

EFFORD

COMMUNITY PLANNING STUDY

**Issues and ideas from residents in
Efford Ward**



This document is available in larger print, Braille, and on audiotape. It is also available in other languages.

EFFORD COMMUNITY PLANNING STUDY

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Foreword by the Leader of Plymouth City Council

Plymouth City Council values the views and opinions of local people and businesses. The publication of Community Planning Studies for all 20 Wards in Plymouth, together with an overarching General Community Planning Study, represents the culmination of the most extensive planning public consultation exercise ever undertaken in the City. Innovative thinking, creative presentations, the use of community planning workshops, focus groups, school walkabouts, and other techniques have been a feature of Plymouth's Local Plan Review.

Before a Local Plan is prepared, the Government suggests Council's produce "Issues Papers" and consult local people about the broad direction of the plan. Plymouth has done more than this. Local people have been asked what they - not the City Council- think are the planning issues facing Plymouth and their individual neighbourhoods. This has been done by talking with local people directly, at accessible venues within their own communities. To date over 6,500 people have been consulted.

The City Council have raised awareness of the Local Plan, fostered a positive dialogue, and established an understanding of the planning dilemmas facing the City. Most importantly we have begun the process of identifying issues that local people want us to consider in preparing the plan and possible options for how Plymouth might meet its future needs.

Over the coming months we will continue to talk with local communities about these Community Planning Studies as we move towards the preparation of the Local Plan itself in 2001. On behalf of the City Council I commend these studies to all those groups and organisations that have an interest in making Plymouth a better place in which to live and work.

A handwritten signature in blue ink that reads "Patrick Nicholson". The signature is written in a cursive style with a large initial 'P'.

Patrick Nicholson
Leader of Plymouth City Council

Acknowledgements

Plymouth City Council Planning Services would like to thank all those who contributed towards the Community Planning Study for Efford. In particular we would like to thank the following:

- Efford Forum
- Efford Library
- Foxfield Close Residents Association
- Laira Library
- Laira Residents Association

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How to Use the Efford Community Planning Study

We have tried to make this Community Planning Study easy to use and understand. The contents page is your best guide to finding your way around and locating the issues of particular interest to you. There is also a glossary on page 62 that helps to explain any technical terms and abbreviations that you may not be familiar with.

Some people will want to read through the whole study. However, if you just want to read certain bits please read the notes below – hopefully it will save you time!

How do I find out what has been said about places near where I live?

Your starting point should be the Residents Issues Map on page 44 and the Sites with Development Interest Map on page 50. On both maps there are numbers which mark particular sites. These numbers relate to information contained in the tables next to the maps. From the tables you can find where in the document to look for details of what was said about that site.

For example, if next to the number you are interested in it says refer to **H003** and **TR23** you should look for the specific comments in the Housing and Transport sections of the Key Issues chapter.

Numbers contained on the Sites with Development Interest Map relate to information contained in Chapter 3 (Sites with Development Interest).

How do I find out about places outside Efford ward?

The Efford ward Community Planning Study deals only with comments made about this ward. If you are interested in comments that were made about other parts of Plymouth you should look in the Community Planning Study for that area. Look at the Ward Map in the Introduction to help you. Copies of all the Community Planning Studies can be found in the Central Library, the foyer of the Civic Centre and the reception at Windsor House. They are also available on the Internet (www.plymouth.gov.uk).

Where do I find general comments that don't relate to a specific area of Plymouth?

These are all in the Plymouth General Community Planning Study. This contains comments and information that is relevant to all, or large parts of the city, rather than a specific ward or location. The General Community Planning Study is available at all of the city's libraries.

Remember if you need any further help ring your Community Planning Study contact. Details are on page 6.

Setting the Scene

Plymouth City Council is currently reviewing the City's Local Plan. It is the key document for guiding where new development takes place and how land is used. The existing Local Plan covers the period 1991-2001. The new one will cover the period 2001-2011.

Since July 1998 the City Council has been consulting local people, groups and organisations on issues that need to be considered in the review of the Local Plan. It has done this through a range of consultation initiatives including the Community Planning Studies, the Major Landowner Consultation and the Pathfinder Strategy and Action Plan. This has allowed various groups to participate at the earliest stages of the Local Plan Review so that they are fully involved in decisions about the possible pattern of development in their areas.

A series of papers are being produced that highlight issues raised by local people and various groups. They identify possible options for the future development of Plymouth. The papers also provide initial feedback on the issues raised and on other key matters that need to be considered in the Local Plan Review. These are being published to provide an opportunity for further comment prior to the new Local Plan being placed on deposit in March 2001.

The issues papers that the Council has produced are listed below:

➤ **“The New Plan for Plymouth: A Consultation Paper on the 2020 Vision for Plymouth and the City's Planning Strategy”, July 2000.**

This identifies the key aims, objectives, and the broad planning strategy of the Local Plan. It also proposes measures against which success of the Local Plan can be assessed.

➤ **“General Community Planning Study”, July 2000.**

This highlights the general city-wide issues raised by local people. It also contains factual information about the Community Planning Study programme, including the consultation and publicity arrangements undertaken by the City Council.

➤ **“Ward Community Planning Studies”, July 2000.**

These highlight key issues raised through the consultation programme and provide other information relevant to the planning of various areas of the City. They set options for the development of various sites put forward by local people and major landowners.

The City Council now welcomes further comment from all interested parties on the issues papers. Comments should be made in writing using the questionnaires included in each publication.

1. Introduction

What is the Local Plan?

Plymouth currently has a Local Plan that expires in 2001. This Plan is now under review. The Local Plan sets out how land should be used in the City and policies on how to deal with planning applications. The new plan will provide a vision for Plymouth over a 10-year period. The policies aim to make Plymouth an even better place in which to live; to improve its environment; to increase job opportunities; to improve housing; and to improve leisure and transport opportunities.

