0	? ?	✓ ?	✓ ?	? ?	0
Plymstock Quarry main quarry floor (C) <ul style="list-style-type: none"> • High density residential and employment development • Loss and extension of Billacombe Green • Stabilisation of rock faces • New access road and pedestrian access 	? ?	? ?	X ?	? ?	0	✓ ?	? ?	✓ ?	? ?	? ?	✓ ?	0	✓ ?	? ?	? ?	0
Plymstock Quarry eastern field (D) <ul style="list-style-type: none"> • Limited or extensive residential 	? ?	? ?	0	✓ ?	0	X ?	✓ ?	? ?	X ?	0	? ?	0	? ?	? ?	? ?	0

SA CRITERIA (In Columns across) PLAN POLICIES AND ACTIONS (Below)	1 Nature & Environment	2 Reducing Flood Risk	3 Conserving Biodiversity	4. Built Environment	5. Historic Environment	6. Optimise Land Use	7. Sustainable Resource Use	8. Waste	9. Sustainable Transport	10. Strategic Communications	11. Economic Growth	12. Education & Employment	13. Housing	14. Community Health	15. District Centres	16. Inclusiveness
development of low scale /density <ul style="list-style-type: none"> Utilise solar gain, views Alternative use as playing field Potential bus and emergency access Green link and pedestrian routes 						✓										
Plymstock Quarry north facing slopes (E) covering additional public open space, recreational routes and promenade	✓ ?	?	✓ ?	0	X ?	?	X ?	✓ ?	✓	0	0	0	0	✓	?	0
Plymstock Quarry shale quarry (F) <ul style="list-style-type: none"> Creation of a low key recreational area Area of more intensive use Outdoor educational use New access roads 	✓ ?	?	X ?	0	0	?	?	✓ ?	?	0	0	✓ ?	0	?	?	0
Develop integrated transport strategy on the A379 corridor , which could include new routes and infrastructure, coordinated with other developments on the Eastern Corridor	?	?	?	✓ ?	?	✓	?	?	✓ ?	✓	?	0	0	✓ ?	0	0
Explore opportunities for mixed use redevelopment under a single comprehensive scheme for the bus depot and surrounding area . Utilise some of the land for major transport infrastructure improvements and provide extra capacity for public transport	?	0	0	✓ ?	0	✓ ?	?	?	✓ ?	?	✓ ?	✓ ?	✓ ?	?	0	0
Explore opportunities to develop on non operational land within Moorcroft Quarry . Create a limited amount of housing, and other uses compatible with operational use	?	0	?	?	?	✓	?	?	0	0	?	?	✓ ?	X ?	0	0
Protect current employment areas in and around Breakwater Road ,. Promote marine related development adjacent to the water. Improve access to the water front.	?	?	?	?	?	✓	?	?	?	0	✓	✓ ?	0	?	0	0
Protect and enhance public open space at Billaconbe Green and links with Plymstock Quarry	?	0	?	?	0	0	0	0	✓	0	0	0	0	✓	0	0
Explore opportunities to integrate	?	0	0	✓	0	✓	?	?	✓	0	✓	✓	?	?	0	0

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Pomphlett Farm Industrial Estate with redevelopment of Plymstock Quarry				?					?							

Symbols employed in Table

- ✓ Supports the sustainability objective
- ✓✓ Strongly supported the sustainability objective
- 0 Has no impact on the sustainability objective
- X Works against the sustainability objective
- XX Works strongly against the sustainability objective
- ? Has an unknown or uncertain effect on the sustainability objective

Legend For Sustainability Criteria

1. Nature and environment: To safeguard and enhance Plymouth’s green spaces, coast, tidal areas, waterfront, fresh water and intertidal areas and access to them, recognising the different types of contribution that they make to Plymouth’s character.
2. Reduce flood risk: To manage flood risks sustainably, recognising the role of wetlands in reducing flood risks.
3. Biodiversity: To conserve, protect and enhance Plymouth’s aquatic and terrestrial biodiversity.
4. Built environment: To enhance the attractiveness and safety of the built environment by raising the quality of urban design in the city.
5. Historic environment: To protect and enhance sites, areas and buildings and landmarks of archaeological, historic, cultural and/or architectural interest.
6. Land resources: To concentrate development within Plymouth’s built-up area by optimising the use of previously developed land, infrastructure, under used land and vacant properties.
7. Sustainable resource use: To reduce the consumption of non-renewable sources of energy, water and minerals.
8. Waste: To reduce the amount of waste generated in Plymouth and to minimise the environmental effects of waste disposal.
9. Sustainable transport: To reduce traffic congestion and noise, and improve safety, health and air quality by reducing the need to travel, especially by car.

10. Strategic communication links: To maintain and improve the network of communication and transport infrastructure within Plymouth and the links to the sub-region, the South West, Britain and internationally.
11. Economic growth: To promote sustainable economic growth, particularly of key business sectors, and to utilise employment land and premises effectively and efficiently.
12. Education and employment: To enable all residents to share in Plymouth's growing prosperity by improving access to training, education and job opportunities.
13. Housing: To ensure that all of Plymouth's residents have access to a good quality living environment and a decent home which is affordable and suitable to their needs.
14. Community health, safety and well-being: To safeguard and improve community health, safety and well-being through protection and enhancement of the city's green spaces and sport/leisure facilities, and through appropriate design of the built environment.
15. Local and District Centres: To strengthen the role of local and district centres to reduce the amount that people need to travel.
16. Inclusiveness and participation: To take account of the needs of all sectors of the community in the planning and design of new development.

Note: An additional objective on Retailing is being prepared by Plymouth City Council and will be incorporated in the next stage of the appraisal.