



**Local Development Framework**

**Plymouth Urban Fringe Development Plan Document**

**Summary of Response to the Options Consultation**  
**(February - April 2011)**

**June 2011**

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## **1. Introduction**

The purpose of this report is to provide a summary of the responses received to the consultation on the Plymouth Urban Fringe DPD Issues and Preferred Options Consultation which ran from 16<sup>th</sup> February 2011 to 15<sup>th</sup> April 2011. This is a joint DPD being prepared by South Hams District Council, Plymouth City Council and Devon County Council. It looks at the areas around Plymouth's boundary, including Woolwell, Roborough, Bickleigh, Hemerdon and Langage, and considers opportunities for development as well as the need for restraint.

The report sets out the key issues raised and those that will need to be addressed in the preparation of the Pre-submission document.

## **2. Consultation process**

A set of pamphlets were published for comment on 16<sup>th</sup> February 2011 and included:

- A general information pamphlet
- An overview to the Plymouth Urban Fringe DPD
- Community specific pamphlets for Bickleigh, Hemerdon, Langage, Roborough and Woolwell

These were accompanied by a response form for anyone wishing to comment (copy attached at Appendix 1).

Three consultation events were held on:

- 1st March 2011 at Hemerdon Village Hall, 2pm – 7pm
- 3rd March 2011 at Woolwell Community Resource Centre, 2pm – 7pm
- 7th April 2011 at Woolwell Community Resource Centre, 2pm – 7pm.

An exhibition was held at each of these events and planning officers from South Hams and Plymouth City Councils and Baker Associates (planning consultants) were available to talk to and listen to the ideas and views of the community. The third event was held at the request of the community because even though there was a good level of attendance at the first two events, there were concerns locally that the events had not been adequately publicised. The three events attracted an estimated 300 visitors in total. The consultation period was also extended and closed on 15<sup>th</sup> April 2011.

The exhibition material was also displayed at Plympton Library (23<sup>rd</sup> February), Estover Library (7<sup>th</sup> March), West Park Library (14<sup>th</sup> March) and Plymstock Library (23 March 2011), as part of the programme of consultation events drawn up for Plymouth's Sustainable Neighbourhoods (Key Site Allocations) Development Plan Document.

### **3. Consultation response**

172 representations on the urban fringe consultation were received by South Hams District Council. Over 80% of representations were received from individual members of the public, the majority being local residents of Woolwell and Roborough. The other 20% were received from statutory consultees, organisations and developers/landowners.

The Langage leaflet received the least comment. This is not surprising given the limited residential population in this area.

Over 70% of people who responded in relation to Roborough and Woolwell using the response form, did not agree with the summary of their neighbourhood as set out in the pamphlets. Fewer people commented on Bickleigh, Hemerdon and Langage, but those that did, also had concerns over the summaries that had been provided for Bickleigh and Langage. Hemerdon was the only area where the majority of respondents agreed with the summary for their neighbourhood.

Many of the consultation responses covered general comments that are applicable to all of the settlements and the process.

Many responses, particularly for Roborough and Woolwell raised concerns regarding the apparent lack of publicity for the consultation. The consultation was advertised in the local press, posters were displayed, details were available on the councils' websites, statutory organisations and agencies were informed and Parish Councils in the urban fringe were notified and sent a set of the pamphlets. In response to this concern raised locally, South Hams District Council agreed to hold an additional consultation event as referred to above, and printed 2,500 leaflets to assist Bickleigh Parish Council with a leaflet drop.

Many respondents also raised concern that they were not aware of the earlier consultation held in 2009 which was referred to and helped inform details contained in the current consultation pamphlets. This consultation was largely managed by Baker Associates and sought to involve local groups and organisations within the urban fringe and not the wider public at that early stage in the DPD process.

### **4. Bickleigh**

Respondents commenting on Bickleigh appear generally content with the village and its limited facilities, relying on Woolwell for local services and facilities. Its rural nature and lack of facilities is what attracted some people to the village in the first place and they challenge comments included in the Bickleigh pamphlet under the section on "some of the less good things about Bickleigh". However, some express a degree of satisfaction about the lack of facilities in the village with suggestions that there should be a shop and pub. Some respondents consider the bus service to be inadequate and cycling facilities to be poor. Also, the lack of community activities was referred to as

an issue together with the lack of youth facilities. As well as the surrounding countryside, the land around the church was identified as an important area of open space which should be protected.

Further development at Bickleigh is not particularly supported apart from the possible redevelopment of the Marine Barracks should the opportunity arise. Most respondents request that Bickleigh's surrounding countryside should continue to be protected from development, and alternative suggestions for development include local brownfield sites, further extensions to Woolwell and on land between Roborough and the Tesco superstore. If development is to be provided at Bickleigh, it was requested that it should be low rise and sympathetic to the existing area.

