

LEISURE &
WELLBEING

TRANSPORT
& GETTING
AROUND

HOUSING

ECONOMY



PLYMPTON ST MARY NEIGHBOURHOOD PLAN

2015-2034

May 2019

EDUCATION

ENVIRONMENT

HERITAGE &
HISTORIC
ENVIRONMENT

FOREWORD

Welcome, on behalf of the Plympton St Mary Neighbourhood Forum (PSMNF) to the Plympton St Mary Neighbourhood Plan (PSMNP), a local plan covering the period up to 2034. The PSMNP looks to the future of Plympton St Mary to ensure it continues to be a thriving and successful neighbourhood of the city of Plymouth.

Through the Localism Act 2011, the government gave communities more power over future planning issues in their area, including the writing of a neighbourhood plan.

The PSMNF, a non-political community group, was formed in 2015 by residents and supported by local councillors. They came together to enable Plympton St Mary to have a greater say in planning decisions which affect the area.

The PSMNP sets out a vision for the area, which reflects the views of residents, businesses and other stakeholders. The Plan sets out objectives on key themes such as Transport and Getting Around, the Economy, Housing and Heritage. It builds on current and planned activity as set out in the Plymouth and South West Devon Joint Local Plan (JLP) and states what the Forum and its partners will work towards together. It also sets out some Community Actions which similarly have a local consensus and seek to further improve aspects of life in the Plympton St Mary area.

The Neighbourhood Forum is committed to developing relationships with its partners to deliver the Plan for Plympton St Mary and would like to thank all those who have contributed to its development.

For a full explanation of how the PSMNP was developed please see **APPENDIX I**.



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I INTRODUCTION

- I.1 The Plympton St Mary Neighbourhood Plan (PSMNP) is part of the Government's new approach to planning, which aims to give local people more say about what goes on in their area as set out in the Localism Act 2011.
- I.2 The PSMNP has been developed through consultation with the people of, and those with interests in, Plympton St Mary and with an analysis of the available evidence.
- I.3 The Plympton St Mary ward boundary is the boundary for the PSMNP:

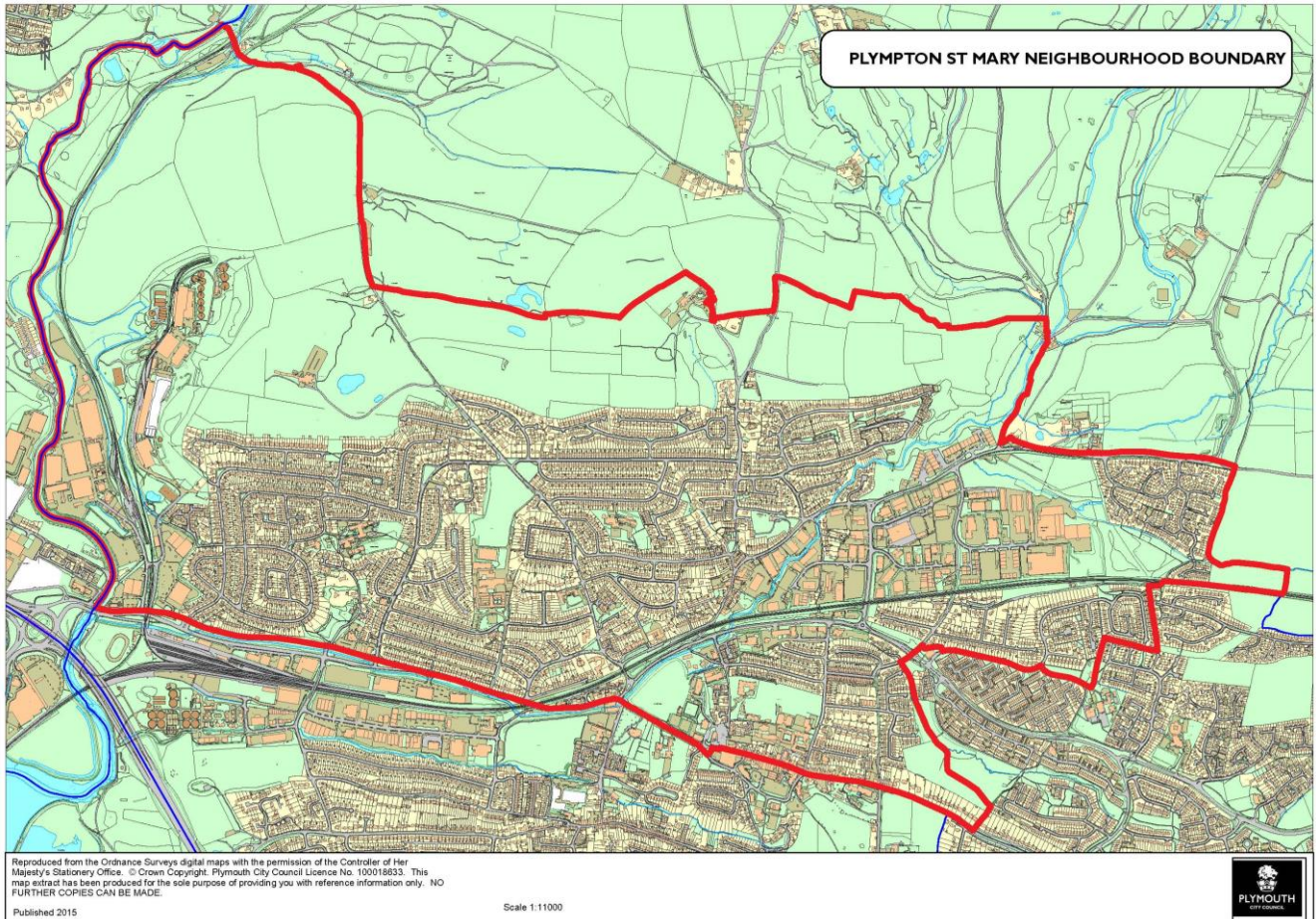
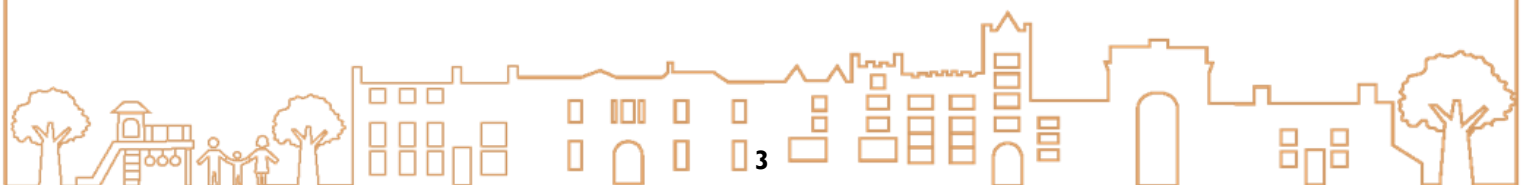


Figure 1: Plympton St Mary Neighbourhood Boundary

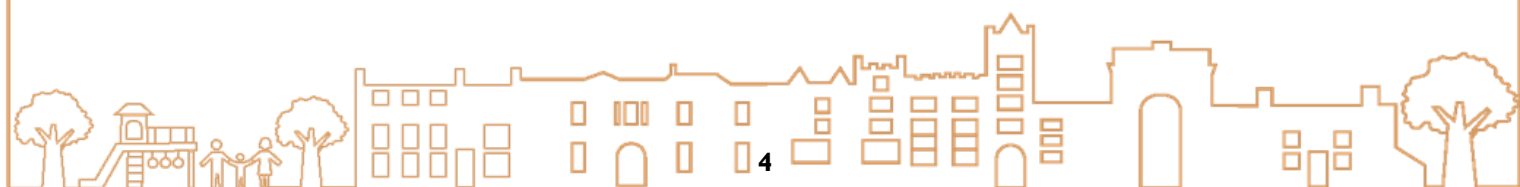
- I.4 The PSMNP provides a vision for Plympton St Mary and sets out clear planning policies to realise this vision in addition to a collection of community actions, which are not designed as planning policies, but which will be used by the community to inform decisions on where to put resources and refocus priorities for the area.
- I.5 Please note that the community actions within this plan are actions that the local community wish to undertake and do not commit the Council to undertake any actions or change any of its own policies.
- I.6 The Plan's policies aim to foster and encourage sustainable development, particularly to ensure local green space protection whilst simultaneously supporting housing developments and other priorities.
- I.7 The Revised National Planning Policy Framework (NPPF) 2018 states that "The purpose of the planning system is to contribute to the achievement of sustainable development" and states that "there are three overarching objectives which are independent and need to be pursued in mutually supportive ways". These are: an economic objective; a social objective and an environmental objective.



- 1.8 This plan's objectives are set squarely within the bounds of sustainable development as defined above:
- Economic sustainability - by supporting primary shopping areas and accessibility of business development;
 - Social sustainability - through support for community spaces and services;
 - Environmental sustainability - through sustainable travel methods and allocation of local green space.
- 1.9 The vision for Plympton St Mary also includes a provision for housing and services and promotion of heritage and the historic environment.
- 1.10 The plan's policies and community actions aim to steer and shape development, but it is expected that developer contributions will be gathered through s106 agreements, Community Infrastructure Levy or other similar methods to address any specific mitigation required by any new development.
- 1.11 Monitoring may require the plan to be reviewed to keep it up-to-date and relevant. A monitoring framework is suggested in **APPENDIX IVA (Policies) and IVB (Community Actions)** to help look at the effectiveness of the plan. Any formal amendments to the Plan policies will have to follow a similar process as was used to prepare the original plan.
- 1.12 The Plymouth and South West Devon Joint Local Plan (JLP) was adopted by Plymouth City Council on 26 March 2019. This replaced the Local Development Framework (including the Core Strategy). The PSMNP has been developed alongside the JLP and the same evidence base used to write the JLP has been used to develop parts of the PSMNP. A list of the documents which have been used specifically to write this Plan is listed in **APPENDIX II**.

What the PSMNP aims to achieve

- 1.13 A lot of development is already underway in or near Plympton St Mary and more is planned in the future within the draft JLP including:
- Sherford new community– 5,500 new homes, 67,000 sq.m. of employment floorspace and new facilities
 - Langage – 247,300 sq.m. of employment floorspace
 - Land at West Park Hill, Newnham – 400 new homes and a new primary school
 - Former China Clay dryer complex, Coypool – 400 new homes
 - Errill Retail Park, Plymouth Road, Plympton – 60 homes
 - Land at Plympton House, Plympton – 14 homes
 - Land off Newnham Road, Colebrook – 52 homes
 - Boringdon Park – Playing pitch hub and cycling facilities (closed loop cycle track)
 - Land at Bell Close, Plympton – 2,000 sq.m. of employment floorspace
- 1.14 The PSMNP is supportive of planned development in the areas identified above which is felt to provide a good balance between necessary growth whilst maintaining green spaces and protecting the existing environment. However, the detail of the above developments in some cases has not yet been set out and other applications could and will come forward which are not allocated in future development documents. The PSMNP provides local policies and community actions to address local issues and concerns which, while covered in current policy at a Plymouth level, gives a local perspective.
- 1.15 A list of the JLP policies relevant to the PSMNP and should be considered alongside this plan when making planning decisions are listed in **APPENDIX III**.



2 A VISION FOR PLYMPTON ST MARY

- 2.1 This chapter sets out a vision for Plympton St Mary. It starts with setting out a brief history of Plympton and moving on to what Plympton St Mary specifically is like today. This section specifically looks at: population and deprivation; housing; transport and getting around; economy; health and wellbeing; education; heritage and the environment. From this a vision of what Plympton St Mary could be like in the next twenty years is set out as well as the objectives which will be used to realise this vision.

A brief history of Plympton

- 2.2 The earliest sign of human activity in Plympton is the Iron Age Boringdon Hilltop Fort which is now a scheduled Ancient Monument. Plympton boasted many large estates such as Boringdon, Saltram, Newnham and many are listed in the Domesday Book. The Plympton Priory was founded in the 12th Century and became the third most important Augustinian Priory in the Country; it is now a scheduled Ancient Monument. Alongside the Priory site is the Parish Church of Plympton St Mary, which was consecrated in October 1311.
- 2.3 Plympton's situation on the River Plym made it an important seaport. Tin was exported and later arsenic. Many ships moored in the Sound and boats brought important visitors along the Plym to stay at Plympton Priory. In 1328 Plympton became the 4th Stannary Town in Devon and its association with tin mining again ensured its importance in the area. In the 19th century, china clay was discovered in local villages on Dartmoor and Plympton was again the focus of that industry. Many workers making Plympton their home and the clay transported through Plympton onto the now busy port of Plymouth.
- 2.4 It is hard to believe that the main A38 ran straight through Ridgeway and traffic was a major part of that thriving retail area. Plympton has always been a busy Town and a centre for shopping, and the Plympton Cattle Market brought families to the area on market days.
- 2.5 In the mid-19th century Plympton maintained its prominence in the area when the Plympton St Mary Rural District Council (RDC) was established as the third largest RDC in the country. This all ceased, however, when in 1967 Plympton became a suburb of Plymouth.
- 2.6 Plympton St. Mary still draws people from the surrounding areas. Ridgeway with its diversity of retail outlets and free parking is an ideal shopping area. Plympton St Mary's close proximity to The National Trust's Plymbridge Woods and Saltram House, along with its Golf Club and public swimming pool makes it an important centre for leisure activities.