The Local Plan is a statutory document. Planning applications submitted to the City Council will be decided, by law, in accordance with what it says. It is therefore a very important document for the future of Plymouth.

What are the Community Planning Studies?

In the summer of 1998 Plymouth City Council took its first steps on a very far-reaching and comprehensive Local Plan Review consultation programme. This was not an easy process. By its very nature the Local Plan can be a difficult and daunting document to consult on. However, without a thorough input from the public the Local Plan could not reflect the community's wishes, nor build on people's vast knowledge of their local areas. Moreover, the Council could not develop a new Local Plan based on partnership, rather than one based on conflict.

The Council developed original and innovative methods of consultation to ensure that, from the earliest stage, everybody, including traditionally hard to reach sectors of the population, had the chance to meaningfully input into the city's Local Plan. All the comments made are being compiled into ward-based documents, to be called Community Planning Studies.

Specifically the Community Planning Studies tried to meet the key strategic objectives of the Local Plan Consultation Strategy, which are as follows:

- To maximise **awareness** of the importance of the Local Plan in Plymouth's communities.
- To tap into the vast amount of **knowledge** that local people, groups and organisations (referred to as *stakeholders*) have about the city, to ensure that the Plan is based on sound *information*.
- To actively seek wide **involvement** from all sectors of the community and stakeholders in the preparation of the Local Plan Review.
- To provide **opportunity** for all people and other stakeholders to put forward their views.

Details of the different events held in the ward are outlined in Chapter 5.

You are reading the Efford Community Planning Study. This study is a summary of all the issues raised by local people about Efford ward and will be one of the most important documents that will be used to write the Local Plan. The Community Planning Study is not the Local Plan for Efford ward, but it identifies all the issues raised during the consultation process and sets out how the comments will be considered in the Local Plan.

2. Key Issues

What People said were the Best and Worst Things about Efford

The Best Things About Efford

What You Said	Number of Responses
The play areas.	7
The people.	6
The parks.	6
Good public transport.	5
Number of trees.	4
Quiet area.	4
The schools.	4
The shops.	4
The post office.	2
The views.	2
Friendly neighbours.	2
Peaceful neighbourhood.	1
Family housing.	1
Clean living people.	1
Road links to the City Centre.	1

The Worst Things About Efford

What You Said	Number of Responses
Lack of play equipment.	7
Speed of traffic.	4
Lack of parking.	4
Amount of litter.	3
Dog fouling.	3
No areas to play.	3
The drugs.	2
Nuisance from children.	2
Traffic congestion.	2
Noise and air pollution from the railway depot.	2
Violence in the area.	1
Main roads.	1
Lack of friends.	1
Public lighting.	1
Noisy neighbours.	1
Car vandalism.	1
Lack of children in the area.	1
Lack of recreational facilities.	1
Lack of youth organisations.	1
Lack of shops.	1

Efford Community Planning Study, July 2000

What You Said	Number of Responses
Dumping in the woods.	1
Vandalism.	1
Bus service on a Sunday.	1

What did People say about.....?

Community

What You Said	Our Response
<p>CO01. There are currently no community facilities in the Deer Park area.</p>	<p>The Local Plan will include policies to support the provision of new community centres / facilities where a need is identified.</p> <p>Further work is required to identify the current level and standard of community facilities provided throughout the city and the need for new facilities (including site specific proposals).</p>

What You Said	Our Response
<p>CO02. There is a need for more police to control the area.</p>	<p>This is an issue that is frequently raised and the Chief Constable of the Devon & Cornwall Constabulary has confirmed that they strive to put more officers on the beat where possible. In addition, each area of Plymouth has a dedicated team of officers with problem solving skills, who, often in partnership with other groups and agencies, try to overcome concerns that the public raise. The officer in charge of the team covering Efford ward is PS Voisin. S/he has been forwarded a list of the comments raised in Efford. S/he can be contacted on 01752 751276/ 751408 if you would like to discuss a matter relating to the ward.</p> <p>The Police Authority has its own duty to consult with the public and produce a Policing plan. Every quarter in the Plymouth area the Police Authority holds a consultation meeting where the public can raise issues. For information in respect to the next meeting please telephone: 01392 438 781.</p>
<p>CO03. There is a need for more facilities for older people.</p>	<p>This matter has been referred to the Head of Social Services for consideration.</p>

Efford Community Planning Study, July 2000

What You Said	Our Response
<p>CO04. There should be more facilities for teenagers.</p>	<p>The Local Plan will include policies to support the provision of new community centres / facilities where a need is identified. Further work is required to identify the current level and standard of community facilities provided throughout the city and the need for new facilities (including site specific proposals).</p>
<p>CO05. There is no need for any more youth clubs.</p>	<p>Noted.</p>
<p>CO06. There are too many old people living in Efford. More youth are needed.</p>	<p>This matter has been referred to the Head of Housing for consideration.</p>
<p>CO07. There is a need to involve young people in new facilities for youth.</p>	<p>This is a major consideration for all youth projects in the city.</p>
<p>CO08. Crime problems should be solved before other issues are considered.</p>	<p>Crime cannot be considered as a separate issue. Many causes of crime are affected by other problems in the area.</p>
<p>CO09. There is a need for more community responsibility to solve issues.</p>	<p>Community networks are being established through the Efford Forum.</p>
<p>CO10. Rather than develop the St. Mary's Church site for housing, the site should be used for community use since it is currently in community use. There is a lack of community space generally in the area. Priority should be a scheme to benefit the children of the area.</p>	<p>The Church is looking at demolishing the church hall and vicarage to make way for residential development. If the development proceeds the Church will seek to retain the church building and incorporate a community facility within it. (See response to HO02).</p>