## **5. Hemerdon**

The comments received in respect of Hemerdon are generally supportive of the village and its facilities and do not wish it to change. The village has good links to Plymouth where a wide range of services and facilities can be accessed. It was suggested that the village would benefit from a shop but it was recognised that this would probably not be viable. The provision of adequate footpaths to access the surrounding countryside was also raised as an area for improvement.

With regards to any future development at Hemerdon, opinion was divided over whether there should be small scale provision to meet affordable housing needs within the area. Some respondents consider there is no need for affordable housing whilst others identified it as one of the most pressing issues in the village. Some respondents highlighted the lack of affordable three- bed family houses.

Land between south of West Park Hill and north of the railway line was suggested as a possible site for future development, having least impact on urban fringe objectives and provide sufficient housing to meet Hemerdon's needs.

Respondents requested the continued protection of countryside surrounding Hemerdon and the field behind the village hall car park (known as the three corner field) was specifically identified as an important area of open space that should be protected. The lack of adequate footpath access to the surrounding countryside was also raised.

The most widely raised issue related to the potential reopening of Hemerdon Mine and the associated proposed new access road and the movement of associated HGVs. There is concern that the new road will link Plympton and Hemerdon and open up the potential for housing development which will have a detrimental affect on the urban fringe character. However, the issue of mineral extraction is not covered by the Plymouth Urban Fringe DPD. This is an issue that is addressed by the Minerals Local Development Framework (LDF) prepared by the County Council.

## **6. Llangage**

Only a small number of comments were received in respect of Llangage. It was suggested that land to the north of Holland Road and south of the Energy Centre (as identified in the 2006 Plymouth Urban Fringe Preferred Options DPD on Plan 4) should be proposed for development. A site adjacent to the Tetrapak factory and sites within the city were also suggested as possible development sites. Others consider further development at Llangage to be unsustainable.

The most pressing issues identified at Llangage included the delivery of high quality employment opportunities and traffic congestion at Chaddlewood roundabout. The provision of another landmark building was considered unnecessary as the power station chimney is visible from many areas. Bus services operating at Llangage were considered to be adequate although the lack of a transport plan for the employment estate was highlighted. The need for a good quality pub was highlighted. It was suggested that all green spaces should be protected and specifically those alongside the main railway line in the vicinity of Hemerdon.

## **7. Roborough**

Respondents commenting on Roborough raised a number of points regarding the suitability of the village for further development. Some respondents do not consider that there is a need for new housing in the village. Residents are happy with the semi-rural nature of Roborough and would not wish to see any change. Respondents expressed strong concern that there is not the employment or infrastructure in place to support any new development. However, others feel that there is a need for social housing for the older population. There is also a general concern over the potential mix of new development and types of housing.

With regards to the connections between Roborough and Woolwell, there is divided opinion with some respondents considering linkages are good and others suggesting that there is room for improvement.

Whilst it is acknowledged that facilities in the village are limited, it is accepted that Woolwell can meet most local needs.

Public transport provision received a mixed response with some suggesting the service is not as infrequent as suggested whilst others consider there is an issue. Most routes go via Derriford Hospital, but there is no direct route to the Dockyard, one of the major employers in the city.

## **8. Woolwell**

The majority of residents are happy with Woolwell as a community and consider that, in most part, the facilities are adequate to meet local needs.

Residents enjoy the semi-rural nature of the area and express concerns over the visual impact of any new development when viewed from Dartmoor. Many question why development cannot be focused on existing brownfield sites within Plymouth's boundary.

The most widely raised issue relates to the road infrastructure in and around Woolwell. Congestion on the A386 and the approach to The George junction where three lanes of traffic merge into one is of greatest concern. This is particularly an issue for local residents during rush hour periods. Many suggest that no further development should be considered in this area until the current highway infrastructure issues are addressed. There are concerns regarding the increase in vehicular traffic that new development would bring. Further to this, there is only a single point of access from the A386 to the Woolwell estate and should this road be closed for any reason there is currently no alternative means of vehicular access. However, many residents like the cul-de-sac nature of the estate and do not consider it to be a disadvantage.

Specific comments were received with regards to the mix of uses at the neighbourhood centre. Currently there is perceived to be a high number of takeaway food outlets which local residents would not wish to be increased. It has been suggested that a small bank would be a welcome addition in the neighbourhood. Whilst a small number of respondents would like to see a pub, the majority of people consider that there is appropriate provision in Roborough and at The George.

With regards to the suggestion of a secondary school being provided in the area, many were opposed to this idea particularly if it meant a significantly larger number of houses being developed as a result. It was commented that due to the fact that children attend different schools in Plymouth and West Devon it adds to the diversity of the area.

Public transport provision could be improved according to some respondents who consider that there should be more evening services and routes to a wider range of destinations, including rural areas. Some residents consider that the current timetable does not offer any flexibility. The Park and Ride facility on the A386 is considered to serve the area well.