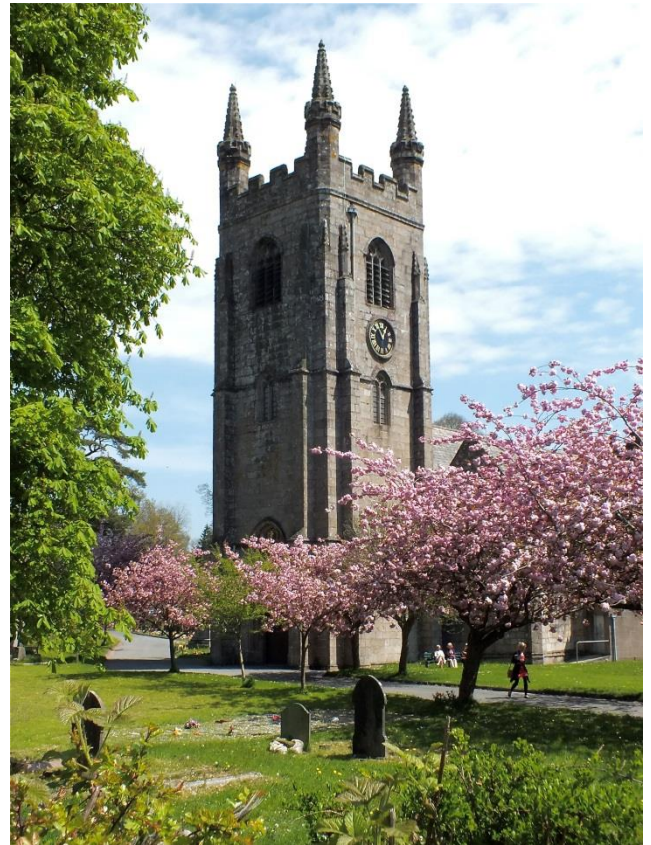
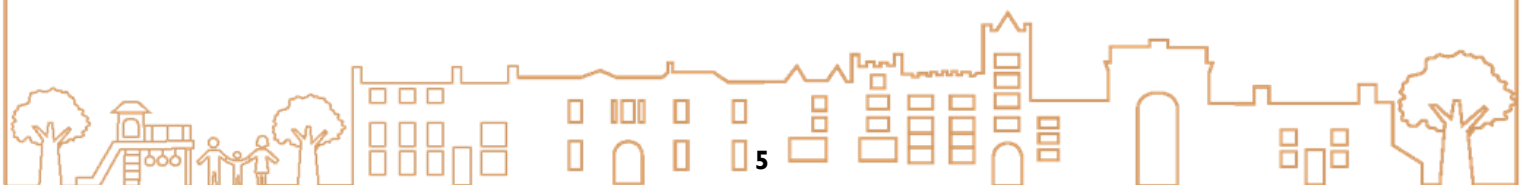


Photo 1: St Mary's Church





Plympton St Mary today

- 2.7 Plympton St Mary is one of three wards in Plympton, the other two being Plympton Erle and Plympton Chaddlewood, all are intrinsically linked and there is a significant community of interest between the three.

Population and Deprivation

- 2.8 Plympton St Mary had a total population of 12,856 in 2016. Of these 47.6 per cent were male and 52.4 per cent were female. Life expectancy in 2012-14 was 81.7 years, higher than the citywide figure of 80.6 years.
- 2.9 Plympton St Mary also has a higher than average population of elderly residents with 23 per cent over the age of 65 compared to the Plymouth percentage, which is 16.3 per cent.
- 2.10 The overall IMD¹ 2015 deprivation score for Plympton St Mary ward is 10.5. Plympton St Mary ward ranks at number 19 (where 1 is the most deprived and 20 is the least deprived).

Housing

- 2.11 Plympton St Mary benefits from low-density housing with a much larger number of detached and semi-detached housing than the Plymouth average with less terraced housing and flats:

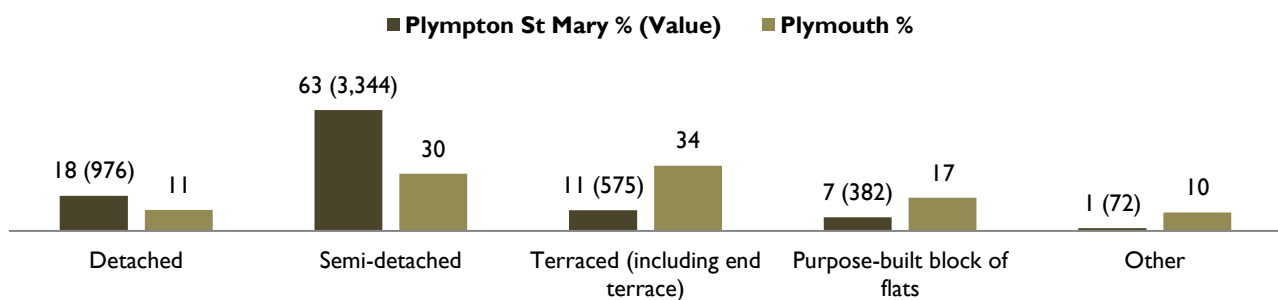


Figure 3: Housing Type

Source: Detailed 2011 Census Profile for Plympton St Mary Ward, PCC (amended 13/07/2016)

- 2.12 There are less private or socially rented housing compared to the Plymouth average:

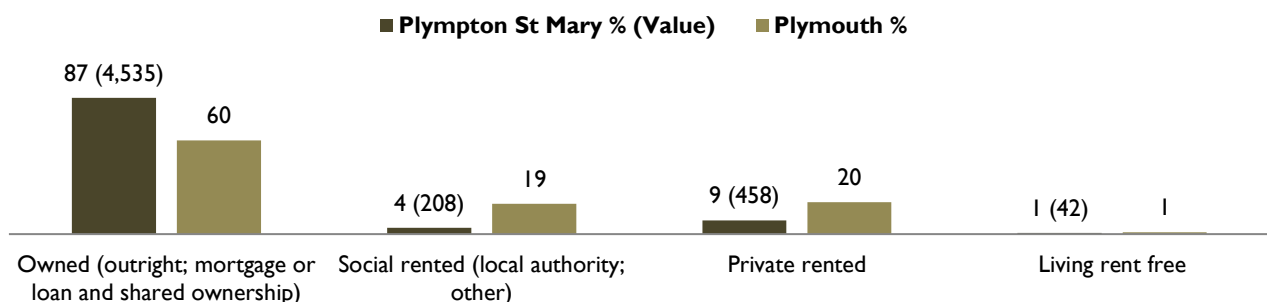
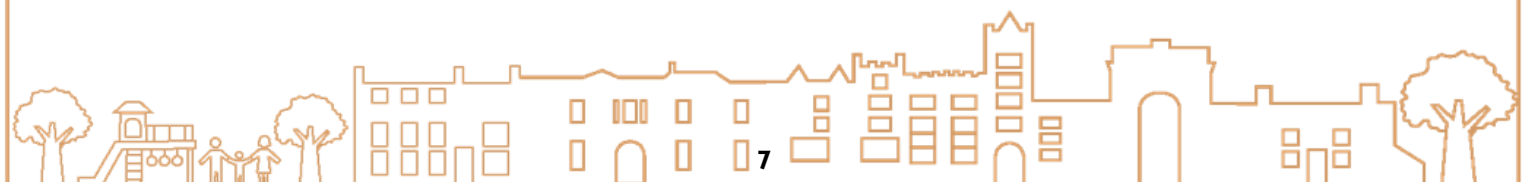


Figure 4: Housing Tenure

Source: Detailed 2011 Census Profile for Plympton St Mary Ward, PCC (amended 13/07/2016)

¹ The Index of Multiple Deprivation 2015 (IMD 2015) is the current official measure of deprivation. The IMD 2015 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.



Transport and Getting Around

- 2.13 There are several main roads within Plympton providing access to and from the area and to adjoining neighbourhoods. The main A38 arterial road (which is part of the Strategic Road Network) links much of the southwest of England and runs on the outskirts of Plympton, which makes the area attractive to workers and employers.
- 2.14 In Plympton St Mary there is high car or van ownership (7,357) and, while Plympton St Mary is reasonably well served by public transport, there is overall a low take up of sustainable modes of transport.



Photo 2: Plymouth Road

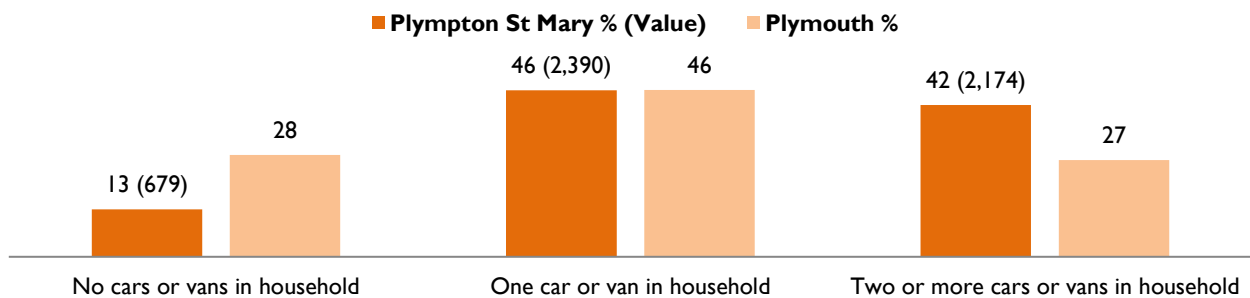


Figure 5: Car ownership

Source: Detailed 2011 Census Profile for Plympton St Mary Ward, PCC (amended 13/07/2016)

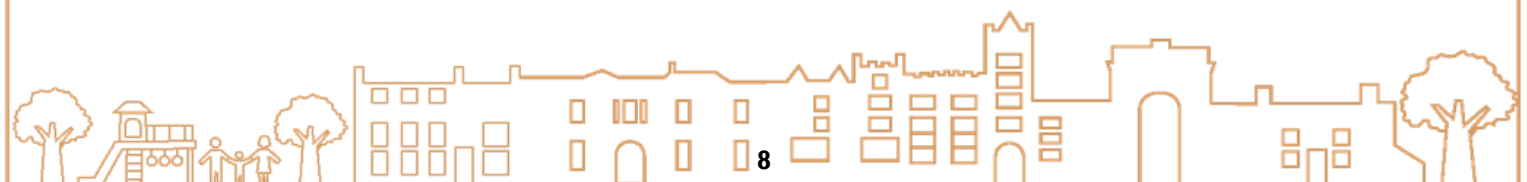
- 2.15 Connectivity by cycling in Plympton St Mary is reasonable due to the National Cycle Network running through Glen Road and the Plym Valley but away from these areas cycling is challenging due to the steep topography and the high number of cul-de-sacs.
- 2.16 There are a number of important transport schemes already planned for Plympton St Mary such as schemes to improve junction capacity and facilitate the free flow of traffic. There are also proposals to improve traffic signals and traffic lanes along Plymouth Road and for improvements to the Eastern Corridor Strategic Cycle network. These are set out in Policy PLY57 (Strategic infrastructure measures for the Eastern Corridor Growth Area), of the JLP.

Economy

- 2.17 Plympton St Mary is an important commercial and industrial area and provides many employment opportunities, not only for Plympton residents, but also for the rest of the city and its neighbours.
- 2.18 Ridgeway is recognised as a district centre in the JLP and in the Core Strategy. It provides a range of convenience shopping and other retail services as appropriate to the role of the centre.



