

CHADDLEWOOD

Sustainable Neighbourhoods Development Plan
Document Consultation 16/02/2011 – 30/03/2011



SUMMARY OF RESPONSES

This is a summary of some of the key issues emerging from the consultation process. Fuller versions of the representations can be viewed below.

Six representations were received from residents the majority of whom thought that the summary of the neighbourhood was a reasonable reflection of the situation.

Shopping

There was general level of satisfaction with the local shopping facilities, although a comment was made that the area was lacking in entertainment facilities.

Local Issues

Most respondents referred to traffic being a local concern, including speeding, and difficulties in crossing at Chaddlewood District Centre due to traffic for Langage Industrial Estate. Also raised was lack of youth facilities and the need to maintain, and improve access to greenspaces.

Important Greenspaces

All respondents commented on the need to retain all green spaces with special reference to the Greenspace between Redwood Drive and Culverwood Close (Reference CH02).

Potential development sites

No development sites have been identified, other than open space and recreational uses on CH02.

Other Comments

- Ridgeway School should stay where it is.
- There is a good public transport service.
- Culs de sacs are good, and reduce “rat runs”
- Cyclists using the footpath from the local centre to CH13 make it dangerous for pedestrians.
- Disagree that the area is lacking in character.
- Local trees and hedgerows should be subject of a survey.

Q2 – How are you connected with this neighbourhood?

Q3a – Do you generally agree with the summary of this neighbourhood?

Q3b – If not, what would you like to change?

Q4 – What do you think of the shopping facilities?

Q5 – Briefly in order of importance, what do you think are the biggest issues in the neighbourhood? e.g. youth facilities, traffic, affordable homes etc.

Q6a – Which green spaces/parks are important to you and why? (please identify them using the numbers on the map)

Q6b – Are there any areas of green or open space that are not shown which you feel should be protected? Please explain why

Q7 – Identify any sites you feel should or could be developed and for what purpose?

Name	Q2	Q3a	3b	Q4	Q5	Q6	Q6b	Q7	Other comments
Mrs Heather White SNDPD38	resident	Yes		Good especially the post office	Langage traffic	Chaddlewood woods, CH01, CH02			I see no reason why Ridgeway school should not stay where it is.
Mr. Trevor Parsons SNDPD63	Resident	Yes		Pretty good on the whole. We could do without a betting shop, but I realise that is a very personal view.	Youth, traffic, open spaces	CH02. This field has been an open space used by the public for over twenty years to my personal experience. It is used mainly for dog walking, and exercise - jogging etc. Children play there (they even made a small football pitch in the lower corner). It is also used for blackberry picking and as a great supply of sloes. To build on this field would remove a fantastic amenity, and destroy one of the few true 'green field sites' in the area			To expand the school I feel would be a mistake. The site is too far away from the Ridgeway. Car parking would become an even greater nightmare than it is at present, and access would be nigh on impossible. To build houses on it would cause even greater disruption and chaos with access, and I do not feel that the infrastructure (sewerage etc). could cope.
Mr Richard Madge SNDPD201	Resident	No	We think that this is not a true representation of the whole picture of our area.	These are adequate another supermarket would create more traffic. We are serviced by two large retail supermarkets within close proximity already.	These are adequate another supermarket would create more traffic. We are served by two large retail supermarkets within close proximity already.	Traffic and the speed on service roads are excessive and certainly no more housing projects are needed in this immediate area. The health centre has such a parking problem - it needs relocating completely.	All of the green areas are important. They are necessary for recreation purposes and breathing spaces and are needed also for aesthetic reasons not to mention biodiversity.	It would be nice if CH02 was used for community purposes such as a community field or a sports complex. CH04 is a natural wildlife area and the woods adjoining are used by a lot of our community down to Chaddlewood House for recreational purposes and dog walking.	<p>Firstly we feel that this comments form and paper put out re: the neighbourhood has not been sent out to everyone in the area only a selected few received it so how can you get an accurate picture from so few people? Also the statements on the front page re Chaddlewood Neighbourhood are not accurate assumptions and one can only wonder where your researchers got their information from. They are somewhat distorted. Does it really matter that schools are not situated by the shopping centre? When schools are situated near to shops it often causes a problem to shop keepers and other shoppers with reference to the comments regarding cul-de-sacs, this isn't a problem and can be beneficial to keep traffic to a minimum and as for open spaces making residents feel exposed because having development is built on high ground, we feel that most people living here don't seem to feel that way.</p> <p>Chaddlewood has an excellent transport system in place. Buses serve the area with an efficient and frequent service both down to the Ridgeway and within the City Centre. Having lived in Merafield I think our bus service is like paradise compared to these and they are about to loose this all together!</p> <p>With Sherford planned in the near future, Chaddlewood does not require anymore development of housing or apartments. Its enough that an industrial site is upon our doorstep with all the traffic that provides without taking further valuable farm land and countryside</p>