Many respondents feel that there should be investment in improving the existing children's play areas and open space facilities which are well used and valued by the local community. These include:

- Fields adjacent to Darklake Lane
- Fields behind the residential area of Maple Way and Rowan Way;
- Field at the bottom of Pinewood Drive/Larch Drive and Maple Drive
- Woodland adjacent to Bickleigh Down Road and A386
- Community green next to Woolwell Community Centre
- Connections to Cann Woods and Plymbridge Woods
- Land between Woolwell and Roborough
- Campion View area

The lack of youth facilities in Woolwell is an issue for a number of local residents. There are concerns about anti-social behaviour and the lack of police presence in the area.

## **9. Organisation/agency response**

A range of comments were received from general consultation bodies, including, Devon County Council Archaeology, Dartmoor National Park Authority, service providers, nature conservationists and Brixton Parish Council. A summary of their comments are provided below with a more detailed summary attached at Appendix 2.

The National Trust fully supports the objectives for Plymouth's Urban Fringe and has identified as a priority the need to get more people enjoying the outdoors more often. The Trust owns a large part of Plymbridge Woods in the Plym Valley which straddles the boundary between PCC and SHDC. It also owns the Saltram Estate. It suggests that there could be improved integration of shoreline management plans, marine planning and landscape character assessment. The Trust has serious concerns over sites 14 and 15 identified in the consultation pamphlet, at Boringdon Park. These sites are highly prominent and form an important part of the overall setting of the city and are therefore not considered appropriate for development

The Barn Owl Trust comments that if development were permitted at any of the proposed sites at Roborough, it would recommend that a full environmental survey be carried out to ensure that any impacts on local biodiversity, as well as any resultant mitigation strategies, are based on up to date evidence. Previous studies in this area have recorded presence and breeding of Barn Owls which are afforded special protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).

The proposed development sites closer to Woolwell are less likely to have a negative impact on barn owls. However, the Trust would still recommend a survey be conducted to determine the presence and/or status of barn owls and the appropriate mitigation to be put in place if required.

Both Devon County Council Archaeology (DCCA) and the Devon Archaeology Society (DAS) request that greater emphasis is placed on the contribution that the historic landscape character, the historic built environment and archaeological sites and monuments make to the urban fringe. It is suggested that they should be given more prominence alongside "natural" and biodiversity assets. The DAS requests that an additional objective should be included in the Overview pamphlet to increase the weight placed on the rich archaeological heritage around Plymouth. This resource should be protected and has the potential to contribute to provision of access and recreational space.

Dartmoor National Park Authority (DNPA) commented on a number of the possible development sites. It would have greatest interest and concern with development in the Woolwell area, as much of the neighbourhood is

prominent from the national park. DNPA would welcome discussions on any alternatives, should the prominent plateau of Bickleigh Down be brought forward for development. If development here is promoted, DNPA would seek reassurances on softening the impact of development in this location when viewed from the park.

Development of 2,000 homes at Woolwell would increase DNP's concerns both from a visual perspective and because of the likely additional pressure on the moorland.

DNPA welcomes the suggestions of new and improved recreational opportunities within the urban fringe and links with Dartmoor. The response from the Devon Countryside Access Forum highlighted the lack of public rights of way in the Bickleigh/Roborough and Woolwell area. The Forum therefore, supports the objectives to improve routes, particularly where these can link to existing routes through Cann Woods and the Plym Valley.

## **10. Possible Development Sites**

Submissions were received from approximately 15 landowners/developers or agents acting on their behalf, proposing sites for development. Many of these sites are already known to the Council as a result of the DPD Preferred Options Stage consultation in 2006 and were included in the consultation pamphlets. However, some were additional sites.

The sites which have been put forward for development are listed below. The site number corresponds to the sites suggested as possible development sites in the consultation pamphlets.

A brief summary of the landowner/developer submissions is provided at Appendix 3.

- Land north of Holland Road and land east and south of the Langage Energy Centre (employment provision) (site 18)
- Land at Towerfield Drive, Woolwell (mixed use) (site 11)
- Land at West Trehills, Tamerton Foliot (site 3)
- Land adjacent to Broadley Road Industrial Estate (sites 6, 7, 8 & 9)
- Land adjacent to the Royal Marine Camp, Bickleigh (new site)
- Darklake Farm, Woolwell (residential) (within development boundary)
- Land south east of Woolwell (residential) (site 13)
- Sites at Tamerton Foliot and Roborough, incl. Broadley Park Employment Estate (sites 2, 5 & others)
- Boringdon (sites 14 & 15)
- Land at Old Newnham Farm (site 16)
- Land at Bickleigh Down, Woolwell (sites 10, 12 & others)
- Land at Tamerton Lake Harbour and Ware Barton Farm, Tamerton Foliot (site 1)

These submissions will be considered together with the feedback received from the community and other organisations along with other evidence to help inform the preparation of the Pre-submission stage of the Plymouth Urban Fringe DPD.