Photo 3: Ridgeway District Centre



Health and Wellbeing

2.19 Plympton St Mary performs well in terms of general health:

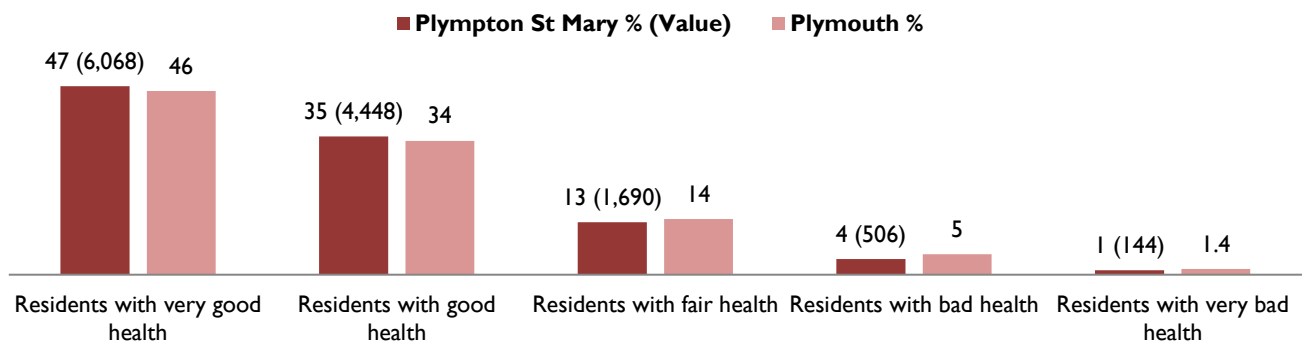


Figure 6: General health

Source: Detailed 2011 Census Profile for Plympton St Mary Ward, PCC (amended 13/07/2016)

2.20 However, compared to the city percentage, Plympton St Mary residents provide much more 1-19 hours a week of unpaid care² than the Plymouth number, but less longer periods of care:

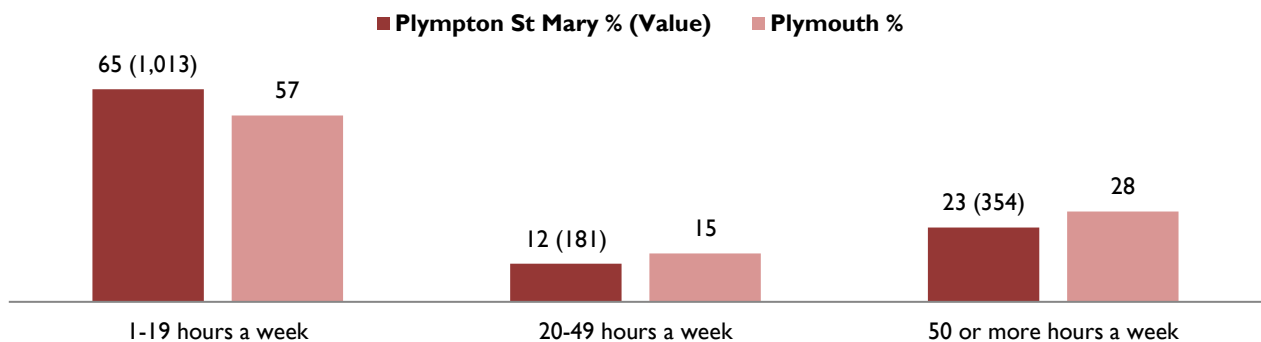


Figure 7: Care provision

Source: Detailed 2011 Census Profile for Plympton St Mary Ward, PCC (amended 13/07/2016)

2.21 At the time of the 2011 Census there was a total of 1,548 carers in Plympton St Mary.

2.22 The GP surgeries that cover Plympton are running to overcapacity and health care facilities are mostly clustered around Ridgeway. This leads to extended travel to reach basic services.

2.23 There are several leisure opportunities within Plympton St Mary including a variety of sports facilities. There are two main community centres in Plympton, (Colebrook Community Centre and Harewood House) which provide valuable space for a range of local community groups to operate.

2.24 There are five parks located in Plympton St Mary. The community survey raised concerns over the limited facilities and condition of children's play areas, and the opportunities for older children and teenagers in Plympton St Mary.



Photo 4: Harewood House

² A person is a provider of unpaid care if they look after or give help or support to family members, friends, neighbours, or others because of long-term physical or mental ill-health or disability, or problems related to old age.

Education

- 2.25 In Plympton there are currently two secondary schools, six primary schools, a junior school and an infant school.
- 2.26 Plympton St Mary students perform well with 81.8 per cent of pupils achieving Level 4 in Reading, Writing and Maths in 2014/15 compared to 77.0 per cent in Plymouth as a whole and 53.5 per cent of pupils achieving five or more A*-C grades at GCSE (including English and Maths in 2014/15) compared to 50.4 per cent in Plymouth as a whole.

Heritage

- 2.27 Plympton St Mary has several nationally important and designated listed buildings and scheduled Ancient Monuments as shown in the vision diagram.
- 2.28 The Boringdon Arch (Triumphal Arch) and Triumphal Arch Cottage and Outbuilding in particular is Grade II* listed and a remarkable survivor of a bygone age in the neighbourhood. The Boringdon/Triumphal Arch is a Scheduled Monument and currently on the At Risk Register of Historic England. It was built in 1783 on the orders of John Parker, Lord Boringdon, to a design by Robert Adam as an “adjunct to the grounds of Saltram”.
- 2.29 It served as a prominent viewing place for residents and visitors to Saltram, the home of the Parker family, who regularly went on recreational rides and drives to Boringdon Hall (Grade I listed). The Arch, and its attendant buildings, offered an ideal place to picnic and enjoy spectacular views across the Parker lands, Plympton and out over Plymouth Sound.
- 2.30 Lee Moor Tramway Bridge is listed by Historic England, and on their At Risk Register. The Bridge forms part of the Lee Moor Tramway. The Tramway was opened in 1858, to transport China Clay from Lee Moor to Plympton then onwards to Plymouth Dock. The bridge was constructed of cast iron and timber, one of the newest innovations of the Industrial Revolution of that time.



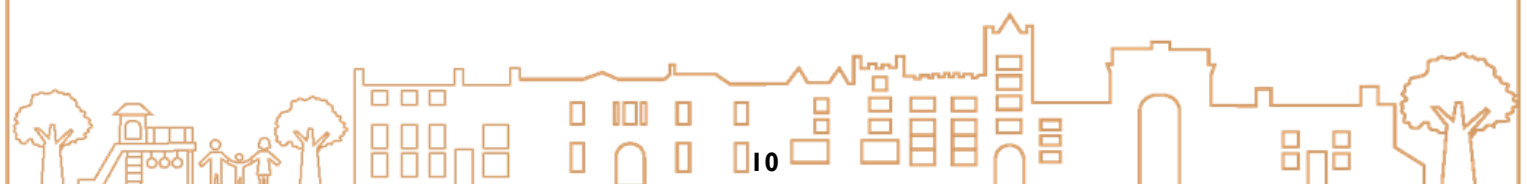
Photo 5: Boringdon/Triumphal Arch

Environment

- 2.31 Through the JLP a substantial amount of land in Plympton St Mary has been allocated as strategic, city and neighbourhood green space and has been identified in the vision diagram. However, much of this is currently inaccessible to the public and it is an aspiration of the forum to make this land publicly accessible. It is a particular concern that, even compared to the rest of Plympton and other parts of Plymouth, there is a marked lack of this accessible green space in Plympton St Mary. Furthermore, there is clear evidence that the entire city of Plymouth has one of the worst percentages of accessible green space in the whole of the United Kingdom.
- 2.32 For flood risk, the main feature in Plympton St Mary is the Tory Brook which flows east to west to discharge into the River Plym. Colebrook sits alongside the Tory Brook and historically has suffered from flooding as parts are either within Flood Zone 2 or 3. While alleviation and proposals within the JLP and Core Strategy consider mitigation, flooding and surface water runoff



Photo 6: Colebrook



remains a concern for residents throughout the neighbourhood. In addition to flooding there are also issues over odour from sewerage facilities and water supply.

- 2.33 The whole of Plympton St Mary Neighbourhood is also in a Critical Drainage Area (CDA), meaning there is significant risk of flooding from surcharged sewers, this means that there may be limitations imposed on surface water drainage for future developments.
- 2.34 Plymouth City Council's Local Flood Risk Management Strategy (LFRMS) document contains specific information and objectives for this catchment. The LFRMS is the principal policy reference document.

Plympton St Mary Vision

- 2.35 The PSMNP sets out a vision for the Plympton St Mary neighbourhood that reflects the views of residents, businesses and other stakeholders. Below is the Vision Statement and its objectives which are grouped into seven themes. The objectives and the vision diagram (map overleaf) sets out how the vision will be realised.

Vision Statement

Plympton St Mary will remain a thriving and vibrant community that retains its sense of identity and will be a place that:

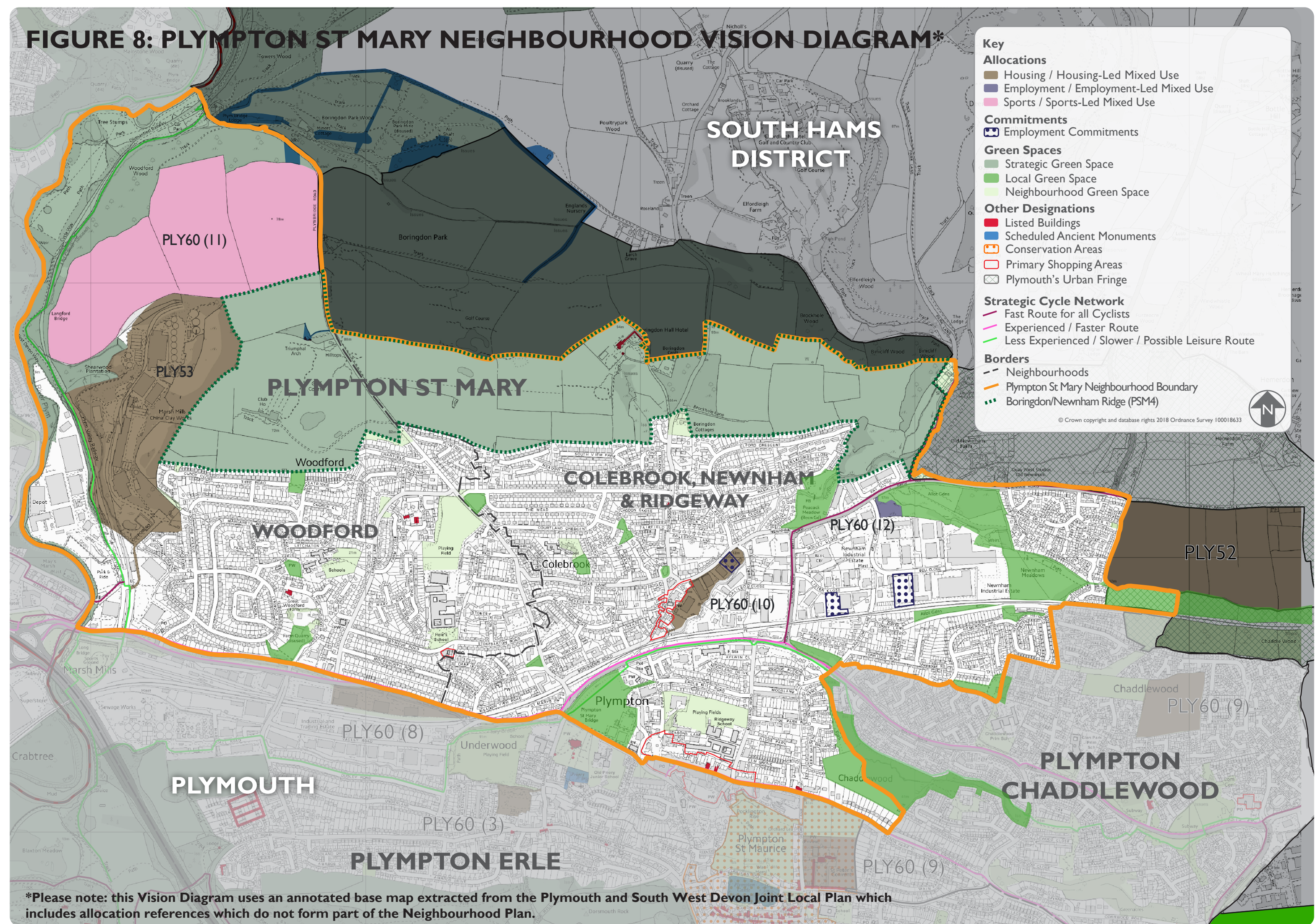
- Takes advantage of its location;
- Provides adequate housing and services for a growing population;
- Provides opportunities for new and existing businesses;
- Protects and enhances its green spaces and recreation areas;
- Protects and promotes its heritage;
- Is supported by a robust infrastructure that meets the needs of those who live, work, play and visit.