Efford Community Planning Study, July 2000

What You Said	Our Response
<p>CO11. The NAPES Building Yard, Old Laira Road is a vacant building that could be used as a community centre. Other suggestions for uses include day nursery, play area, after school club, office space to rent and cyber café.</p>	<p>Consideration will be given to community use as part of the Local Plan Review. A planning application was made to redevelop the site for housing, but this was subsequently withdrawn.</p>
<p>CO12. Torridge Way is a trouble spot with local youths congregating.</p>	<p>Noted. It is a matter that could relate to several issues such as leisure provision, education and policing. Each area of Plymouth has a dedicated team of Police officers with problem solving skills, who, often in partnership with the Council and other groups and agencies, try to overcome concerns that the public raise. The officer in charge of the team covering Efford ward is PS Voisin. S/he has been forwarded a list of the comments raised in Efford. S/he can be contacted on 751276/ 751408 if you would like to discuss a matter relating to the ward.</p> <p>The Police Authority has its own duty to consult with the public and produce a Policing plan. Every quarter in the Plymouth area the Police Authority holds a consultation meeting where the public can raise issues. For information in respect to the next meeting please telephone: 01392 438 781. (See also EM01, EN27, HE01 and TR22).</p>

What You Said	Our Response
<p>CO13. There is the need for a crèche for working mothers.</p>	<p>This is a matter that the Local Plan can only influence in respect of situations where a new building or change of use is required for the groups. Policies supporting such uses will be included in the Plan. The comment has been referred to Life Long Learning, Plymouth City Council for consideration.</p>
<p>CO14. The Methodist church on Wycliffe Road should be used for community use.</p>	<p>Consideration will be given to community use as part of the Local Plan Review. (See also response to PD02).</p>
<p>CO15. There is a need for training for young people.</p>	<p>This matter is being dealt with at a city-wide level through various youth training initiatives.</p>
<p>CO16. Encouragement should be given for the formation of a Friends of Efford Cemetery group to help observe and maintain the cemetery.</p>	<p>The City Council will be happy to advise residents on establishing a group. Contact should be made to the Community Development Team at the City Council.</p>

Education

What You Said	Our Response
<p>ED01. Secondary schools are too far from Efford.</p>	<p>This matter has been referred to the Head of Education Services for consideration.</p>

Employment

What You Said	Our Response
<p>EM01. There is a need for training centre and café in Torridge Way.</p>	<p>There is a regeneration project in development to consider these ideas. (See also responses to CO12, EN27, HE01 and TR22).</p>

Environment

What You Said	Our Response
<p>EN01. There is a need for more street cleaners in Mullet Avenue and Federation Road.</p>	<p>Street cleaning operations cost the charge payers of the city £1.7 million a year. The Council tries to encourage more responsible behaviour through education and persuasion including, where necessary, contacting persistent offenders. Litter comes from numerous sources., However, a major problem has been rubbish coming from split bin bags. The introduction of the twin bin domestic refuse collection programme has helped to reduce this.</p> <p>It is clear from the number of comments received that street cleanliness is a priority for many residents. The Council is continually seeking ways to improve street cleanliness and has run several pilot programmes in recent years. In respect to planning and design, the planning service will look at ways of encouraging new developments which make refuse collection and cleaning easier. We are always grateful for specific comments and suggestions on making the city cleaner. The Council's Tidy Plymouth Development Officer can be contacted on 01752307874.</p>

What You Said	Our Response
<p>EN02. There is too much dog mess.</p>	<p>Owners who allow their dogs to foul public areas are acting irresponsibly and the Council is aware of the hazard and nuisance it causes. The Council has a number of initiatives to reduce this problem including education and persuasion and where appropriate prosecution. There has also been the development of dog free areas in parks and the introduction of dog bins. In the light of the number of comments received regarding this matter it will be necessary for cross Council discussions to look at the most effective ways of further reducing this problem.</p>
<p>EN03. There is a need for better street lighting.</p>	<p>The Council is committed to improving street lighting on the public highway. It is recognised that a number of benefits can result including less accidents and greater use of a route by pedestrians. Ladysmith Road will be inspected and its light levels measured. If the levels are below the recognised British Standard it will be added to the list of proposed improvement works. The Council receives a greater number of requests for lighting.</p>

What You Said	Our Response
<p>EN04. There is a need for more parks.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. It is not envisaged that this designation will need to change in the Local Plan Review.</p>
<p>EN05. Efford Fort should be protected.</p>	<p>The site is identified in the current Local Plan as a "Nationally Important Unscheduled Non-statutory Archaeological Site" and is given protection under Policy AEV11 of the Local Plan. Similar protection is likely in the Local Plan Review.</p>
<p>EN06. The parks and green spaces should be protected.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces through the Local Plan Review.</p>
<p>EN07. Foxfield Close open space should be used as a nature reserve.</p>	<p>A play area has been provided by the Housing Association. Other open space areas are being looked at through the Greenscape Strategy.</p>

What You Said	Our Response
<p>EN08. St. Paul's Church should be used as a garden, aimed specifically at the elderly.</p>	<p>The Church of England is looking at demolishing the Church and hall and allowing the site to be developed for residential and/or commercial uses. If development proceeds the Church will seek to retain a presence on site through the construction of a new place of worship/community building. (See also responses to PP01 and MLO4).</p>
<p>EN09. The site to the rear of Derwent Avenue should be used as a garden for elderly people.</p>	<p>An Eco park scheme is being implemented on the site. This has involved ward councillors, local schools, Plymouth City Council Training and Employment Services and the British Conservation Trust.</p>
<p>EN10. The allotments at the rear of Derwent Avenue need improving.</p>	<p>The allotments are being considered for improvement works, but these are subject to budgetary constraints.</p>
<p>EN11. Schools in the area should be involved in improving the estates and valley e.g. With flower/ tree planting.</p>	<p>Schools have been involved in the Eco park project. (See response to EN09).</p>
<p>EN12. There is a need to improve the appearance of land to the rear of Paternoster House/ Creedy Road.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also responses to HO17, LE12 and MLO2).</p>