## **11. Conclusion**

The Plymouth Urban Fringe DPD issues and preferred options consultation received a healthy level of response. The number of responses received, and the information contained within them is particularly pleasing. One of the purposes of the consultation was to gather information from residents about the neighbourhoods in which they live, and to provide an opportunity for them to tell us if we had got anything wrong. We also wanted reactions to some of the objectives and ideas we were suggesting for each neighbourhood and the urban fringe in general. Given the responses we have received, the consultation appears to have been a success.

A large proportion of respondents from Woolwell and Roborough expressed clear concerns over the possibility of any future development within this area mainly due to highway constraints. There is wide concern that the highway infrastructure is already at capacity and further development is unable to be accommodated in this area unless there are substantial highway improvements.

The proposals relating to green infrastructure in the urban fringe area received greater support, with wide approval for the protection of open spaces, of which many were identified. Respondents also strongly supported the improvement of footpath links within the urban fringe and surrounding countryside, with many agencies and landowners also supporting this objective. However, there was also a request for greater emphasis to be placed on important historic and archaeological sites as well as green infrastructure.

A number of potential development sites have been put forward by developers/landowners for consideration. These will need further survey and assessment as work progresses on the preparation of the DPD. It will not be necessary to bring forward all of the suggested sites to accommodate the level of development required in the urban fringe. The authorities will need to work with key stakeholders in order to establish the appropriate level of future growth and the most sustainable location(s) to accommodate it.

Updates on progress of the DPD will be available on the Council's website ([www.southhams.gov.uk](http://www.southhams.gov.uk)).

**APPENDIX 1: COPY OF RESPONSE FORM**



# URBAN **fringe**

## Issues and Preferred Options Consultation

### Comments Form

This form has been prepared to assist in responding to the Plymouth Urban Fringe DPD Issues and Preferred Options consultation. It seeks your response to some general questions and can also be used to answer the questions raised in the set of consultation pamphlets.

**Please add your details below**

Name

Address

Postcode

Telephone  Email

Please keep me in touch with progress on the Plymouth Urban Fringe DPD (*please tick*) Yes  No

**Please note: We cannot accept comments without your name and a way of contacting you.**

DATA PROTECTION NOTICE: Please note that comments cannot be treated as confidential and may be made available for public inspection at the Council offices and available on the Council's website [www.southhams.gov.uk](http://www.southhams.gov.uk). Your personal information will be held by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998 and will be held securely at all times.

### Have your say on what should happen in your neighbourhood:

1. Which neighbourhood are you commenting on?
2. What is your connection with this neighbourhood e.g. resident, work, landowner?
3. a) Do you generally agree with the summary of this neighbourhood as set out in the neighbourhood pamphlet? Yes  No



**b) If no, briefly say what you would like to change.**

*(please use the further comments box if you need more space.)*

**4. Are the community facilities in the neighbourhood adequate e.g. shops, public transport, play areas? If not, what needs to be done to improve them?**

**5. Briefly in order of importance, what do you think are the most pressing issues in the neighbourhood e.g. lack of youth facilities, traffic congestion shortage of affordable homes?**

*(please use the further comments box if you need more space.)*

**6. Which green spaces are important and should be protected? Please give your reasons why.**

*(Please identify the spaces by name/location, using street names if appropriate.)*

**7. a) Which sites do you feel should, or could be developed and for what purpose.**

*(Please identify by name/location, using street names if appropriate.)*

**b) Please state the name and address of the site owners if known.**

**Please add any further comments here** *(Please continue on a separate sheet if necessary.)*

**Please return this form by 5pm on 15th April 2011 to:**

Once you have completed the form please click the submit button to email your completed PDF form as an email attachment, or alternatively print out and post or fax to:

**Post:** Forward Planning Team, South Hams District Council, Follaton House,  
Plymouth Road, Totnes, TQ9 5NE

**Fax:** Marked Forward Planning (01803) 861404.

**For any queries please  
call 01803 861202.**

**APPENDIX 2: Summary of organisation/agency comments to the Plymouth Urban Fringe Options consultation (April 2011)**

Coal Authority	No specific comments to make.
Network Rail	<p>No specific comments to make.</p> <p>Link provided to Network Rail's Great Western Route Utilisation Strategy (March 2010) which sets out the strategic vision for the future of the railway.</p>
Western Power Distribution	<p>There are a number of strategic electricity distribution circuits in some of the areas being considered for development.</p> <p>Generally WPD would expect developers of a site to pay to divert less strategic electricity circuits, which may include some undergrounding.</p> <p>WPD would normally seek to retain the position of electricity circuits, particularly if the diversion of such circuits placed a financial obligation on WPD to either divert or underground.</p> <p>Assuming the required minimum statutory clearances can be maintained and WPC can access its pylons/poles, WPD does not generally have any restriction on the type of development possible in proximity to its strategic overhead lines but it would be sensible for planning guidance and layout of developments to take WPD's position into account and consider uses compatible with the retention of strategic overhead lines.</p>
Barn Owl Trust	<p>Barn Owls are afforded special protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). This protects them from deliberate or reckless disturbance whilst they are at, on or near a nest containing eggs or dependant young. Where large areas of land are developed, it is important that any possible impacts on biodiversity are taken into account.</p> <p>Between February 2009 and October 2010, the Barn Owl Trust carried out the Westmoor Barn Owl scheme. 23 sites were identified which received a full package of measures, along with fifty secondary sites. One of the main sites identified was close to Roborough and was designated as a main site due to the historical records of Barn Owls breeding at the location along with (then) current evidence of occupation.</p> <p>If development were permitted to proceed at any of the proposed sites, the Barn Owl Trust would recommend that a full environmental survey be carried out to ensure that any impacts on local biodiversity, as well as any resultant mitigation strategies are based on up to date evidence.</p>