									and surrounding it with other concrete structures which don't provide us with any character to our neighbourhood. There is no need to fill every available 'green area' let it be. Chaddlewood is fine the way it is.
Mr Martyn Nott SNDPD223	Resident	I am a resident of Chaddlewood and in respect of the neighbourhood summary the choice of Yes or No was too simplistic in deciding on the merits the various findings.	Personally the shopping facilities are certainly adequate for my most basic needs.	In respect of the biggest neighbourhood issues a) the preservation of all the green spaces lanes, hedges and trees, b) Developing facilities for young people by engaging with them to establish their perceived social and recreational needs.	On the point of important green spaces, all play a key role in maintaining a less built up, more open feel to the everyday environment. However, it may be that more pressing issues of social necessity arise, requiring their use for other purposes. The map shown in the plan seems to cover the most important green spaces.	One site which could be developed is Ch02, kept as an open space for a wide range of unstructured, informal recreational activities as *detailed below.	One site which could be developed is Ch02, kept as an open space for a wide range of unstructured, informal recreational activities as *detailed below.	Some thoughts (though others have been omitted since I've probably already written too much) on..... 'WHAT WE HAVE FOUND OUT ABOUT YOUR COMMUNITY' The 'neighbourhood is lacking in certain community facilities'. A sports' hall or centre could be a very useful and socially cohesive focus for the fitness and recreational activities of all residents. With respect to the 'informal use of green and open spaces', it's really very good to see how these are used by children to organise them selves for a variety of sports, games and play activities. The fenced play parks are also safe and very popular with younger children and their parents. More 'formal sports' such as athletics, rugby, cricket, hockey and football clearly require specially prepared, well maintained playing surfaces and appropriate changing facilities. It is not obvious to see where these would be sited within the current green spaces shown on the plan, but there might be sites further to the East? The large number of 'culs de sac' derives in part from some roads ending at a thankfully still green space. One advantageous spin off is that they obviously lessen the number of potential 'rush hour rat-runs'. With respect to speeding cyclists, the Shared Cyclist/Pedestrian Tracks are often quite unnerving experiences for walkers. In particular, the long FOOT path from the local centre to CH 13 running parallel to Glen Road is probably Plympton's most dangerous pedestrian route due to the illegal usage by cyclists of all ages. That the 'streets do not form any particular pattern' does undoubtedly make moving around the neighbourhood initially more difficult. For pedestrians, perhaps some signposting of footpath links would be helpful wherever feasible? Surely the statement that 'The combination of wide streets....and the green spaces provide little character', is a rather an odd one? How would the compilers of the plan (a) define the concept of 'character' within a recently developed community and (b) provide some actual examples of where such instant 'character' has been achieved? All the Green Spaces shown on the plan are very important, for it is their uncluttered openness, which provides the opportunity for a wide range of informal physical and creative activities. The Green Spaces are one of the most important defining characteristics of this area. There are also many fine mature trees throughout the neighbourhood and their natural perspective, in combination with the remaining hedgerows, helps to soften the rigid lines of the necessary man made structures. There are 'no indications that development within the neighbourhood has responded to the natural features of the area'.	