What You Said	Our Response
<p>EN13. Efford Valley should be protected from development.</p>	<p>Efford Valley does not currently benefit from an environmental designation in the adopted Local Plan. The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces through the Local Plan Review. (See also responses to EN14, EN21, HO10 and LE19).</p>
<p>EN14. There is a need for a nature conservation study to justify the protection of Efford Valley.</p>	<p>See response to EN13.</p>
<p>EN15. The area at the top of Brandon Road should be used as a landscaping area since there is not enough open space in the area.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. This information will also be taken into consideration in the Local Plan Review. (See also responses to LE06, TR06 and PD01).</p>

What You Said	Our Response
<p>EN16. Unity Park should be left as a nature reserve.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces through the Local Plan Review. The site has also been suggested for housing which the Local Plan will need to consider. (See also responses to HO14, LE09 and TR25).</p>
<p>EN17. There is a problem with Unity Park becoming a "rat infested eyesore".</p>	<p>The site was cleared by the landowner soon after the complaint was made.</p>
<p>EN18. The railway creates problems with noise and fumes.</p>	<p>The issue has been passed to the Head of Environmental Services and Consumer Protection for their information. Comments arising from the Community Planning Study process are confidential and are not, generally, attributable to an address. Nuisance issues can only be investigated if a resident at an address lodges a specific complaint. The Head of Environmental Services and Consumer Protection can be contacted on 01752 304147</p>

Efford Community Planning Study, July 2000

What You Said	Our Response
<p>EN19. There is a need to improve the condition of pavements.</p>	<p>There is an ongoing programme of highway maintenance. Any specific problems should be referred to Highway Maintenance.</p>
<p>EN20. There is a need for public toilets in Old Laira Road.</p>	<p>This matter has been referred to the Head of Environmental Services for consideration.</p>
<p>EN21. The nursery land in Efford Valley should be improved as woodland.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces through the Local Plan Review. (See also responses to EN13, EN14, HO10 and LE19).</p>
<p>EN22. The woodland off Egguckland Road should be retained.</p>	<p>See response to EN21.</p>
<p>EN23. Deer Park Woods - Most of the area is a Local Nature Reserve. However there is a "yucky field" that could provide community facilities.</p>	<p>See response to EN21.</p>

What You Said	Our Response
<p>EN24. In Old Laira village there is a major problem with sewerage in the area.</p>	<p>This matter has been raised with South West Water. The capacity of the sewerage system in the area will be taken into account in determining any future planning applications for development in the area and in considering proposals in the Local Plan Review.</p>
<p>EN25. Litterbins need to be placed at the start/ finish of footpaths.</p>	<p>This is usual practice provided that there is sufficient access to empty the bins.</p>
<p>EN26. The Plym estuary should be protected.</p>	<p>The Plym estuary as far as Laira Bridge is protected as a Site of Local Importance for Nature Conservation in the current Local Plan. This is unlikely to change.</p>
<p>EN27. The five council containers should be removed from Torridge Way Green.</p>	<p>This issue is being investigated.</p>

What You Said	Our Response
<p>EN28. Tree planting is needed to visually soften the post war housing estates.</p>	<p>Policies of the current Local Plan require that all new developments are appropriately landscaped, which can include tree planting either in open space or in streets. This issue will be considered in the Local Plan Review and in relation to Council's Tree Strategy and the findings of the Greenscape Assessment, to examine if tree planting can be improved.</p> <p>Tree planting in existing areas is an issue that the Council would wish to support in principle. However, planting of trees in existing streets is a complex issue because of the potential impact upon services below pavements and because of the costs involved. Generally planting of street trees in existing areas is only carried out when it forms part of a wider environmental enhancement project and this tends to occur in areas that attract significant levels of grant funding. This issue will be considered as part of the Local Plan Review.</p>

Health

What You Said	Our Response
<p>HE01. A chemist and a doctor's surgery are needed in Torridge Way.</p>	<p>A possible regeneration scheme is being prepared to help to resolve this deficiency. (See also responses to CO12, EM01, EN27 and TR22).</p>

Housing

What You Said	Our Response
<p>HO01. More housing will simply mean more unemployment.</p>	<p>One of the key policy areas in the Local Plan is the creation of employment opportunities.</p>
<p>HO02. Development of the area north of St. Mary's Church would aid security for the church. If the church hall is developed for housing, it will increase traffic along the very busy Federation Road and it will increase the parking problem.</p>	<p>These issues will be considered as part of any planning application on the site. The site will be considered for housing in the Local Plan Review. (See also response to CO10).</p>
<p>HO03. St. Theresa's Church site should be used for sheltered housing.</p>	<p>William Efford Trust Housing Association has developed the site for elderly people flats. (See also response to LE08).</p>
<p>HO04. A better pedestrian access is needed to Douglas House.</p>	<p>This matter has been referred to the Head of Housing Services for consideration.</p>
<p>HO05. There should be denser housing in Efford.</p>	<p>The Local Plan will set out the general principles in respect of housing layouts etc. Government guidance however seeks to achieve higher density (particularly in central areas) coupled with better design. Distances between properties will vary according to location and type of development.</p>