	<p>The proposed development sites closer to Woolwell are less likely to have a negative impact on barn owls. However, the Trust would still recommend a survey be conducted to determine the presence and or status of barn owls at the site, and appropriate mitigation put in place if required.</p> <p>The proposed development at Hemerdon is also less likely to impact on barn owls. As with Woolwell, an environmental survey would still be recommended.</p> <p>The proposed development at Langage is not somewhere that the Trust would recommend as suitable for making barn owl provision due to its proximity to the A38. Under most circumstances, the Trust does not recommend that Barn Owl provision be made within 1km of a major road.</p>
National Trust	<p>The Trust owns a large part of Plymbridge Woods within the Plym Valley where land straddles boundaries between PCC and SHDC. Also owns the Saltram estate. The Trust fully supports the objectives for Plymouth's Urban Fringe. The Trust has identified a priority area over the next few year as getting more people enjoying the outdoors more often and closer to nature.</p> <p>Management of the relationship between the city and the water could be improved by the integration of Shoreline management plans and marine planning into the statutory planning process; an integrated approach to estuarial seascape and landscape character assessment; and the promotion of landscape-scale partnership working to manage water from its source to the sea.</p> <p>The Trust has serious concerns over sites 14 and 15 at Boringdon Park. The sites are highly prominent and form an important part of the overall setting of the city and are therefore not considered appropriate for development. The assessments fail to acknowledge that the Triumphal Arch at Boringdon (listed Grade II*) is an outlier for the historic landscape at Saltram and is important in views of historic significance to and from Saltram.</p>
Sport England	<p>At this stage there are no comments to make. When specific proposals are formulated, Sport England will comment.</p>
Devon County Council Archaeology	<p>Suggest that the historic environment – the contribution that the historic landscape character, the historic built environment and archaeological sites and monuments make to the urban fringe should be given more</p>

	<p>prominence alongside “natural” and biodiversity assets.</p> <p>Section 1 – there is a heavy emphasis on the “natural”. This should be balanced with the recognition of and appropriate protection, celebration, enhancement and utilisation of the historic environment assets of the urban fringe. This could/should be closely linked to green infrastructure. The national park is referred to but in a natural context rather than its internationally important archaeological dimension that underpins its designation.</p> <p>There is no mention of the urban fringe as a gateway to the Tamar Valley World Heritage site and what could be considered as its setting. The valley could be a significant link as a corridor linking the related industrial and prehistoric archaeology of the urban fringe and upland Dartmoor.</p> <p>Section 2 – Questions why there is not an equivalent section on historic assets.</p> <p>Section 3 – A much greater emphasis could be given to the potential for the historic aspects of the urban fringe to provide public open space and recreational routes and the multifunctional value generated by historic interest alongside “natural”. A tramway is mentioned as a potential cycleway, but its historic significance and the potential of other historic infrastructure could all contribute to a recreational network.</p> <p>Section 4 – These are not entirely natural in all their aspects. There are historic forts and breakwaters in the Sound and historic fortifications stud its shoreline. These features are just as much part of Plymouth’s setting as the natural features and biodiversity that now inhabit these historic sites. These assets could play a significant part in the management of the relationship between City and water.</p> <p>Section 5 – Management of historic woodland for biomass has the potential o benefit the historic environment if carefully managed. However, energy crops can be highly detrimental to the historic environment. The “suitable” areas referred to will need to be carefully defined.</p> <p>Development sites – Many of the development options contain known sites of archaeological or historic interest.</p>
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	<p>Area 1- contains a significant number of prehistoric settlement and burial sites. Development may affect the setting of Warleigh House.</p> <p>Area 14 and 15 – Many landscape components of Boringdon Parks are Scheduled Ancient Monuments. Development may have direct and setting impacts. There are also mining remains.</p> <p>Area 16 – Development may have an impact on the setting of Old Newnham (Grade I Listed)</p> <p>Area 18 – The Langage Energy Park/Centre footprints has been archaeologically evaluated and contains a significant concentration of archaeological features, mainly prehistoric.</p> <p>Langage - More could be made of the aforementioned archaeological features at Langage in terms of preserving it as open space or otherwise presenting the results of archaeological work within the development.</p>
Natural England	<p>The documents should follow the guidance laid out in the Plymouth Green Infrastructure Guidance, particularly with reference to Saltram Park and surrounds. Natural England has no further information for considering future plans of sites surrounding Plymouth. The specific sites that affect Plymouth’s surroundings need to fit in well with Plymouth’s own expansion plans. No environment should be lost in expanding the urban neighbourhoods at Plymouth’s fringe.</p>
Diocese of Exeter	<p>If an area of development approaching 2000 dwellings were to be promoted and approved, this would have considerable impact on the existing local parishes and other churches as they sought to carry out their statutory (marriage, funerals etc) and other community based services to a significantly increased population.</p> <p>Request that the Diocese are included as part of any masterplanning project.</p>
Devon Archaeological Society	<p>Welcomes the documents aim to balance development with access to the countryside. However, it requests that an additional objective should be included in the Overview pamphlet to increase the weight placed on the rich archaeological heritage around Plymouth. This resource should be protected and has the potential to contribute to provision of access and recreational space.</p> <p>Request that there should be greater mention of archaeology, historic landscapes and historic buildings in the section on important landscape characteristics. As</p>