Objectives

1. Provide sustainable and appropriate **housing**.
2. Maintain and improve **leisure and wellbeing**.
3. Ensure the **transport** network is appropriate and people can **get around**.
4. Work to maintain and develop the local **economy**.
5. Protect and improve the local **environment**, particularly the provision of additional accessible green open space.
6. Protect and make the most of **heritage and the historic environment**.
7. Maintain, and improve **education**.



FIGURE 8: PLYMPTON ST MARY NEIGHBOURHOOD VISION DIAGRAM*



*Please note: this Vision Diagram uses an annotated base map extracted from the Plymouth and South West Devon Joint Local Plan which includes allocation references which do not form part of the Neighbourhood Plan.

3 POLICIES/COMMUNITY ACTIONS

3.1 The following chapters set out the policies and community actions to support and deliver the vision according to each objective.

3.2 HOUSING

Strategic Outcome

3.3 Plympton St Mary will be a neighbourhood with sustainable development, which provides a mixed housing type and tenure for both a growing and an ageing population.

Background

3.4 Housing development planned for Plympton St Mary and the neighbouring area is set out in the JLP:

Site Address and JLP Reference	Estimated Housing Numbers
Within the Neighbourhood Plan boundary	
Former China Clay dryer complex, Coypool (PLY53)	400 new homes
Land off Newnham Road, Colebrook (PLY60.10)	52 new homes
Outside the Neighbourhood Plan boundary	
Sherford new community (PLY48)	5,500 new homes
Land at West Park Hill, Newnham (PLY52)	400 new homes
Errill Retail Park, Plymouth Road, Plympton (PLY60.8)	60 homes
Land at Plympton House, Plympton (PLY60.9)	14 homes

3.5 However, the detail of the above developments has not yet been set out in the majority of cases and other applications will come forward which aren't allocated. In these cases, brownfield sites should take priority over greenfield sites and flood risk needs to be duly considered. These considerations should be in accordance with policies as set out in the Core Strategy and the JLP.

Policies

3.6 To meet the varied needs of existing and future residents, new development needs to ensure that a mixture of different types, tenure and sizes of homes are provided. This includes specialist housing such as: accessible homes to accommodate the needs of an ageing population and households with restricted mobility; specialist housing projects for people with a range of disability; and opportunities for self and custom build and co-housing. In Plympton St Mary in particular there is an above average percentage of elderly residents and a lack of specialist accommodation. There is also a desire within Plympton St Mary to provide more affordable homes in line with JLP policy.



Policy PSM1: Other housing developments (including specialist housing)

Proposals demonstrating good design will be supported for residential developments on previously developed sites. Proposals which provide affordable, independent/supported living and other specialist housing will be encouraged.

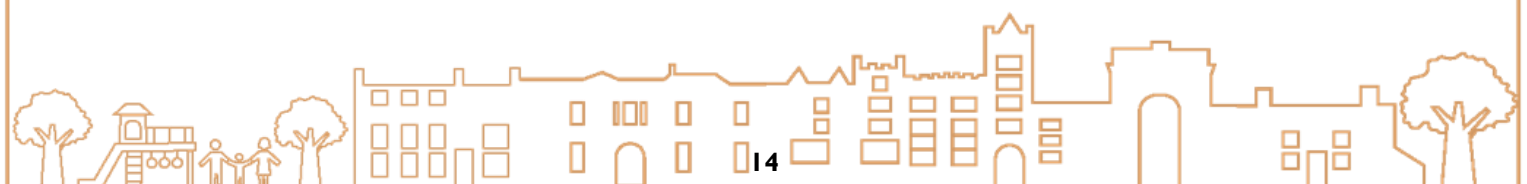
Community Actions

- 3.7 Plympton St Mary's population is set to grow during the period of the Plan and there remain unresolved issues concerning utility provision. It is important that developments ensure that the scale and design of future housing is sympathetic to current designs and that housing quality is appropriate to the requirements of a comfortable home where utility provision is safe, efficient and sustainable.
- 3.8 The community action below, in addition to the policy above, will ensure development is effectively monitored and delivered:

Reference	Community Action
HO1	To monitor planning applications to ensure appropriate development contributions, public utilities and services are adequate, effective and consistently provided.



Photo 7: Housing in Plympton St Mary



3.9 LEISURE AND WELLBEING

Strategic Outcome

- 3.10 Plympton St Mary will be a neighbourhood where people live happy and healthy lives with adequate provision for health and accessible recreational space.

Background

- 3.11 There is a national trend of increased life expectancy and Plympton St Mary is no exception with 23 per cent of its population over the age of 65 in 2016. An increased life expectancy has led to an increased demand on services and this was a key concern raised by residents through the community survey.
- 3.12 Plympton St Mary is surrounded by green space, however, most of this is inaccessible to the public and of low quality.

Policies

- 3.13 There is concern in the neighbourhood that the development of the new community at Sherford could put additional pressure on services in Plympton St Mary in the short term whilst Sherford's own facilities are developed, particularly healthcare facilities which are currently over capacity across Plympton.

Policy PSM2: Provide new healthcare facilities

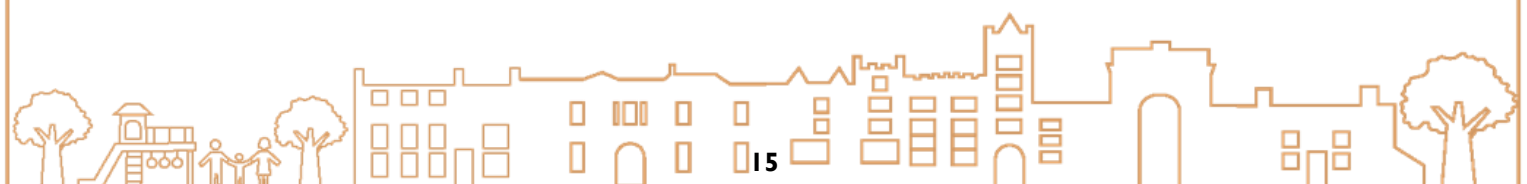
Financial contributions will be sought from developers of new housing to contribute to improved healthcare facilities where required to mitigate the impacts of any development upon existing community healthcare services.

- 3.14 Through the JLP, a substantial amount of land in Plympton St Mary has been allocated as strategic, local and neighbourhood green space for protection. Much of the land allocated for protection however is currently inaccessible and this deficiency in access to high quality green space is recognised in the evidence base of the JLP.

Policy PSM3: High quality amenity green space

Housing development proposals shall improve the quantity and quality of accessible, green space and play space in line with current local development plan targets and standards, through on-site provision or financial contributions to off-site provision where on-site provision is impracticable or off-site provision will provide more substantial improvement.

- 3.15 Boringdon green space is a site protected as part of the JLP as strategic greenspace. Whilst it is protected, there are ambitions in Plympton St Mary to further recognise the site as a place of particular historical interest. There is also a desire to explore with stakeholders the possibility of opening up the Boringdon/Newnham Ridge to public access and creating a new footpath, cycle path and possible bridleway to link Boringdon Hall with Plymbridge Woods and Saltram Countryside Park.



Policy PSM4: Green space on the Boringdon/Newnham Ridge

Opportunities will be sought, in relation to developments outside the boundary of the Green Space and through discussion and negotiation with the Council and landowners, to secure enhanced access improvement and improved quality of the green space at the Boringdon/Newnham Ridge, as shown on the Vision Diagram.

Community Actions

- 3.16 There are currently a limited number of allotment spaces within Plympton St Mary and a desire to increase capacity within the neighbourhood to ensure residents have the opportunity to grow their own produce.
- 3.17 The forum is keen to work with partners to use planning (and other) powers to extend the availability and usability of the current leisure and wellbeing spaces which exist in the neighbourhood.
- 3.18 The community actions below, in addition to the policies above, will ensure development is effectively monitored and delivered:



Photo 8: Boringdon/Newnham Ridge

Reference	Community Action
L1	Investigate further relevant Plympton St Mary Green Space sites for future protection, as appropriate.
L2	Encourage the opening up of the local schools, library and community centres for increased use of their facilities by the community.
L3	Work with agencies, such as PCC, to increase the availability of community gardens and allotments.
L4	Work with stakeholders to open up the Boringdon/Newnham Ridge to public access, creating a new footpath, cycle path and possible bridleway to link to Boringdon Hall with Plymbridge Woods and Saltram Country Park.



Photo 9: Cricket Ground at Harewood



Photo 10: Plympton Swimming Pool



3.19 TRANSPORT AND GETTING AROUND³

Strategic Outcome

- 3.20 Plympton St Mary will be a well-connected and easily accessible neighbourhood with improved walking and cycling facilities, public transport and traffic flow.

Background

- 3.21 As the population of Plympton St Mary grows so too will the demand for travel. The PSMNP Community and Business Surveys highlighted that transport is a major concern for local residents as well as those who run businesses and for those who work and visit Plympton St Mary. It is anticipated that an increasing population will result in greater vehicle ownership and use. The building of the Sherford new community is also predicted, especially in the short-term, to increase traffic volumes in Plympton.
- 3.22 Plymouth Road, which runs on the edge of Plympton St Mary, is of strategic importance and at peak times there are many hotspots of congestion. On-road parking and school pick-up points at key times are also issues that cause congestion and are of concern to residents.
- 3.23 The scale of growth expected for Plympton St Mary and Plymouth during the life of the Neighbourhood Plan necessitates infrastructure investments and accompanying smarter choices programmes designed to encourage greater use of alternative modes of transport. Together, this investment will give people a wide range of travel choice.

Policies

- 3.24 Through encouraging and enabling more walking, cycling and use of public transport, network capacity will be released helping deliver growth, as well as facilitating access to local opportunities.
- 3.25 Work is also currently underway to explore the possibility of a rail station in Plympton and the PSMNP is supportive of this if the idea is proven to be viable.

Policy PSM5: Increasing opportunities for sustainable travel

New development shall give priority to improving the attractiveness and safety of walking, cycling and public transport services and infrastructure by incorporating proposals which:

- support greater connectivity between out-lying areas and the main bus network;
- monitor and support Park and Ride at Deep Lane and Coypool;
- enable completion of proposed strategic highway improvements at Deep Lane;
- support proposals for a new railway connection, and/or;
- improve links to and enhance the National Cycle Network.

³ It is recognised that many issues relating to Getting Around are not specific to the Plympton St Mary area but are common to Plympton as a whole. Many traffic hot spots although not in Plympton St Mary have a significant impact on the residents of Plympton St Mary. Therefore where appropriate these have been included.



Community Actions

- 3.26 It is widely accepted that the main bus service connecting some parts of Plympton to Plymouth City Centre is a good and well used service. However many residents feel isolated as they live beyond the 400m walking distance of a bus stop, an aspirational measure of sustainable neighbourhoods and communities set out in the JLP (Figure 3.2).
- 3.27 Plympton has some cycle lanes which include on-road and shared pathways. However, these are not widely used and in some instances come to an abrupt end with a lack of continuity. Where they are not “joined up” many cyclists choose to cycle on the road.
- 3.28 The community actions below, in addition to the policies above, will ensure development is effectively monitored and delivered:

Reference	Community Action
T1	Support and influence transport schemes which aim to alleviate congestion safely and efficiently throughout the neighbourhood, particularly on Plymouth Road.
T2	Support and help promote schemes which discourage inconsiderate/inappropriate on road parking, especially in residential areas to enable traffic to move more freely.
T3	Support initiatives which seek to maintain and improve pedestrian safety and cycling.



Photo 11: Taxi Stand at Ridgeway



Photo 12: Local bus service

3.29 ECONOMY

Strategic Outcome

- 3.30 Plympton St Mary will be a neighbourhood with a vibrant and diverse economy which supports the local community and the wider area.

Background

- 3.31 Businesses within the Neighbourhood Plan area play an important part in providing local jobs and are vital to the local community and economy. For the business survey, 272 different businesses were identified within Plympton St Mary and this Plan aims to support both current and future businesses.

Policies

- 3.32 The Plympton St Mary Neighbourhood Plan area includes the north side of Ridgeway which is one of the largest district centres in the city. Its primary function is to provide a range of convenience shopping and other retail and services as appropriate to the role of the centre. Whilst the centre performs well and does not present any significant challenges, concern has been raised through the community survey of the lack of diversity of shops. The survey stressed that a good range of shops and services should be maintained and developed. There was also a desire to prevent retail units standing empty and to promote Plympton as a shopping area with more local advertising.

Policy PSM6: Primary shopping areas⁴

Change of use applications will be supported in ground floor shopping areas where the use is deemed complimentary to that of the existing retail provision and preserves the diverse retailing role. Applications will particularly be supported for A1 and A2 use.

- 3.33 Free and good parking facilities are keys to the success of the established retail and employment areas of Plympton St Mary and something both residents and businesses wish to continue and support. There is a desire to improve the area's sustainable connectivity through increasing opportunities to walk, cycle and use public transport. Ridgeway in particular should become more pedestrian friendly.