Efford Community Planning Study, July 2000

What You Said	Our Response
<p>HO06. The land south west of Military Road is allocated in Local Plan for informal open space. However the site could be used partly at least for housing. However, as part of the development, some open space should be retained, the play area at Manifold Gardens should be improved, there should be interpretation of the historic features and lighting along Military Road.</p>	<p>The planning application for this site was still outstanding in July 2000.</p>
<p>HO07. Elderly people should not be located in flats above two storeys.</p>	<p>This matter has been referred to the Head of Housing for consideration.</p>
<p>HO08. Families should be kept together to minimise family fragmentation.</p>	<p>This matter has been referred to the Head of Housing for consideration.</p>
<p>HO09. There should be greater variety of housing, both in terms of design and size.</p>	<p>The Housing Needs Survey that has been produced will help to identify shortfalls in housing provision. Planning powers to control house tenure is limited, but planning guidance on housing advocates mixed housing types and tenures.</p>

What You Said	Our Response
<p>HO10. Some housing could be permitted on the fringes of Efford Valley, since these areas currently serve no constructive purpose. The area around Plym View could be developed.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces through the Local Plan Review. (See also responses to EN13, EN14, EN21 and LE19).</p>
<p>HO11. Housing in multiple occupation are causing a problem particularly at the Lipson end of Laira. The problems are caused by changes from family use to bedsits and also parking problems.</p>	<p>There is an over supply of houses in multiple occupation (HMO's) and as a result some are reverting to family accommodation. This trend is being helped along by a more buoyant housing market. In addition those existing HMO's are being targeted for improvements. The Housing Department has produced a HMO Landlords Pack aimed at promoting good standards and 3 HMO Action Areas have been set up.</p>

What You Said	Our Response
<p>HO12. There is a problem with a lack of open space in Laira. This should be addressed before any new housing is built.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. This information will also be taken into consideration in the Local Plan Review.</p>
<p>HO13. In Laira consideration should be given to the redevelopment of existing housing to better quality housing. Zones could be identified where this would be given consideration. Existing residents are likely to be keen on this idea if they are provided with better accommodation.</p>	<p>The Housing Needs Survey that has been produced will help to identify shortfalls in housing provision. The planning powers to control house tenure are limited, but planning guidance in PPG3 advocates mixed housing types and tenures.</p>

What You Said	Our Response
<p>HO14. Sheltered housing should be built on Unity Park, but with quiet recreation area e.g. pond.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces through the Local Plan Review. (See also responses EN16, LE09 and TR25).</p>
<p>HO15. Windsor Road builders yard should be developed for housing and the surrounding open space area should be cleaned up.</p>	<p>The site is currently used for industrial use and is privately owned. The site will be considered as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO16. There should be a priority on bringing vacant properties back into residential use.</p>	<p>The City Council operates an Empty Homes Strategy that delivers approximately 150 homes a year back into use. In addition there is evidence to suggest that with a more buoyant housing market that the numbers of empty homes are likely to fall. However the City Council will look carefully at the role empty properties can play in meeting future housing needs.</p>
<p>HO17. If housing is built on the Paternoster site it should be family and single person elderly accommodation. This will ensure that people can remain in Efford rather than having to move out of the area.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also responses to EN12, LE12 and MLO2).</p>

What You Said	Our Response
<p>HO18. Thames Gardens garages site is in a poor state. The garages could be used for housing, preferably sheltered housing, but the pathway should be retained and kept open with the lighting improved.</p>	<p>There is a current planning application on this site submitted by Tamar Housing Association for the development of sheltered housing.</p>

Leisure

What You Said	Our Response
<p>LE01. There is a need for better-equipped play areas.</p>	<p>There is a new and upgraded play area at Foxfield Close. There are also proposals to upgrade the play areas at Thorne Gardens and Channel Park Road.</p>
<p>LE02. All the children's play areas should be protected and repaired.</p>	<p>All new play equipment installed by the City Council meets British Standards and is regularly inspected. There is also an annual independent inspection to highlight any improvements necessary.</p>
<p>LE03. The play area at Mullet Road is too small. There should be bins placed in the park and cricket stumps painted on the wall.</p>	<p>This is a play area managed by a Devon and Cornwall Housing Association. This comment has been passed to the Housing Association for their consideration.</p>
<p>LE04. There should be more indoor and outdoor sports centres.</p>	<p>Suitable sites will be identified in the Local Plan Review.</p>
<p>LE05. Trefusis Park could be used as a skateboard park and the play facilities should be improved.</p>	<p>There has been an extensive improvement programme undertaken in Trefusis Park, including improvements to the play area.</p>

What You Said	Our Response
<p>LE06. The top of Brandon Road should be used as:</p> <ul style="list-style-type: none"> • A Play Area. • A Seating Area. • For a Footpath. 	<p>This has previously been a play area, but suffered from vandalism. Alternative uses are under consideration. (See also responses to EN15, TR06 and PD01).</p>
<p>LE07. Foxfield Close open space could be used as a safe play area.</p>	<p>A play area scheme was implemented in 1999.</p>
<p>LE08. The St. Theresa's Church site could be used for a sports centre and football/ cricket pitch.</p>	<p>The site has planning permission and is being developed for housing and associated open space.</p>
<p>LE09. Unity Park could be used for an all purpose playing area with fencing and floodlighting, skateboard park, model boating pond, parking for bowls, cricket / football pitch and swimming pool.</p>	<p>Consideration will be given to these uses as part of the Local Plan Review. (See also responses to EN16, HO14 and TR25).</p>
<p>LE10. Thames Gardens garages could be used for a play park and/or swimming pool.</p>	<p>This matter has been referred to the Head of Housing Services for consideration. (See also comment HO18).</p>
<p>LE11. The Garages north-west of Channel Avenue should be used as a 5-a-side pitch.</p>	<p>This is not an appropriate site for 5-a-side football because of its proximity to housing and gradient.</p>
<p>LE12. A skateboard park should be provided near Paternoster House.</p>	<p>This is inappropriate because of its proximity to residential properties.</p>