	<p>there is a section on biodiversity, suggest that a summary of the archaeology and the built environment of the fringe should be included.</p> <p>The section on open spaces and recreational routes could also reference the role that archaeological and historic sites can play. For example, the study area includes Boringdon Camp prehistoric hill fort.</p> <p>The section on rivers and estuaries does not reflect the cultural and historic role water has played in Plymouth's history.</p> <p>The section on sustainable energy should reflect the fact that these new sources can be damaging to archaeology and landscape. Suggests that there might be a contradiction in putting good agricultural land down to energy crops while trying to encourage local energy crops.</p> <p>Aware that a number of the areas mapped contain sites of archaeological importance and significant historic buildings which should be protected from development, but could contribute to the provision of open space. Suggest contacting Devon County Historic Environment Service and Plymouth City Archaeologist for information on specific development areas.</p>
Dartmoor National Park Authority	<p>Would have greatest interest and concern with development in the Woolwell area as much of the neighbourhood is prominent from the national park.</p> <p>Comment on the Woolwell sites (10-13) of the Site Assessment matrix:  Site 10 is the least desirable.  Sites 11 &amp; 13 – would have no objections.  Site 12 is on a prominent plateau, should you wish to bring that forward, it would welcome discussions on any alternatives and, if not, what reassurances could be made on softening the impact of any new development in this location when viewed from the park.</p> <p>Development of 2000 homes at Woolwell would increase DNP's concerns both from a visual perspective and because of the likely additional pressure on the moorland.</p> <p>Welcome the suggestions of new and improved recreational opportunities in places like Cann Woods and the Plym Valley and between Bickleigh, Roborough and Woolwell and Dartmoor. Welcome discussions to see how these might be achieved.</p>

<p>Devon Countryside Access Forum</p>	<p>Commends the exercise of holding a landowners forum and recognises the importance of working with landowners, particularly in terms of improving and creating recreational and functional access routes. Trusts that this work with landowners will be built upon as proposals are developed.</p> <p>The Bickleigh/Roborough and Woolwell area is particularly badly served with public rights of way. The Forum therefore supports objectives to improve routes, particularly where these can link to existing routes through Cann Woods and the Plym Valley.</p> <p>Concur with the documents' recognition of the importance people place on access and are interested in the suggested options for improving access. Advises to consider giving priority to multi-use routes, in accordance with DCC's Rights of Way Improvement Plan policies.</p>
<p>Brixton Parish Council</p>	<p>Questions why Brixton was not included in the Plymouth urban fringe consultation documents as it is part of this area. Brixton wishes to keep its sense of identity and community and any development in the area should be sensitive to the AONB.</p> <p>Request the completion of the cycle route linking Brixton and Plymouth via Elburton.</p>
<p>Equality South West</p>	<p>Concerned with the lack of provision made for gypsies and travellers in and around the City. Research shows that an additional 40 pitches are required in Plymouth by 2011.</p> <p>Applauds PCC for their previous progress in trying to identify suitable land for gypsy and traveller pitches but concerned that the recent consultation fails to mention what provision will be made.</p> <p>Concerned that the voices of minority groups, like gypsy and travellers, will not be heard. Also highlight the need for a form of stopping place or transit site to meet the needs of gypsies and travellers visiting the city.</p>