Policy PSM7: Accessibility of business development

Business development will be supported where appropriate access and infrastructure (including adequate parking) are delivered as part of new development; this includes meeting the need for greater sustainable transport options.

- 3.34 The attractiveness of the business areas in Plympton St Mary featured strongly in the business survey. 77.1 per cent of businesses who responded to the survey rated Plympton highly as a place for their

⁴ Please note: primary shopping areas within the plan area refers to the district centre of Plympton Ridgeway and the local centres of Colebrook and Stone Barton. The boundaries of these areas can be found in the Vision Diagram above and in the 'Review of City, District and Local Centres in Plymouth for the Joint Local Plan, PCC, March 2017'.

For the purposes of the Plan, the policy covers the part of Plympton Ridgeway, which is within the Plan area.



business but there was concern in relation to unattractive signage at some industrial estates and concern of units standing empty.

Policy PSM8: Advertisements and signs

Proposals for the display of outdoor advertisements and signs will be supported, provided that they would not have an adverse effect on visual amenity or public safety and are in keeping with the local area.

Community Actions

- 3.35 Business areas play an important role to both the residents and businesses of Plympton St Mary.
- 3.36 The community actions below, in addition to the policies above, will ensure development is effectively monitored and delivered:

Reference	Community Action
EC1	Support improvements in cleanliness and tidiness of all business areas.
EC2	Support proposals for better security of retail and business areas, such as additional surveillance.
EC3	Support the policy for free parking to be maintained in all public car parks within Plympton.



Photo 1113: Ridgeway



Photo 124: Newnham Industrial Estate with St Mary's Church in the foreground

3.37 ENVIRONMENT

Strategic Outcome

- 3.38 Plympton St Mary will be a neighbourhood with an outstanding environment to live in with high quality green spaces and protected biodiversity.

Background

- 3.39 Plympton St Mary is a community which values its green spaces and biodiversity. It supports the designation of all strategic, local and neighbourhood green spaces within the JLP and as shown in the vision diagram and supports the recognition of the Stepping Stones and Core Sites within the Biodiversity network as shown in the evidence base of the JLP.

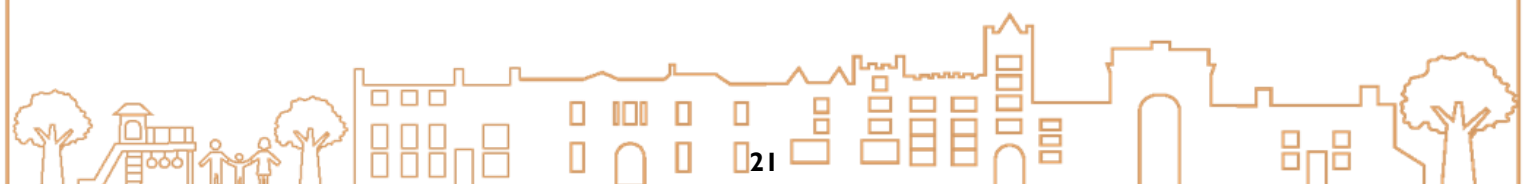
Policies

- 3.40 While the vision diagram of this plan shows what could be considered a lot of green space, many of these are not accessible to the public while some accessible spaces are not within reasonable walking distance, given the geography and topography of St Mary's. However, all are looked upon by local people as valuable, to varying degrees, for their attractiveness, recreational value, tranquillity and wildlife. This is particularly seen as important in an area, and indeed a city, where accessible green space is so limited.
- 3.41 Therefore there is a lot of support within Plympton St Mary to resist development on the green spaces which have been designated, particularly if the development would result in an unacceptable conflict with the function(s) or characteristics of the green spaces.

Policy PSM9: Development on green spaces

Designated Local Green Spaces (as identified in Figure 9 below) will be protected and only minor development will be supported where:

- it will enhance the value or function of the green space;
- no fundamental change to the character and function of the urban edge of the city would result;
- accessibility of current green spaces would not be eroded;
- historic features and their setting would not be damaged;
- current primary function of the green space, such as for sports or recreation, would not be lost;
- it would be in keeping with the visual character of the area, and/or;
- there would be harm to or loss of historic habitats (e.g. veteran/ancient trees) which would be inadequately mitigated.



3.42 The nominated Local Green Space in this plan can be seen listed below and shown in figure 9. Full details of the Local Green Space policy development process can be seen in the Plympton St Mary Neighbourhood Plan Local Green Space Evidence Base.

Reference	Site name	Reference	Site name
PSMLGS1	Tithe Road, Woodford	PSMLGS2	Woodford Park
PSMLGS3	Great Woodford Drive	PSMLGS4	Plymbridge Road, Crossways and Larkham Lane junction
PSMLGS5	Lucas Lane	PSMLGS6	Boringdon Close Park
PSMLGS7	Golden Square, Colebrook	PSMLGS8	Peacock Meadow
PSMLGS9	Newnham Road Open Space	PSMLGS10	Newnham Meadows District Park
PSMLGS11	Stoggy Lane / Hemerdon Heights	PSMLGS12	Stoggy Lane
PSMLGS13	Land to south of Pinewood Close	PSMLGS14	Harewood Park
PSMLGS15	Downfield Drive	PSMLGS16	Land at Westfield Estate
PSMLGS17	Greenwood Park Road Open Space	PSMLGS18	Vicarage Road
PSMLGS19	Upper Ridings Park		

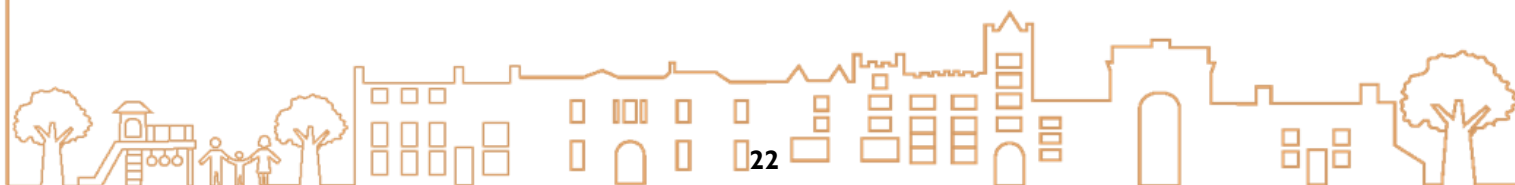
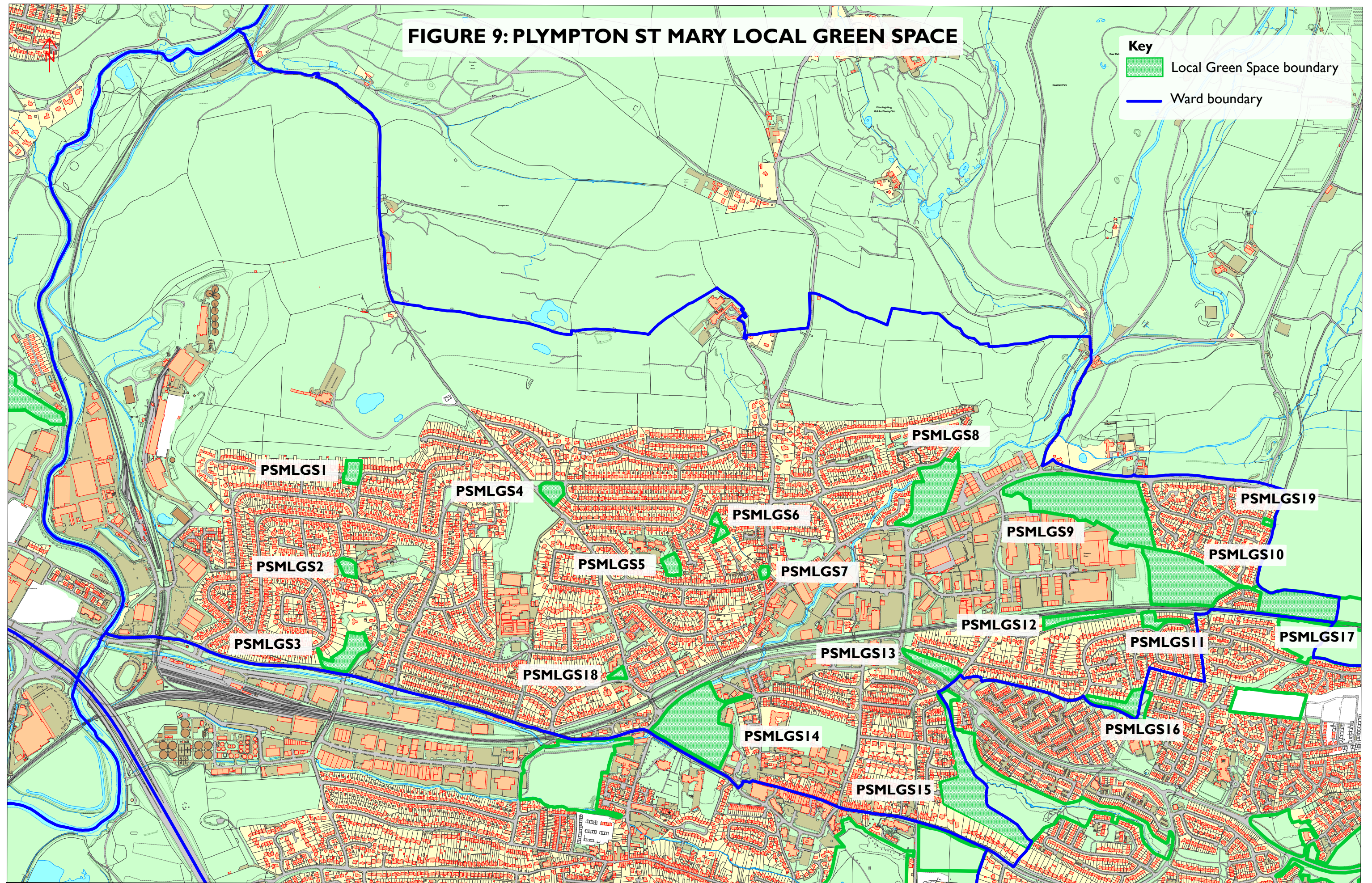


FIGURE 9: PLYMPTON ST MARY LOCAL GREEN SPACE

Key

- Local Green Space boundary
- Ward boundary



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3.43 Parts of Plympton St Mary are in Flood Risk Zones and flooding is a key concern for residents due to increased development. Parts of the area remain susceptible to flooding which could be exacerbated by the risks posed by future new developments.

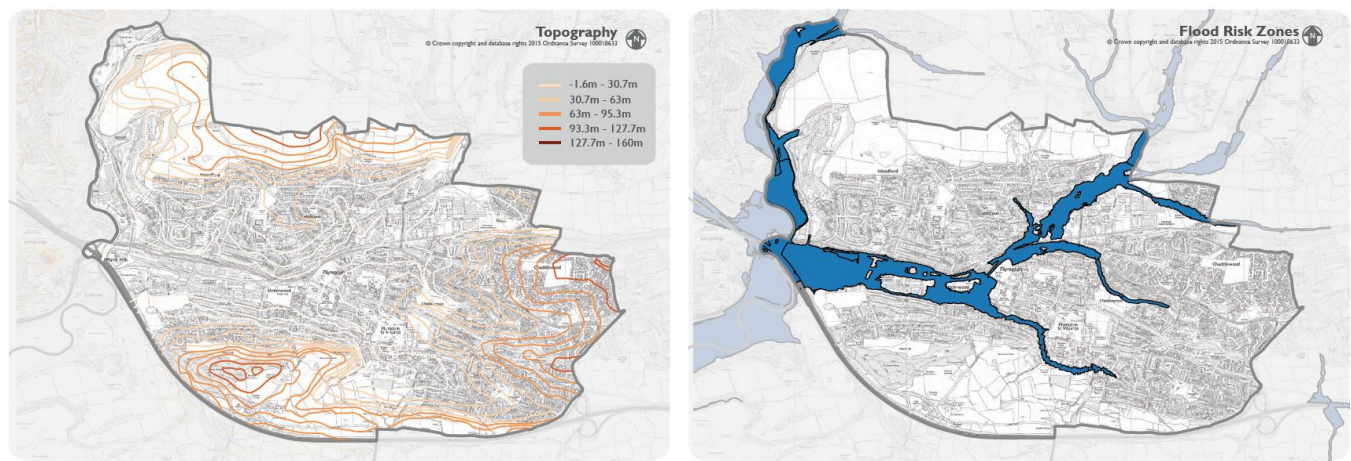


Figure 10: Maps showing Topography and Flood Risk Zones

Policy PSM10: Mitigating flood risk

Proposals should be accompanied by relevant supporting evidence in order to ensure the development is not likely to increase potential flood risk in the area and is appropriately flood resilient and resistant.