What You Said	Our Response
<p>LE13. There is a need for a play area in Holmes Avenue/ Channel Park area.</p>	<p>The City Council is currently undertaking a detailed survey of play area provision in the city. There is also an annual safety audit undertaken for all play areas. This information will be used to prioritise spending in coming years for Council owned play areas. It will also enable the City Council to negotiate with developers where new play areas are needed or improvements required as part of new development proposals.</p>
<p>LE14. Little America play area needs improving.</p>	<p>The play area is owned and managed by a housing association.</p>
<p>LE15. Douglas Road Park play area needs improving.</p>	<p>All new play equipment installed by the City Council meets British Standards and is regularly inspected. There is also an annual independent inspection to highlight any improvements necessary. This comment has been referred to the Head of Heritage and Leisure Services for consideration.</p>
<p>LE16. There is a general lack of play areas in the area Laira area. Foxfield Close play area only really serves the estate itself and therefore there is a need for alternatives.</p>	<p>See response to LE13.</p>

What You Said	Our Response
<p>LE17. The playing fields in Efford Road/ Manor Court/ Cemetery should be protected.</p>	<p>The current Local Plan has a policy (ARL11) that seeks to protect playing pitches from development unless there is a surplus of such facilities in an area, they are being replaced elsewhere, or the development of a small part of the site helps to enhance or retain the playing pitches. The City Council is currently undertaking a Playing Pitch Strategy for the city in partnership with Sport England. The results of this strategy will identify the need for playing pitches in the city and improvements needed to individual pitches. These results will be fed into the Local Plan Review process.</p>
<p>LE18. There should be more allotments in the area.</p>	<p>There are two allotment sites in the ward, neither of which are fully occupied or have a waiting list. Therefore it would be inappropriate to provide more sites.</p>
<p>LE19. A skateboard park, bike park and adventure playground should be provided in Efford Valley.</p>	<p>This could be considered in the future, but would be dependent on finance and agreement from local residents. (See also responses to EN13, EN14, EN21 and HO10).</p>

Minerals

What You Said	Our Response
<p>No minerals issues raised.</p>	<p>Minerals policies will need to be included in the Local Plan.</p>

Shopping

What You Said	Our Response
<p>SH01. Zion Church should become a supermarket.</p>	<p>It is unclear from the description which church this refers to. The future of redundant churches is a matter for the Church authorities, as owners of the premises. However any proposed use, such as retailing, would need to be considered in relation to national and local retail policies.</p>
<p>SH02. Blandford Road shops should be improved.</p>	<p>This matter has been referred to the Head of Housing Services for consideration (See also response to TR22).</p>
<p>SH03. There is no need for more superstores. They would damage the businesses in Torridge Way. Small shops should be encouraged and superstores discouraged.</p>	<p>All proposals for new retail development are considered in relation to national and local planning policies. This includes an assessment of the likely impact of the new facility on existing shopping centres in the area.</p>
<p>SH04. There should be more incentives to open local shops for local people.</p>	<p>The City Council supports the retention of local shopping centres in the current Local Plan (Policy ASR10) and protecting corner shops when there is a local need (Policy ASR20).</p>

Tourism

What You Said	Our Response
<p>TO01. There should be more tourist information on historical sites in the area e.g. tunnels and bunkers.</p>	<p>Some forts such as Crownhill are promoted. However, it is acknowledged that publicity and information could be improved. This will be considered in the light of funding available.</p>

Transport

What You Said	Our Response
<p>TR01. There is a need for better road maintenance.</p>	<p>There is an ongoing highway maintenance budget that is constrained by finance. A more detailed response is not possible without naming specific areas.</p>
<p>TR02. There is a need for better traffic signage.</p>	<p>As with response TR01 a detailed reply is not possible without naming specific locations.</p>
<p>TR03. Cycle routes are needed to connect with the City Centre.</p>	<p>Investment in cycleways is currently focussed on completing full routes along major radial roads into the City and parallel to the A38.</p>
<p>TR04. There is a need for more car parks so that cars do not need to be parked on the road.</p>	<p>Increased car ownership and sub division of dwellings has increased pressure on residential parking throughout the city. There are no transport proposals for increasing provision for residential parking in the city.</p>
<p>TR05. Traffic should be slowed along Old Laira Road with a 20 m.p.h. speed limit along "The Narrows". This should be written on the road. Also there is a need for a sign.</p>	<p>A Local Safety Scheme was introduced in 1996. This involved moving the carriageway to the east of Bramley Road to reduce vehicle speeds and improve pedestrian safety. This has decreased the number of personal injuries at the site. (See also responses to TR07, TR10, TR11 and TR12).</p>
<p>TR06. The railway tunnel should be made safer at the bottom of Old Laira Road.</p>	<p>Agreed. The matter has been referred to Railtrack for consideration.</p>

What You Said	Our Response
<p>TR07. People illegally make right-hand turns from Bramley Road into Old Laira Road. It is suggested that traffic lights be placed on the corner.</p>	<p>See response to TR05 above. Illegal turns are an enforcement issue for the police. (See also responses to TR10, TR11 and TR12).</p>
<p>TR08. Large lorries use back lanes at Beverley Road. This is very dangerous because of proximity to school.</p>	<p>There are no current proposals for traffic calming. However the requests will be considered in the Annual Priority List Review.</p>
<p>TR09. Military Road is used as a short cut for traffic.</p>	<p>Military Road is a private road owned by the City Council. Its use as a short cut could only be prevented by its complete closure. The question of how much harm is caused by vehicles using it as a shortcut needs to be considered as well as what the effect would be on other roads if it was closed.</p>
<p>TR10. Mini roundabouts should be placed at the bottom of Pike Road/ Old Laira Road and Wycliffe Road/ Old Laira Road.</p>	<p>There are proposals in the Transport Services Work Programme for 2000/2001 for a mini-roundabout at the junction of Pike Road and Old Laira Road. This will reduce speeds along part of Old Laira Road. A similar alteration has been suggested at Wycliffe Road. This has been considered and is impractical. (See also responses to TR05, TR07, TR11 and TR12).</p>