**APPENDIX 3: Summary of Landowners Representations to the Plymouth urban fringe consultation (April 2011)**

Landowner	Location	Summary of comments
<p>Langage Energy Park Ltd c/o Terence O'Rourke Ltd</p>	<p>Land north of Holland Road and land east and south of the Langage Energy Centre</p>	<p>Generally agree with the neighbourhood summary provided for Langage.</p> <p>Request the inclusion of land north of Holland Road and land east and south of the Langage Energy Centre (as shown in draft Plan 4 of PUF DPD, Preferred Options document) for employment development.</p> <p>An eastern expansion of the employment area provides the opportunity to create a public transport loop and the provision of ancillary facilities to serve existing and future employment buildings.</p> <p>The most pressing issue in the neighbourhood – the delivery of high quality employment opportunities.</p> <p>Important green spaces – stream valley corridor within the proposed expansion provides opportunity for enhancement and green amenity space.</p> <p>Capacity exists within the highway network to accommodate up to around 40,000 sq m of additional floorspace at Langage without the need for a new A38 junction, subject to minor improvements of Deep Lane/Sandy Road.</p> <p>Substantial potential exists for employment beyond the initial 40,000 sq m floorspace, although interim solar farm use of part of the site is proposed pending the completion of a new strategic site access.</p>
<p>Centrica plc c/o BNP Paribas Real Estate</p>	<p>Langage Power Station</p>	<p>Whilst there is no objection in principal to plans to expand the business park to the east, it is essential that new uses are compatible with existing uses, or more specifically do not compromise safety, site security or the operational efficiency of the power station. It is suggested that the DPD, therefore, includes a policy which seeks to protect the operation of the power station from inappropriate forms of development.</p>

		The strategic national importance of the power station is highlighted.
Plymouth City Council	Land at Towerfield Drive, Woolwell	<p>Proposes a mixed development on land either side of Towerfield Drive. Suggest that the area could accommodate more retail.</p> <p>The most pressing issue in the neighbourhood – medium/ high density residential development, retail, hotel/pub/restaurant, care home</p> <p>Important green spaces – A triangular area of land at the junction of Tavistock Road and Bickleigh Down Road is the subject of a Tree Preservation Order and will be retained. Possible inclusion of play area. Existing hedgerows to be retained where possible.</p>
PCL Planning	Land at West Trehills, Tamerton Foliot	<p>Proposes a mix of appropriate new housing at land at West Trehills adjoining the north eastern boundary of Tamerton Foliot. Considers that this site is the most integrated into the existing built form of the village and represents the most suitable site for possible expansion. The site is accessible as it fronts Whitsoncross Lane which is the main spine that links 'north' and 'south' Tamerton Foliot. The site is well contained visually within the wider landscape. Highlights the importance of cross boundary working in planning for the future of Tamerton Foliot.</p>
The Maristow Estate c/o Westcountry Land Planning Consultancy	Land adjacent to Broadley Road Industrial Estate	<p>Proposes land to the east of Broadley Park Industrial Estate for employment use which would represent a logical expansion to the estate. The site is roughly 3.8h, not all of the site can be developed as part of the site is flood zone 2/3. The land is set down as such there would be limited visual impact.</p> <p>Also proposes land to the north of Tamerton Road including a site to the east of Haxter Lodge and another site to the east of Roborough Farm for employment use. Considers the sites to be well screened from the DNP and AONB and that they are well related to the existing employment uses and represent a logical extension to the existing sites.</p>

	Land adjacent to the Royal Marine Camp, Bickleigh	Proposes a site to the west of Bickleigh for mixed tenure housing development. Considers that this site could help address concerns regarding the low proportion of social housing in Bickleigh. This site was considered as part of the SHLAA and suggested that it would form a logical extension to the village and yield about 53 units. Access is considered suitable and sufficient and the allocation of this site would help support the plan for a new secondary school at Woolwell.
The A & M Trust c/o Westcountry Land Planning Consultancy	Darklake Farm, Woolwell	Proposes land at Darklake Farm to the south of Woolwell for residential development. The site lies within the existing development boundary and as such the principle of development is acceptable. The site has outline planning permission granted in April 2009, however, the consent is only for 28 units on a site that is capable of accommodating more. Limited access has prohibited a more efficient development of the site.  Suggest that a new access is provided to service the site by providing a spur road as part of an extension of Pick Pie Drive linking down to the former tramway which runs to the south east of Darklake Farm. Devon County Highways have tentatively agreed to the principle of the access road based on an indicative access strategy.
	Land south east of Woolwell	Proposes a site to the south of Woolwell adjacent to the existing Development Boundary for residential development. Considers the site to be well related to the existing development of Woolwell, has three points of access from the existing centre and the site is well screened from wider views. Suggests that its development could assist in helping to meet aspirations set out in the consultation documents such as the provision of a new secondary school and improved cycle links utilising the old tramway.
Trustees of the Cann Estate c/o Nathaniel	Sites at Tamerton Foliot and Roborough,	Strongly support Objective 6 to “look for opportunities for development which will support and deliver the aspirations of communities in the urban fringe and which