Community Actions

- 3.44 Whilst issues of protection of green space are covered under other sections in this Plan, the environment immediately surrounding residential areas is a major concern for many residents, particularly issues concerning on-road parking. Whilst on-road parking is recognised as a way of slowing down traffic, many residents are concerned with the added congestion, safety, delays and increased air pollution it causes.
- 3.45 The community actions below, in addition to the policies above, will ensure development is effectively monitored and delivered:

Reference	Community Action
EN1	Support initiatives to improve the frequency and routes of buses in the area, for the convenience of local people and to reduce vehicle use.
EN2	Monitor planning applications to ensure they comply with Joint Local Plan policies on biodiversity throughout Plympton St Mary.
EN3	Encourage the designation of local nature reserves within the Plympton St Mary neighbourhood, for instance at Newnham.

3.46 HERITAGE AND THE HISTORIC ENVIRONMENT

Strategic Outcome

- 3.47 Plympton St Mary will be a neighbourhood which protects, values and makes the most of its heritage and historical assets.

Background

- 3.48 Plympton St Mary has a long history but with a limited amount of listed buildings, conservation areas and other designated historic assets compared to the neighbouring Plympton Erle and to other parts of Plymouth. This is partly due to boundary changes, which have resulted in even the Parish Church of Plympton St Mary not being within the ward. However, Plympton St Mary still retains its 'village' and historic feel and this is greatly valued by residents and visitors alike. The PSMNP looks to protect what is already recognised and promote what is not.

Policies

- 3.49 The current historical environment of listed buildings, conservation areas and schedule ancient monuments can be seen on the vision diagram. Each present their own challenges in terms of their protection and ensuring inappropriate development does not occur. Developers should work with stakeholders to sensitively protect, enhance and publicise local heritage and the historic environment when proposing new development.

Policy PSMI I: Conserving and developing the historic environment

New development shall ensure the historic environment is protected and promoted as a key element of local character and distinctiveness and, if the site is already allocated in the JLP, any proposals shall incorporate the findings of the Heritage Impact Assessment undertaken in relation to the site.

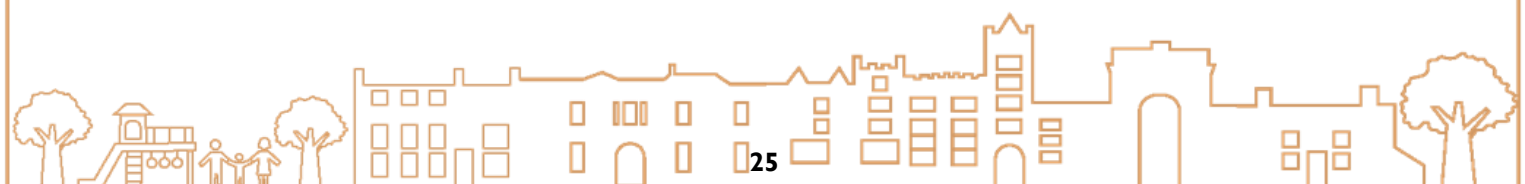
- 3.50 Heritage and the historic environment featured heavily in the community survey and it was felt that not enough was made of it. The PSMNP aims to raise the historical profile of Plympton St Mary and to assist tourists and residents with increased advertising.

Policy PSMI2: Local heritage asset signage

Advertisement proposals which highlight local heritage and historical assets will be supported provided that they will not be likely to have an adverse effect on visual amenity or public safety.



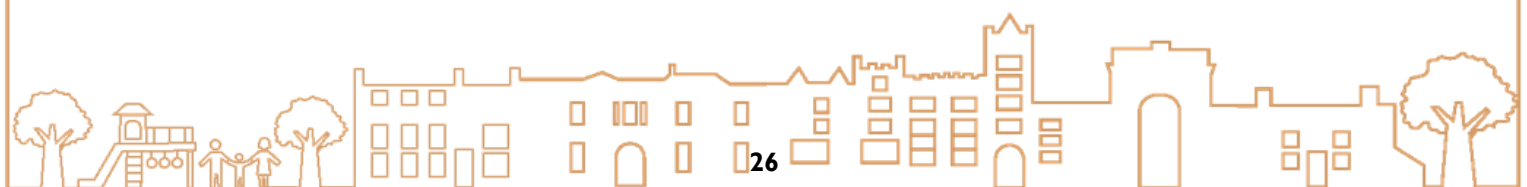
Photo 15: Plympton Annual History Festival



Community Actions

- 3.51 Whilst the current Plympton St Maurice Conservation Area is situated in Plympton Erle, there are ambitions within Plympton St Mary to see this extended to include parts of Ridgeway.
- 3.52 The Community Actions below, in addition to the policies above, will ensure development is effectively monitored and delivered:

Reference	Community Action
HE1	Support proposals to extend the Plympton St Maurice Conservation Area to parts of Ridgeway.
HE2	Work with agencies, such as PCC, in creating a local list of non-designated heritage assets
HE3	Work with relevant organisations to protect, enhance and publicise local heritage and the historic environment.
HE4	Encourage the development of signage physically and online to publicise the heritage of Plympton St Mary and its wider links both locally and beyond.



3.53 EDUCATION

Strategic Outcome

3.54 Plympton St. Mary will continue to be a neighbourhood with high levels of educational attainment.

Background and Policies

3.55 Plympton St Mary performs well with above average levels of educational attainment. While the JLP forecasts an increased need for school provision and plans for an additional primary school, there is concern in the neighbourhood over increased numbers needed due to nearby housing developments. If more educational facilities are not developed, there is concern that parents will have to look elsewhere for school places.

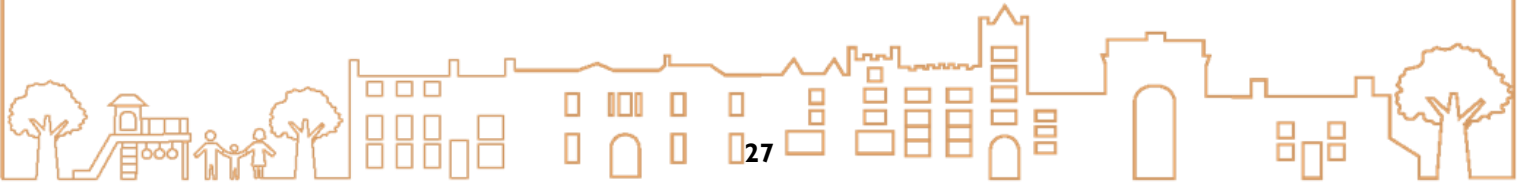
Policy PSM13: New school at Newnham

A new primary school at Newnham shall be developed as part of the current PLY52 allocation in the JLP. In the event that no planning permission for the development of this site is secured which incorporates such provision on site, an alternative site in close proximity will be sought to meet the identified educational needs of the community.

Community Actions

3.83 The community actions below, in addition to the policy above, will ensure development is effectively monitored and delivered:

Reference	Community Action
ED1	Monitor planning applications to ensure new developments consider educational requirements.
ED2	Monitor approved development to ensure educational provisions are developed as currently proposed.



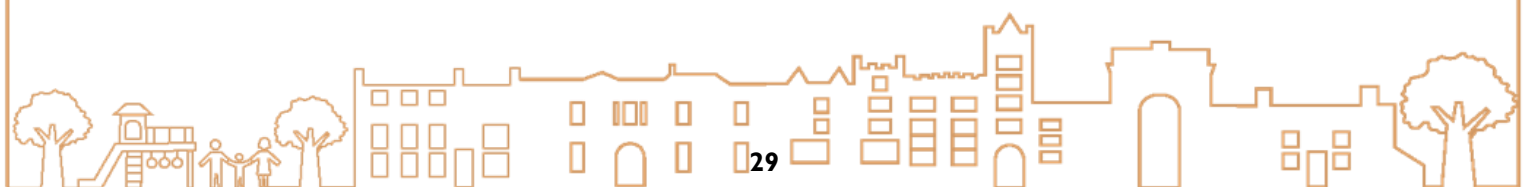
GLOSSARY

- **Affordable housing** – Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
- **Commitment sites** – These are sites which have been recognised in the JLP as a site which had an extant planning permission on 1 April 2016.
- **Community Actions** – A set of objectives set out within this Neighbourhood Plan which have a local consensus and will be used to inform decisions on where to put resources to improve aspects of life in the Plympton St Mary area.
- **Connectivity** – A term used to refer to the physical connections between different areas, usually by transport modes but also by digital means such as broadband connections.
- **Conservation Area** – An area of special architectural and/or historic interest where the character or appearance should be preserved or enhanced.
- **Core Sites** – (in relation to Biodiversity). These are sites recognised in Map 2 (Biodiversity) of the JLP. Core sites include European Sites, Sites of Special Scientific Interest, Local Nature Reserves, County Wildlife Sites, Registered Park and Gardens, Registered Common Land and Regionally Important Geological Sites as Core Sites, and key sites critical for the protection and recovery of the Horrid Ground Weaver spider.
- **Core Strategy** – The Core Strategy sets out the overall planning vision and framework for Plymouth until 2021 and is part of the Local Development Framework.
- **Flood Zones 2 and 3** – If an area is in flood zone 2 or 3 it is at the potential risk of flooding. The higher the number, the greater the risk.
- **Index of Multiple Deprivation (IMD)** – The current official measure of deprivation. The IMD 2015 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. This allows each area to be ranked relative to one another according to their level of deprivation.
- **Listed Building** – A building mentioned in statutory lists as being of special architectural or historic interest under the Listed Buildings and Conservation Areas Act. There are different grades of listing to indicate relative interest.
- **Local Development Framework** – The current adopted local plan for Plymouth, this includes the Core Strategy.
- **Local Green Spaces** – A series of greenspace which have been identified by consulting local communities and using the criteria set out in NPPF paragraphs 76 and 77. These sites are demonstrably of local significance.
- **Neighbourhood Green Spaces** – Neighbourhood Green Spaces are areas of the Plymouth Policy Area that are greenspaces but do not fall within Strategic or Local Green Spaces.
- **Neighbourhood Plans** – The Localism Act 2011 introduced powers to enable local communities to produce Neighbourhood Plans. These plans have the ability to set out policies dealing with the use and development of land, and upon formal adoption, following an examination and referendum, form part of the development plan.
- **Plymouth and South West Devon Joint Local Plan (JLP)** – A Joint Local Plan between Plymouth City Council, South Hams District Council and West Devon Borough Council. It sets out where each council wants to see development and what needs to be protected until 2034.

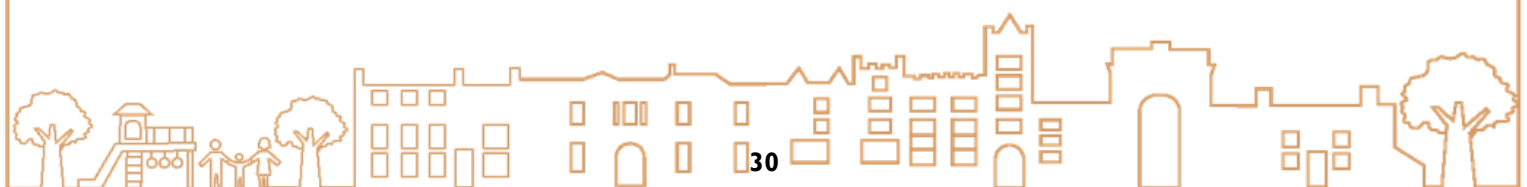


The Plan has currently been submitted to the Planning Inspectorate and the examination is currently underway.