								<p>Some past developments do appear to have considered the natural features of the original farmland, parkland, old lanes, hedges and remaining wooded areas and sought to integrate them sometimes as the area has grown. Indeed the number of mature trees both within Chaddlewood, and on certain of its skyline profiles, are surely preferable to pylons and telephone antennae? If responding to 'natural features' hopefully means, that the various surviving natural features noted above, should be protected and managed in an environmentally positive way, then that is indeed a very worthwhile aim!</p> <p>* The Hedges of Chaddlewood are probably the oldest man made structures now remaining in our area, being found in many unexpected places as well as bordering many of the larger green spaces and paths, a reminder that this was countryside only a few decades back. Perhaps some of the finest examples still in existence are to be found at CH 02 and which define 'Chaddlewood Common', an area that might be considered for designation as a protected 'village green'? It is a marvellous space for a variety of simple recreational activities such as walking, jogging, 'blackberrying' etc. and importantly, as a secure, natural adventure playground for energetic youngsters.</p> <p>If funding allowed, a complete survey of all our hedges would be valuable in determining, the Age, Variety of Plant Species, all Wildlife Types, Habitats, and the important role of hedges as Corridors of Passage for many bugs and other little beasties, etc. to list but a few aspects which might be studied..</p> <p>Groups such as the Devon Biodiversity and Geodiversity Action Plan Group, Devon Wildlife Trust, The Society for the Protection of Urban Green Space and particularly, Plymouth City Council Green Infrastructure Team, would have the expertise to facilitate this kind of analysis. It might also be worth involving pupils and students from Plympton Schools, curriculum restraints permitting, to develop their sense of 'local ownership' if such a project was implemented?</p> <p>Finally, in respect of future changes.....</p> <p>The site to the east of Chaddlewood, to be jointly considered by the Councils of Plymouth, Devon County and the South Hams District would seem to be the only area of land big enough to accommodate a much-needed modern sports centre. This would need to be capable of providing a wide range of indoor and outdoor coaching and playing facilities, together with the necessary infrastructure to ensure its efficient operation..</p> <p>Having seen the list of all the local plans the team has produced for Plymouth Council, they have indeed processed and made manageable for public discussion an impressive amount of varied data, best wishes in all the projects.</p> <p>M J Nott</p>
Mr Robert Bowden SNDPD330	Resident			Need a good food pub in Chaddlewood with budget price food e.g. Wetherspoons.	Traffic - Roundabout at Chaddlewood District Shopping Centre difficult to cross at peak times, because of traffic speeding to Langage	Ridgeway School should be developed on the existing site not on CH02. All green space should be left especially CH14 0 the allotments!		We don't need any more development at Langage whilst there are thousands of unoccupied square feet in Plympton. E.g. Valley Road, Cot Hill, Plymouth

				<p>Could do with a good quality Art Centre like the Wharf in Tavistock.</p> <p>The only near popular entertainment in Plympton has been the Speedway track. Over the years the bowling alley, go kart track have all closed.</p> <p>How about a floodlit BMX cycle track on the Langage estate. The one outside Cambourne is very popular with youngsters! This would also provide jobs.</p>	<p>Industrial Estate. Need part time traffic lights or relief road to A38 from Langage.</p>			<p>Road for industrial and retail use.</p> <p>Even on Langage there are many unoccupied units e.g. Former I18 call centre, Carlton TV Building. How about reduced business rates to incentivise occupation of these units, this would bring more jobs to Plymouth and Chaddlewood.</p> <p>A sports hall could go on Langage Estate and would create jobs.</p>	
Mr Colin R Smith SNDPD334	Resident property owner	Yes		<p>a) Co-op (and post office within it) and chemist facilities are the most important and valued facilities</p> <p>b) Fish and chip shop and Chinese take away - adequate but a source of litter</p> <p>c) betting shop and restaurant - of no practical value</p>	<p>1. Disjointed placement and access to 'green' areas for recreational purposes</p> <p>2. Inadequate facilities (play grounds etc) for children and young people</p> <p>3. Litter and policing</p>	<p>Area CH02. My property abuts the southern edge of the narrower (western) field. It is regularly used throughout the day by dog-walkers and school children. The trees and hedgerows support many birds and wildlife, especially as these are never cut back and the field remains un-mown this seed heads provide a food source for birds throughout the year. This area is the only 'green lung' supporting needs of residents within a 500m radius of its boundary.</p>		<p>Area CH02 (western end at least) should be planted with trees, pedestrian path's formally established and dog bins placed appropriately. This area should not be developed for housing but developed as a public park.</p>	<p>If CH02 is considered as a site for relocating Ridgeway School then access to the site is potentially problematic. Redwood Drive is already heavily congested at 'school run time' and all other cul-de-sac roads adjacent to CH02 do not have simple access to Glen Road or Steer Park Road. CH02 is essentially 'land locked' and would therefore be better used as an open public park.</p>