Lichfield and Partners	incl. Broadley Park Employment Estate	<p>will contribute to the creation of sustainable linked communities...” Requests consultation with landowners in order to identify potential development sites.</p> <p>Propose a number of sites for development:</p> <p>Broadley Park – strongly supports the 4ha employment land allocation, however, consider that there is significantly more employment land available in Roborough in the vicinity of Broadley Park and Belliver Estates (part within the City). There is a current planning application for employment on land to the west of Broadley Park identified for an extension.</p> <p>Land West of Trehills, Tamerton Foliot – strongly supports the identification of Site 2 (map 2 of the consultation document) and considers the 4.7ha site appropriate for residential development.</p> <p>Also promote 3 additional sites to the south of Tamerton Foliot (2 within the City) for residential development with the possibility of including a youth facility on one site.</p> <p>Support identification of land to the east of Tamerton Foliot but considers land to the south of Coombe Lane (within the City?) as more appropriate for residential development as it adjoins the northern boundary of Southway.</p>
Mr Michael Davey c/o RPS planning & Development	Boringdon	<p>Proposes a substantial area of land at Boringdon which adjoins the existing neighbourhoods of Woodford and Colebrook to the south and land owned by the Cundy estate to the north and west. The site straddles the administrative boundary of South Hams and Plymouth.</p> <p>The site is currently available and deliverable. It can make a significant contribution to the 500 dwellings requirement and be considered as a long term development location for sustainable growth of the City. The development has the potential to provide additional community facilities and the infrastructure</p>

		<p>costs would not be significant given the scope to extend existing services from Colebrook and Woodford.</p> <p>Endorse the proposed development of the Cundy Estate land to the north and would support the comprehensive development of both sites to provide a sustainable urban extension linked to the surrounding neighbourhoods. Development could also consider the role of the former China Clay works.</p> <p>Welcome the opportunity to discuss the development potential and acknowledge that the wider proposals probably fall outside the remit of this DPD; however, believe it is sensible to start planning the longer term development of the City.</p>
<p>Persimmon Homes (SW) c/o WYG Planning &amp; Design</p>	<p>Land at Old Newnham Farm</p>	<p>Proposes a site of 27.6ha at Old Newnham Farm and considers it would provide a sustainable location for residential development, capable of providing up to 450 houses.</p> <p>Questions the approach to the production of this DPD as it denies interested parties the opportunity to comment upon fundamental DPD-wide issues prior to the publication of the Reg. 27 Draft DPD as although the consultation documents include possible objectives that might underpin proposals there is no over-arching policy context. Acknowledges there will be opportunity to comment at the publication stage of Submission Draft DPD, however, it is noted that document cannot be amended significantly prior to consideration by an Inspector.</p> <p>Note that DPD has been 'emerging' for a considerable period of time, i.e. since at least October 2004 with the publication of the Town and Village Issues, options and preferred options document and suggest there is now an urgent requirement to identify sufficient housing sites that meet the identified housing requirement.</p> <p>Consider that the DPD has been informed</p>

		<p>by a significant number of evidence base documents, (albeit a number of which are now somewhat dated). Persimmon Homes has participated in the PUF Preferred Options document published in 2006 and requests that all previous submissions should be taken on board.</p> <p>Considers there are no overriding traffic or transportation issues, which would result in the site being incapable of development for residential purposes. The site is largely unconstrained in landscape terms; it is attractive, but not special as previously acknowledged by Local Plan Inspectors.</p> <p>Given the failure of large strategic allocations, and in particular Sherford, to come forward for development in a timely fashion, it is essential that available sites such as land at Old Newnham Farm are allocated to help deliver housing in an area where there is a critical requirement.</p>
<p>Hannick Homes c/o DPDS Consulting</p>	<p>Land at Bickleigh Down, Woolwell</p>	<p>Support a combined allocation of 2,000 - 2,500 dwellings (incl. mixed tenures) at Roborough/Woolwell and believe necessary to make existing community sustainable.</p> <p>Proposes land abutting Dark Lake Lane/the built up area between Bickleigh Down Road in the north and Pick Pie Plantation in the south for residential use. Potential to integrate with development of land off Towerfield Drive, including within Plymouth City, for housing and employment uses. The land proposed is available and capable of supporting the development proposals subject to agreeing a package of necessary highway changes and improvements.</p> <p>This level of growth would be capable of supporting the necessary traffic, footpath and cycle links to provide much of the missing connectivity and open space within the land controlled and could include:</p> <ul style="list-style-type: none"> <li>- A circular bus route through Woolwell with PCC land.</li> <li>- A potential second access at or near New Road, subject to highway design.</li> </ul>

		<ul style="list-style-type: none"> <li>- Links to existing green infrastructure and open space</li> <li>- Potential to enhance provisions at the existing Community Centre</li> </ul> <p>Consider the most pressing issues to be traffic congestion, lack of facilities to support a rounded, balanced neighbourhood – education provision, public open space/recreation provision (the site allocated in the Local Plan has not been delivered) and community facilities.</p>
Mr Richard Simmonds	Land west of Tamerton Foliot	Proposes land at Tamerton Lake Harbour and Ware Barton Farm and associated infrastructure and creation of fresh water reservoir.