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What You Said	Our Response
<p>TR11. There should be crossing points between "The Narrows" and Efford Lane.</p>	<p>This request will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p>TR12. Lorries should be restricted from using "The Narrows".</p>	<p>This route is classified as a distributor road and to exclude vehicles would cause the traffic to be redirected onto other routes without actually solving the problem.</p>
<p>TR13. Traffic calming is needed in the following locations:</p> <ul style="list-style-type: none"> • Pike Road. • Teign Road. • Lipson Vale leading to Lipson Road, • Trevose Way. • Savery Terrace. • Foxfield Close/ Norfolk Road/ Bramley Road/ Old Laira Road area. • Deer Park Drive. 	<p>The City Council has a long-term objective to treat all residential areas with traffic calming or 20 m.p.h. zone status. These requests will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p>TR14. The bus stop opposite Therlow Road is in a dangerous position.</p>	<p>The location of bus stops are carefully considered against a number of factors. (See also response to TR15).</p>

What You Said	Our Response
<p>TR15. There are parking/ traffic problems in Therlow Road.</p>	<p>The Transport Strategy seeks to provide alternatives to motor vehicles and thus reduce the volume of motor traffic on the city's roads, reducing congestion, providing economic and environmental benefits to the quality of life in the city. The City Council transport policy seeks to increase the use of alternatives to private cars, thus reducing the demand for car parking. There are no City Council proposals to increase public car parking provision in this area. (See also response to TR14).</p>
<p>TR16. There is a serious parking problem in Chesterfield Road, particularly due to the number of vans.</p>	<p>Increased car ownership and sub division of dwellings has increased pressure on residential parking throughout the city. There are no transport proposals for increasing provision of residential parking in the city.</p>
<p>TR17. There is a general lack of parking in Laira area.</p>	<p>See response to TR16. The City Council transport policy seeks to increase the use of alternatives to private cars, thus reducing the demand for car parking. There are no City Council proposals to increase public car parking provision in this area.</p>

What You Said	Our Response
<p>TR18. There should be a temporary one-way system around Laira Primary School during school opening/closing times.</p>	<p>The City Council has a developing programme of projects designed to encourage safer journeys to school, which addresses issues such as safety in the vicinity of schools. However the introduction of one-way systems can result in significant increases in vehicle speeds unless accompanied by significant and expensive traffic calming.</p>
<p>TR19. The sign from Embankment Road to Laira should be changed from "Mutley" to "Laira and Lipson". This will reduce through traffic.</p>	<p>This route is classified as a distributor road and to exclude vehicles would cause the traffic to be redirected onto other routes without actually solving the problem.</p>
<p>TR20. A central reservation could be introduced from Embankment Road to slow down traffic.</p>	<p>It is unclear where this could safely be positioned.</p>
<p>TR21. There is a large area of land that is underused rear of Brandon Road. There is a planning application for garages, but it could benefit from a more comprehensive assessment of possible uses. One of the priorities should be for improved parking facilities.</p>	<p>This use will be given consideration through the Local Plan Review in consultation with landowners.</p>
<p>TR22. There are traffic problems in Blandford Road and Torridge Way.</p>	<p>The Local Transport Plan seeks to provide alternatives to motor vehicles and thus reduce the volume of motor traffic on the city's roads, reducing congestion, providing economic and environmental benefits to the quality of life in the city. (See also responses to CO12, EM01, EN27 and HE01).</p>

What You Said	Our Response
<p>TR23. The bend in Efford Road is a traffic hazard, particularly when funerals are taking place at the cemetery.</p>	<p>The City Council has a programme of Local Safety Schemes to address accident problems. The priority for these schemes is to treat locations that have a significant record of accidents resulting in injury before sites where there is a reported potential for accidents in the future or sites with damage only accidents.</p>
<p>TR24. There is a need to improve the footpath link to Sainsbury's.</p>	<p>This suggestion has been forwarded to the City's Head of Transport Services for consideration. Any improvements would be subject to financial constraints.</p>
<p>TR25. Parking should be provided for the bowling green as part of any development in Unity Park.</p>	<p>This use will be given consideration through the Local Plan Review. (See also responses to EN16, HO14 and LE09)</p>
<p>TR26. In Manifold Gardens there is a problem with parking. The road needs to be made safer for the kids. There should be better parking provision round the green.</p>	<p>See response to TR22.</p>
<p>TR27. Severn Place should be made a one-way street.</p>	<p>The introduction of one-way systems can result in significant increases in vehicle speeds unless accompanied by significant and expensive traffic calming.</p>

Waste

What You Said	Our Response
<p>WA01. There should be better management of waste.</p>	<p>A Waste Management Strategy is being prepared by the City Council to address this issue.</p>
<p>WA02. The Council should burn waste to create electricity.</p>	<p>The Waste Management Strategy is being prepared to consider the appropriate management of waste in the city and this will be reflected in policies in the Local Plan Review.</p>
<p>WA03. Contractors should be forced to dispose of building waste.</p>	<p>All waste should be disposed of appropriately and the City Council's Environmental Services will take enforcement action if appropriate. The Waste Management Strategy will set out ways to encourage the recycling of construction waste and these will be reflected in policies in the Local Plan Review.</p>