- **Plympton St Mary Neighbourhood Plan (PSMNP)** – The PSMNP is this plan which is a local plan for the ward/neighbourhood of Plympton St Mary. Once adopted the Plan will become part of Plymouth City Council’s development framework.
- **Primary Shopping Area (PSA)** – An area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).
- **Scheduled Monument** – A nationally important and protected historic building/site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport.
- **Strategic Cycle Network** – The Strategic Cycle Network (SCN) is an aspirational network of proposed cycle routes that are suitable for cyclists of all levels. The network includes routes for experienced cyclists (which involve dealing with traffic); routes for less experienced cyclists and children (including leisure routes); and those which are suitable for all. The SCN routes also provide benefits for pedestrians including those with mobility and other impairments.
- **Strategic Green Space** – Sites which have been identified in the JLP as strategically important greenspaces due to their multi-functional nature that will deliver benefits for communities, wildlife and growth projects.
- **Stepping Stones** – (in relation to Biodiversity). These are sites recognised in Map 2 (Biodiversity) of the JLP. Isolated sites that contribute to connecting the biodiversity network including Strategic Nature Areas.
- **Sustainable Development / Sustainability** – The United Nations General Assembly has defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.
- **Use Classes** – The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’. This Order is periodically amended.
 - Part A
 - A1 Shops – Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
 - A2 Financial and professional services – Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops – these are now classed as “sui generis” uses (see below).
 - A3 Restaurants and cafés – For the sale of food and drink for consumption on the premises – restaurants, snack bars and cafes.
 - A4 Drinking establishments – Public houses, wine bars or other drinking establishments (but not night clubs).
 - A5 Hot food takeaways – For the sale of hot food for consumption off the premises.
 - Part B



- B1 Business – Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- B2 General industrial – Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8 Storage or distribution – This class includes open air storage.
- Part C
 - C1 Hotels – Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
 - C2 Residential institutions – Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
 - C2A Secure Residential Institution – Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
 - C3 Dwellinghouses – this class is formed of 3 parts:
 - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3I allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
 - C4 Houses in multiple occupation – small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- Part D
 - D1 Non-residential institutions – Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
 - D2 Assembly and leisure – Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- Sui Generis
 - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail



warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.



APPENDIX I: HOW THE PSMNP WAS PREPARED

The Plympton St Mary Neighbourhood Plan has been achieved thanks to the work of the Plympton St Mary Neighbourhood Forum. The Forum was formed in August 2015 by residents of Plympton St Mary who volunteered to put the PSMNP together and there was support from Plymouth City Council. This Plan reflects the views, thoughts and feelings of local people on how they would like to shape the future of Plympton St Mary.

Before this Neighbourhood Plan was produced, consultation with key stakeholders was undertaken, including: local residents; businesses; community groups and societies and those who commute to the area for work or leisure pursuits.

A range of methods were used to collect the opinions of stakeholders in order to gather information and to identify key issues and themes. This enabled the Forum to identify common themes in order to develop its Vision, Themes, Objectives, Policies and Community Actions.

Community Engagement activities began with canvassing of local views in Colebrook in the autumn of 2015. A Facebook page was created in the autumn of 2015 to promote the Forum as well as to enable the Forum to communicate with a wider range of people in the community.

In February 2016 the Plympton St Mary Neighbourhood Forum website was launched to share minutes of the monthly Forum Committee meetings, for updates on current St Mary issues and to elicit comment from the public.

In June 2016 an introductory leaflet about the Forum was distributed to all households and businesses in the Plympton St Mary neighbourhood plan area. This leaflet provided contact details and broadly outlined the themes that the Forum was addressing at that time.

A face to face canvas of residents and visitors took place, using a structured questionnaire, in June and July 2016. This was focused on visitors to Ridgeway Shopping Centre and Colebrook Carnival. The results were collated and analysed to help develop issues for the PSMNP to address.

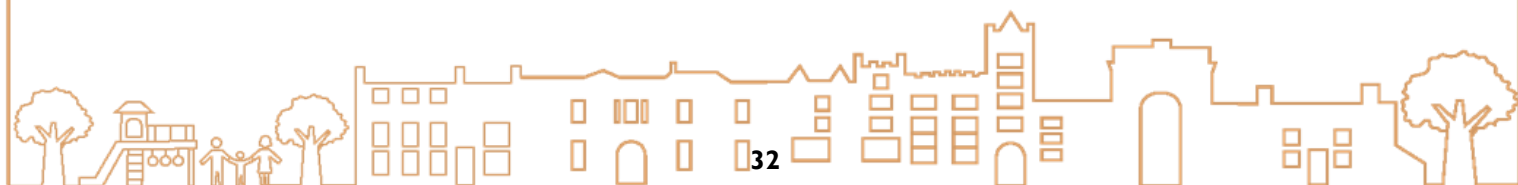
Annual General Meetings have been held in February 2016 and 2017, and in January 2018, at Harewood House. These meetings were advertised locally and in the local press.

In November and December 2016 a Business Survey was delivered to every business in the ward, and also made available online. Again these views were collated, analysed and used to develop the PSMNP.

All the opinions and issues from the public and business surveys were given due consideration in the writing of the PSMNP. An extensive policy review of the emerging Plymouth and South West Devon Joint Local Plan was undertaken in addition to an analysis of its evidence base.

The Draft Plympton St Mary Neighbourhood Plan was brought together, after considerable discussion, during the summer and early autumn of 2017. The key part of this task was delegated by the Forum to members of the Plympton St Mary Neighbourhood Plan subcommittee. Their work was approved by the Plympton St Mary Neighbourhood Forum on 2 October 2017. Then it was published and made available, as our Draft Neighbourhood Plan, for public consultation for six weeks, until midnight on Monday 27 November 2017.

From 7 October to 15 October volunteers from the Forum delivered 6000 leaflets to all homes and businesses in the Plympton St Mary ward. A spreadsheet is available which indicates where deliveries were made and at around what date. Some of the leaflets were enlarged into posters and these were displayed in public places in the community. The leaflets adopted the slogan “Your Community- Your Plan- Your Say”. They gave a brief outline of the Neighbourhood Plan Issues and Policies and the venues, dates and times of where the public consultations took place. These were planned to be at venues across the neighbourhood and at differing times of day to allow as much opportunity for local people to engage as possible. This information about the PSMNP was publicised widely in all local free



papers and in the Plymouth Herald. There was also full coverage on The Plympton Podcast, a local internet radio station and its attendant Facebook page. The Forum Facebook page also drew attention to the public consultation. Two members of the Forum visited one of the local secondary schools to publicise the PSMNP and ask a selection of students their views on its content and their ideas for the future development of the neighbourhood. The Draft Plan was also prominently on display at Plympton Library throughout the period of Public Consultation.

At each consultation The PSMNP was prominently on view in several places in the meeting room and copies of the Joint Local Plan were also made available. All those who attended were invited to write down their names and addresses on arrival, and also asked if they were willing to fill in a comments form at the end of their viewing of the PSMNP. Most were happy to do so. Forum committee members, never less than three per consultation, were available to answer any questions raised about the PSMNP. The Forum Facebook page had a link to a Survey Monkey electronic version of the comment sheet. In all 206 attended a public consultation either in person or online and 131 comments forms were completed.

Consultation comments were collated and analysed by members of the PSMNP subcommittee who then held six meetings from November 2017 to June 2018 to discuss, clarify and amend points they felt might improve the PSMNP in the light of the six weeks of Public Consultations. Their recommendations were then put to the Plympton St Mary Neighbourhood Forum at their meeting on 9 July 2018 who voted to put the PSMNP into the next stages of its consultation and inspection, with a view to holding a referendum in May 2019.

Please see the Plympton St Mary Neighbourhood Plan Consultation Statement for a full explanation of how the Plan was prepared.



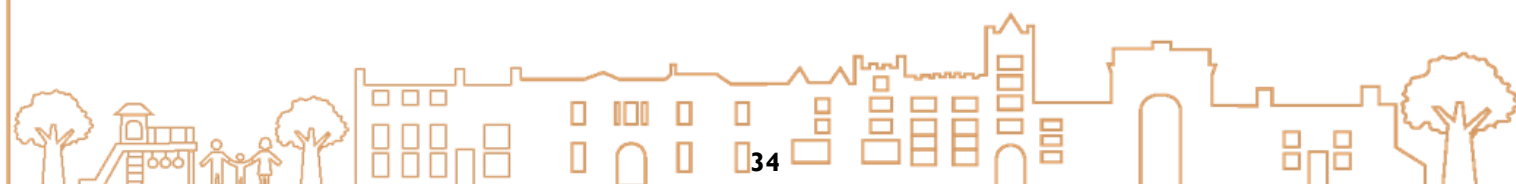
Forum Members at consultation event



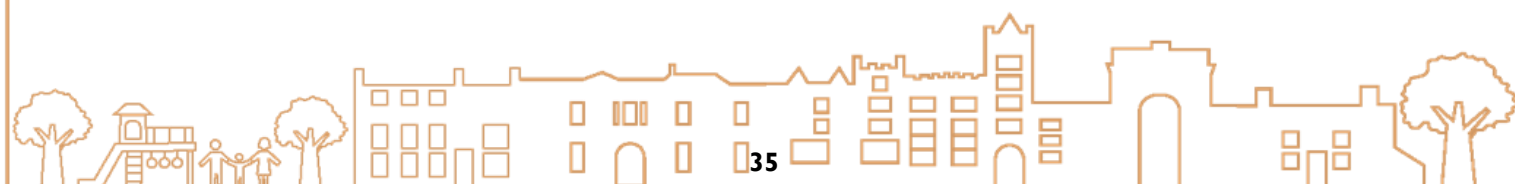
APPENDIX II: A LIST OF EVIDENCE BASE DOCUMENTS USED

The documents listed below form the evidence base of the PSMNP:

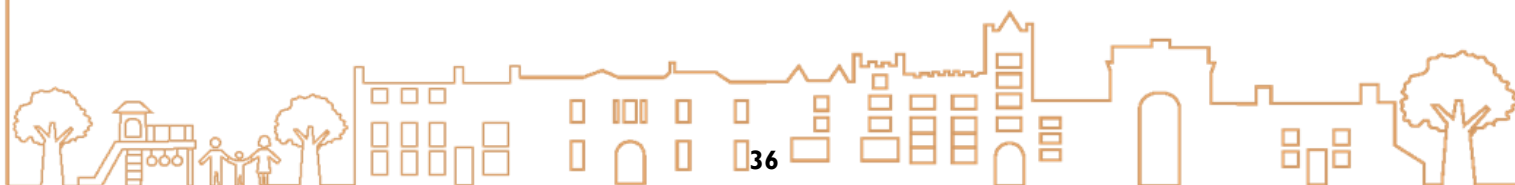
Document Title	Document Author	Document Date	Link
Core Strategy	Plymouth City Council	April 2007	https://www.plymouth.gov.uk/corestrategyadopted
Strategic Flood Risk Assessment Level 2: Plympton	Capita Symonds	May 2010	https://www.plymouth.gov.uk/sites/default/files/StrategicFloodRiskAssessmentLevel2Plympton.pdf
National Planning Policy Framework	Department for Communities and Local Government	March 2012	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
Shopping Centres Supplementary Planning Document	Plymouth City Council	July 2012	https://www.plymouth.gov.uk/sites/default/files/AdoptedShoppingCentresSpd.pdf
Detailed 2011 Census Profile: Plympton St Mary	Plymouth City Council	December 2013 (amended July 2016)	https://www.plymouth.gov.uk/sites/default/files/PlymptonStMarywardDetailed_PROFILE_130716.pdf
Plympton Toolkit	Plymouth City Council	September 2015	https://www.plymouth.gov.uk/sites/default/files/PlymouthPlanPlymptonToolkit.pdf
Area Profile: Plympton St. Mary Ward	Plymouth City Council	June 2016	https://www.plymouth.gov.uk/sites/default/files/Plympton%20St.%20Mary%20ward%20Profile.pdf
Plymouth Greenspace Policy Development Process 2017	Plymouth City Council, South Hams District Council and West Devon Borough Council	2017	https://www.plymouth.gov.uk/sites/default/files/PlymouthGreenspacePolicyDevelopmentProcess.pdf
Plymouth Play Assessment	Plymouth City Council	2017	https://www.plymouth.gov.uk/sites/default/files/PlymouthPlayAssessment.pdf
Strategic Cycle Network	Plymouth City Council	February 2017	https://www.plymouth.gov.uk/sites/default/files/DraftStrategicCycleNetwork.pdf
Plymouth Strategic Housing Land Availability Assessment Main Report	Plymouth City Council	February 2017	https://www.plymouth.gov.uk/sites/default/files/PlymouthStrategicHousingLandAvailab



