

30 June 2010

Plymouth Urban Fringe Development Plan Document – Landowner Forum

Dear Sir/Madam,

Plymouth City Council and South Hams District Council are working together to produce a Development Plan Document (DPD) to plan for urban fringe areas around Plymouth, for the next 15 years.

Baker Associates, a firm of planning consultants, has been commissioned to assist the councils with this work. An essential part of preparing this DPD is early and continuous involvement with a range of interested stakeholders.

I understand that you are, or represent, a landowner within the area around Plymouth. You are invited to a Landowner Forum which will take place on **20 July 2010 from 4pm to 7pm** at the Elfordleigh Hotel, Plympton.

This Forum will help the Council develop ideas and options for the DPD – not just in terms of ‘sites’ for development, but in terms of how we might use the urban fringe and land within it as a resource for the city and sub region.

The Forum will explore opportunities and ideas for the urban fringe in terms of:

- understanding existing land uses and management arrangements
- identifying issues, needs and future expectations of landowners
- the potential to deliver the needs of urban fringe communities
- the potential for different land uses / management that would enhance the role and attractiveness of the urban fringe – e.g. providing the resources that the city and sub region needs such as recreation, food, energy, etc.

I very much hope you can come to this event. Please confirm your attendance by e-mailing Catherine Caudwell at Baker Associates at ccaudwell@bakerassocs.com or by telephoning her on 0117 933 8950. If you are not the right contact I would appreciate it if you could forward this letter to the relevant person.

Yours sincerely



John Baker

For Baker Associates

PLYMOUTH URBAN FRINGE DPD
LANDOWNER FORUM, 20.7.10
NOTES

ATTENDEES

NAME	ORGANISATION
Mr William Tuckett and Mr Phillip Tuckett.	Trustees of the Cann Estate (care of NLP)
Michael K. Pearson	R. Cundy & Sons (Farms) Ltd
Steve and Nicky Warren Brown	YGS Landscapes
David . R. Foley	Magily Group Of Companies
Richard May	Maze
Nigel Beckett	Red Tree
Richard Simmonds	
David Cobbold	Newnham Park Shooting Ground Newnham Park
Peter Grubb	WYG on behalf of Persimmon Homes
Andy Palmer	Pinnacle Design
David Philpot	Carlton Power
Chris Bailey	Plessey Semiconductors Ltd
Peter Cleeve	Roseland
William Lean	
James Tucuet	
Joseph Hess	Maristow Estate
Bethan Roberts	
Charles Wreford-Brown	Luscombe Maye
Dan Black	Baker Associates
Mark Russell	Baker Associates

WELCOME AND PRESENTATION

Mark Russell from consultants Baker Associates welcomed attendees to the event.

A presentation was given by Baker Associates on the proposed Urban Fringe DPD covering the following issues:

- what is the urban fringe?
- purpose of plan
- progress
- opportunities

DISCUSSION

What kind of uses and activities are located within the urban fringe area?

Agriculture

- R Cundy & Sons
 - owns 390 ac, manage 1400 ac and farms 1000 ac]
 - managed by Michael Pearson

- produces “energy” (food for people as well as fuel to burn)
- exporter of food (Exeter)
- depressed local market (potatoes)
- uses Crewe for distribution and & exports up to Scotland
- organic agriculture “unsustainable” (will not feed the planet)
- Newnham Park
 - 1500 acres
 - Grass let to Moorland farmers
 - Borders proposed mine at Hemerdon
 - Leisure: clay shooting, music, caravanning, mountain biking
 - Diversified uses more income than core farming
- Riverford, Plym Valley
 - 200 acres originally, now reduced
 - Proposal for biomass from woodland – yet to go to Council
- Cann Estate
 - 250 acres
 - Woodland and agriculture to the north-west of the city above Tamerton Foliat and to the west of Roborough

Landscaping/Forestry

- 20 acres
- S.Brown, Elfordleigh Nursery & small-holding

Employment

- Plessey Semi-conductors Ltd
 - 28 acres in 2 plots next to Tavistock Road at ‘Northern Gateway’
 - One factory and one vacant plot
- Langage Energy Park
 - Farm complex within centre 12,000ft² “suitable for redevelopment as leisure hotel”

Developers

- Red Tree – Sherford
- Persimmon - Old Newnham Farm

What future expectations do you have?

- Small holdings looking at opportunities for biomass and other uses (affordable housing, community development, business diversification).
- Large holdings either looking to dispose of land for development or are locked into global markets and responding to prices (LA intervention is at the edges).
- Use oats for bio-energy: high in oil, cost-effective, local, stable price
- Local food is currently a niche market only and unlikely to change
- Multi-use products are essential for biomass to work and we need a plant that can burn anything (sugar, oats, waste)
- Plessey factory has reduced from 600 to 120 people; it won’t be needing its adjacent plot
- Smaller landholdings looking at forestry/biomass/affordable housing/open space projects with community management (security a serious issue close to urban areas)

- Bioenergy needs to use energy from waste locally; build next to an industrial-scale user of energy such as a factory/plant
- Marshmills access routes could be improved: they are well used and therefore self-policing
- Planning of Sherford needs to take account of adjacent uses and visa versa

What are the positives and negatives about the urban fringe?

- Livestock farming on edge of city not easy
- Theft of wood a real problem near urban areas
- Thinnings don't work commercially (wood pellets are cheaper from Scandinavia?)
- Miscanthus too bulky – therefore commercially unviable beyond 30km
- Plymouth's Greenspace Policy too rigid
- New access routes used by motorbikes; police can not control them
- Footpaths on land reduce value (by 50%?) (disputed)

What would encourage you to get involved in alternative uses?

- Need councils to take a consistent approach to the urban fringe
- Communication between Council departments needed
- S106 demands mean housing undeliverable
- Need a flexible approach to community development in the urban fringe - not a rigid "green belt" approach to development
- Council members and officers need to be transparent and consistent with decision making. Members may not have full facts with regard to planning decisions
- Don't have too rigid a document – it needs to be flexible to take account of changing markets
- Early subsidies are needed to secure infrastructure for new development
- Example of state support for wind power (Texas) until industry self-supporting should be applied to other markets (biomass)
- Delivery plans needs to be realistic
- Support future meetings of the Landowners Forum

General observations

- Where is the boundary for local food? With agriculture you need to consider the whole picture. Local can mean Devon in a global market.
- There will always be a Fringe: expansion simply means the Fringe moves
- Often users won't respect routes unless on their own 'desire line'
- Provide an area for motorbikes
- Create new footpaths around boundaries and eliminate the need for existing footpaths through fields
- Routes around the Riverford site needed to provide access to the Plym Valley
- Old minerals tramways would provide quick access into Plymouth (15mins)
- Future costs of oil a significant consideration for farming and transport
- Need to plan for surrounding infrastructure to new communities