Document Title	Document Author	Document Date	Link
			ilityAssessmentMainReport.pdf
Heritage Impact Assessment	Plymouth City Council, South Hams District Council and West Devon Borough Council	February 2017	https://www.plymouth.gov.uk/sites/default/files/HeritageImpactAssessment_1.pdf
Plymouth Policy Area Open Space Assessment	LUC	February 2017	https://www.plymouth.gov.uk/sites/default/files/PlymouthPolicyAreaOpenSpaceAssessment.pdf https://www.plymouth.gov.uk/sites/default/files/PlymouthPolicyAreaOpenSpaceAssessmentAppendix2.pdf
Review of City, District and Local Centres in Plymouth for the Joint Local Plan	Plymouth City Council	March 2017	https://www.plymouth.gov.uk/sites/default/files/ReviewOfCityDistrictLocalCentresInPlymouth.pdf
Plymouth and South West Devon Joint Local Plan: Flood Risk Sequential and Exceptions Test Report	Plymouth City Council, South Hams District Council and West Devon Borough Council	April 2017	https://www.plymouth.gov.uk/sites/default/files/SequentialExceptionsTest.pdf
Local Flood Risk Management Strategy Part 2: A Technical Design Guide	Amey, Plymouth City Council	2017	https://www.plymouth.gov.uk/sites/default/files/PlanForManagingLocalFloodRiskTechnicalDesignGuide_0.pdf
Local Flood Risk Management Strategy Part 2: Appendix A, Local Flood Risk Strategies	Amey, Plymouth City Council	2017	https://www.plymouth.gov.uk/sites/default/files/PlanForManagingLocalFloodRiskTechnicalDesignGuide_0.pdf
Plymouth and South West Devon Sports and Leisure Facilities Plan 2016 to 2034	RPT Consulting, 4Global	July 2017	https://www.plymouth.gov.uk/sites/default/files/PlymouthSouthWestDevonSportsAndLeisureFacilitiesPlan.pdf
Plymouth and South West Devon Joint Local Plan: Submission	Plymouth City Council, South Hams District Council, West Devon	July 2017	https://www.plymouth.gov.uk/sites/default/files/PlymouthSouthWestDevonJointLocalPlanSubmission.pdf



Document Title	Document Author	Document Date	Link
Policies Map: Plymouth Policy Area	Borough Council and Devon County Council		https://www.plymouth.gov.uk/sites/default/files/PoliciesMapPlymouthPolicyArea_1.png
Map 1: Designated sites			https://www.plymouth.gov.uk/sites/default/files/Map1DesignatedSites.png
Map 2: Biodiversity			https://www.plymouth.gov.uk/sites/default/files/Map2Biodiversity.png
Map 3: Plymouth Green Space			https://www.plymouth.gov.uk/sites/default/files/Map3PlymouthGreenSpace.png
Plymouth and South West Devon Joint Local Plan Integrated Assessment: Submission	Plymouth City Council, South Hams District Council, West Devon Borough Council and Devon County Council	July 2017	https://www.plymouth.gov.uk/sites/default/files/IntegratedAssessmentSEASAMainReportJuly2017.pdf
Plymouth and South West Devon Joint Local Plan Habitat Regulation Assessment: Submission	Plymouth City Council, South Hams District Council, West Devon Borough Council and Devon County Council	July 2017	https://www.plymouth.gov.uk/sites/default/files/HabitatRegulationsAssessmentJuly2017.pdf
Plymouth Policy Area Education Infrastructure Planning Evidence Base Report	Plymouth City Council	July 2017	https://www.plymouth.gov.uk/sites/default/files/PPAEducationInfrastructureEvidenceBaseReport2017.pdf
Plymouth and South West Devon Infrastructure Needs Assessment	Plymouth City Council, South Hams District Council, West Devon Borough Council and Devon County Council	July 2017	https://www.plymouth.gov.uk/sites/default/files/InfrastructureNeedsAssessment2017.pdf



APPENDIX III: A LIST OF JLP POLICIES RELEVANT TO THE PSMNP

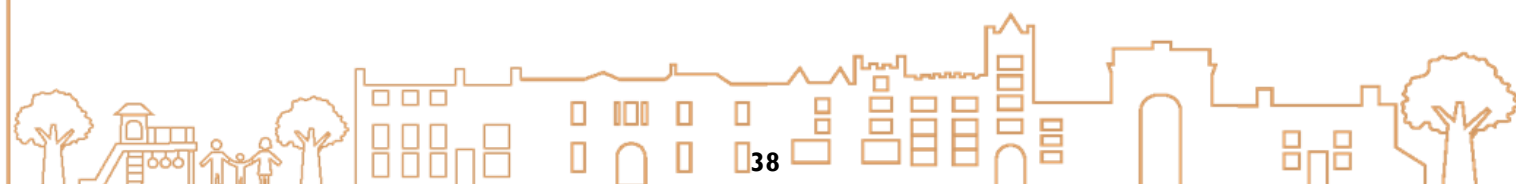
The policies listed below can be found in the Plymouth and South West Devon Joint Local Plan (JLP), submission version and should be considered alongside the policies found in this Plan. Copies of the JLP are available in your local library for reference or are available to view online:

www.plymswdevonplan.co.uk or www.plymouth.gov.uk/plymswdevonplan

Policy Ref.	Policy Title
Site Allocations	
PLY45	Plym Valley Strategic Greenspace
PLY48	Sherford new community
PLY51	Langage
PLY52	Land at West Park Hill, Newnham
PLY53	Former China Clay dryer complex, Coypool
PLY60.8	Errill Retail Park, Plymouth Road, Plympton
PLY60.9	Land at Plympton House, Plympton
PLY60.10	Land off Newnham Road, Colebrook
PLY60.11	Boringdon Park
PLY60.12	Land at Bell Close, Plympton
Other	
SO1	Delivering the spatial strategy
SO5	Delivering growth in Plymouth's Eastern Corridor Growth Area
SO11	Delivering high quality development
SO12	Delivering infrastructure and investment
SPT1	Delivering sustainable development
SPT2	Sustainable linked neighbourhoods and sustainable rural communities
SPT3	Provision for new homes
SPT4	Provision for employment floorspace
SPT8	Strategic connectivity
SPT9	Strategic principles for transport planning and strategy
SPT10	Balanced transport strategy for growth and healthy and sustainable communities
SPT11	Strategic approach to the natural environment



Policy Ref.	Policy Title
SPT12	Strategic infrastructure measures to deliver the spatial strategy
PLY2	Unlocking Plymouth's regional growth potential
PLY3	Utilising Plymouth's regional economic assets
PLY57	Strategic infrastructure measures for the Eastern Corridor Growth Area
PLY61	Development in Plymouth's urban fringe
DEV1	Protecting health and amenity
DEV2	Air, water, soil, noise, land and light
DEV3	Sport and recreation
DEV4	Playing pitches
DEV5	Community food growing and allotments
DEV7	Meeting local housing need in the Plymouth Policy Area
DEV9	Meeting local housing need in the Plan Area
DEV10	Delivering high quality housing
DEV18	Protecting local shops and services
DEV20	Place shaping and the quality of the built environment
DEV21	Development affecting the historic environment
DEV25	Nationally protected landscapes
DEV26	Protecting and enhancing biodiversity and geological conservation
DEV27	Green and play spaces
DEV28	Trees, woodlands and hedgerows
DEV29	Specific provisions relating to transport
DEV30	Meeting the community infrastructure needs of new homes
DEV31	Waste management
DEV32	Delivering low carbon development
DEV34	Community energy
DEV35	Managing flood risk and water quality impacts
DEL1	Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

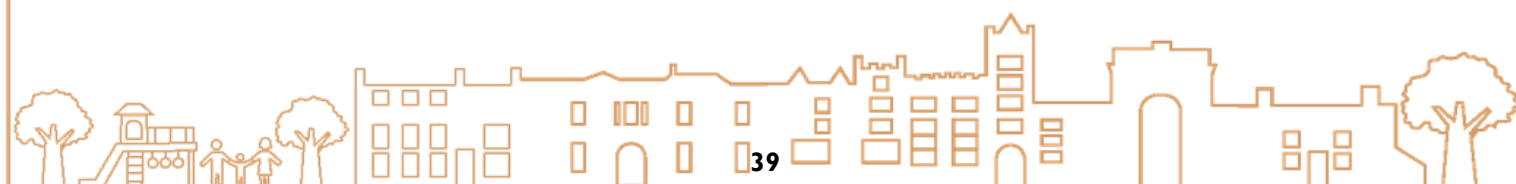


APPENDIX IV: MONITORING FRAMEWORK

This monitoring framework sets out the effectiveness of the plan's policies and community actions. It includes some of the indicators and measures that can help to monitor the plan. Many of these are already collected on a regular basis by the responsible bodies.

APPENIDX IVA - Policies

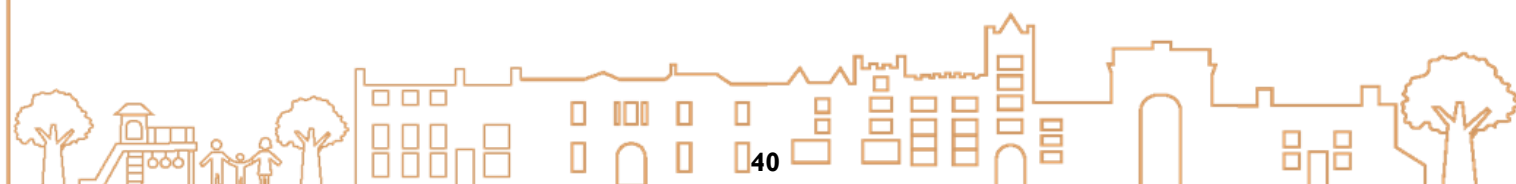
Theme	Policy Ref.	Indicators	Measures to assess
Housing/ Environment	PSM1	Increased number of affordable homes.	Local planning records.
	PSM1	Increase number of accessible homes.	Local planning records.
Leisure and Wellbeing	PSM2	Additional health care facilities.	Capacity levels in existing and new facilities.
	PSM3	Increased quantity and quality of green spaces.	Increased quantity and use of green spaces and how far accessible and high quality.
	PSM4	Boringdon/Newnham Ridge Development	How far accessible and high quality.
Transport and Getting Around	PSM5	Improvements in bus service provision.	Data from public transport providers and PSMNF audits.
	PSM5	Increase in numbers of users of the park and ride.	Data from public transport providers and PSMNF audits.
Economy	PSM6	Remained/increased prominence of A1 and A2 use class on the Ridgeway.	Local planning records PSMNF audits.
	PSM7	Increased accessibility of business areas.	PSMNF audits.
	PSM8	Good quality business advertisements and signs	PSMNF audits.
Environment	PSM9	Reduced percentage of development on green spaces.	Local planning records and PSMNF audits.
	PSM10	Less flooding incidents.	Environment agency information.
Heritage and the Historic Environment	PSM11	Conserving and “developing” the historic environment	PSMNF audits.
	PSM12	Local heritage asset signage provision	PSMNF audits.
Education	PSM13	New primary school at Newnham	PCC and Department of Education policy decisions and statistics.



APPENIDX IVB – Community Actions

The community actions below will be monitored by the neighbourhood forum on a regular basis.

Theme	Community Action Ref.	Community Actions Indicators
Housing	HOI	To monitor planning applications to ensure appropriate development contributions, public utilities and services are adequate, effective and consistently provided.
Leisure and Wellbeing	L1	Investigate further relevant Plympton St Mary Green Space sites for future protection, as appropriate.
	L2	Encourage the opening up of the local schools, library and community centres for increased use of their facilities by the community.
	L3	Work with agencies, such as PCC, to increase the availability of community gardens and allotments.
	L4	Work with stakeholders to open up the Boringdon/Newnham Ridge to public access, creating a new footpath, cycle path and possible bridleway to link to Boringdon Hall with Plymbridge Woods and Saltram Country Park.
Transport and Getting Around	T1	Support and influence transport schemes which aim to alleviate congestion safely and efficiently throughout the neighbourhood, particularly on Plymouth Road.
	T2	Support and help promote schemes which discourage inconsiderate/inappropriate on road parking, especially in residential areas to enable traffic to move more freely.
	T3	Support initiatives which seek to maintain and improve pedestrian safety and cycling.
Economy	EC1	Support improvements in cleanliness and tidiness of all business areas.
	EC2	Support proposals for better security of retail and business areas, such as additional surveillance.
	EC3	Support the policy for free parking to be maintained in all public car parks within Plympton.
Environment	EN1	Support initiatives to improve the frequency and routes of buses in the area, for the convenience of local people and to reduce vehicle use.
	EN2	Monitor planning applications to ensure they comply with Joint Local Plan policies on biodiversity throughout Plympton St Mary.
	EN3	Encourage the designation of local nature reserves within the Plympton St Mary neighbourhood, for instance at Newnham.
	HEI	Support proposals to extend the Plympton St Maurice Conservation Area to parts of Ridgeway.



Theme	Community Action Ref.	Community Actions Indicators
Heritage and the Historic Environment	HE2	Work with agencies, such as PCC, in creating a local list of non-designated heritage assets
	HE3	Work with relevant organisations to protect, enhance and publicise local heritage and the historic environment.
	HE4	Encourage the development of signage physically and online to publicise the heritage of Plympton St Mary and its wider links both locally and beyond.
Education	ED1	Monitor planning applications to ensure new developments consider educational requirements.
	ED2	Monitor approved development to ensure educational provisions are developed as currently proposed.



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Photos courtesy of: Nick Randall and Colin Lennox-Jones



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