Index to Residents' Issues Map

Map Code	Location	Response and Comment Reference
1	Lipson Vale leading to Lipson Road.	TR13.
2	Old Laira Road.	TR05, TR07, TR10, TR11, TR12.
3	Chesterfield Road.	TR16.
4	The Church on Wycliffe Road.	CO14.
5	Beverley Road.	TR08.
6	Laira Primary School.	TR18.
7	Savery Terrace and Foxfield Close/ Norfolk Road/ Bramley Road/ Old Laira Road area.	TR13.
8	Brandon Road.	EN15, LE06, TR06.
9	Land rear of Brandon Road.	TR21.
10	Mullet Road.	LE03.
11	St. Mary's Church.	CO10, HO02.
12	NAPES Building Yard, Old Laira Road.	CO11.
13	Allotments rear of Derwent Avenue.	EN10.
14	Rear of Derwent Avenue.	EN09.
15	Holmes Avenue/ Channel Park area.	LE13.
16	Trefusis Park.	LE05.
17	Land rear of Paternoster House.	EN12, HO17, LE12.
18	Severn Place.	TR27.
19	Foxfield Close.	EN07.
20	Manifold Gardens.	TR26.
21	Land south west of Military Road.	HO06.
22	Efford Fort.	EN05.
23	Thames Gardens garages.	HO18, LE10.
24	Blandford Road.	SH02, TR22.
25	Efford Valley.	EN13, EN14, EN21, HO10, LE19.
26	Torrige Way.	CO12, EM01, EN27, HE01, TR22.
27	St. Paul's Church.	EN08.
29	St. Theresa's Church site.	HO03, LE08.
28	Garages north west of Channel Park Avenue.	LE11.

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Map Code	Location	Response and Comment Reference
30	Therlow Road.	TR14, TR15.
31	Teign Road.	TR13.
32	Unity Park.	EN16, HO14, LE09, TR25.
33	Efford Road playing fields.	LE17.
34	Trevoise Way.	TR13.
35	Douglas Road.	LE15.
36	Douglas House.	HO04.
37	Efford Road.	TR23.
38	Deer Park woods.	EN23.
39	“Little America”.	LE14.
40	Deer Park Drive.	TR13.
41	Military Road.	TR09.
42	Woodland off Eggbuckland Road.	EN22.
43	Windsor Road Builders Yard.	HO15.

What is Your Vision for Efford?

A place where:

- The family residential nature of the area is retained.
- A better range of shopping facilities is provided for local residents.
- More opportunities are created for community involvement for all age ranges and particularly for young people.
- Green areas are protected and in particular Efford Valley.
- Traffic management is improved by providing better parking and a safer road environment.

3. Sites with Development Interest

Major Planning Permissions

Outlined below are the major planning permissions that have been granted over the past five years in the ward that are likely to have a significant impact, but have not been implemented at 1 April 2000.

Application Details
<p>PP01. St. Paul's Church, Torridge Way, Plymouth. Application to develop part of the public open space opposite by erecting a new church. (See also comments EN08 and ML04).</p>

Previously Developed Sites

The thrust of current Government planning policy is to focus development wherever possible on previously developed land (often called "brownfield" land) so that building on "greenfield" land is minimised. On 19 May 1998 the Government announced an initiative (called the National Land Use Database) to identify all vacant and derelict sites over a certain size across the whole country. In September 1998 it asked all authorities to commence collection of the required data. Unlike many other authorities the City Council decided not to rely simply on existing databases and records, but undertook a very detailed survey across the whole city. This was completed in December 1998 with the database of vacant and derelict sites being concluded in February 1999. In February 2000 the City Council published its National Land Use Database report containing 279 vacant and derelict sites in Plymouth. These sites were identified on maps forming part of the workshop sessions undertaken as part of the Community Planning Studies so that local people could comment on the future of the sites. Shortly the City Council will be updating the database in line with new Government requirements.

Location	Our Response
<p>PD01. Brandon Road corner with Old Laira Road.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also EN15 and LE06).</p>
<p>PD02. Methodist Church, Wycliffe Road.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also response to CO14).</p>

Major Landowner Sites

On 10 August 1999 the City Council commenced a parallel consultation to the Community Planning Studies with nearly 100 major landowners and their advisers in Plymouth. The Major Landowner Consultation has involved discussions with various organisations across the City on their possible future development proposals.

Whilst there is no guarantee that specific development proposals put forward by major landowners will be acceptable to the City Council, it was important that these were identified and included in the relevant Community Planning Study. Local people would then be aware of other options for development that had been identified for consideration in the Local Plan Review.

Sites identified under the Major Landowner Consultation have been separately identified in this Community Planning Study with the agreement of the landowners involved. In addition to meetings with major landowners, the City Council placed an advertisement in the Evening Herald on 4 February 2000 explaining the Urban Capacity Study proposed for Plymouth. All landowners in the city were invited to identify other sites that had not yet been brought forward under either the Community Planning Studies process or the Major Landowner Consultation.

Location	Our Response
<p>ML01. Site: Medway Place. Suggested Use: Residential.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>ML02. Site: Creedy Road. Suggested Use: Residential.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also EN12, HO17 and LE12).</p>
<p>ML03. Site: Unity Park. Suggested Use: Residential and Public Open Space.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also EN16, HO14, LE09 and TR25).</p>

Efford Community Planning Study, July 2000

Location		Our Response
ML04.		
Site:	St. Paul's Church.	The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also EN08 and PP01).
Suggested Use:	Residential, Community, Surgery, Church.	
ML05.		
Site:	St. Mary's Parish Church and Vicarage.	The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also CO10 and HO02).
Suggested use:	Residential.	

Index to Sites with Development Interest Map

Map Code	Location	Response and Comment Reference
1	Methodist Church, Wycliffe Road.	PD02.
2	Brandon Road / Old Laira Road.	PD01.
3	Creedy Road.	ML02.
4	St. Paul's Church, Torridge Way.	PP01, ML04.
5	Unity Park.	ML03.
6	Medway Place.	ML01.
7	St. Mary's Parish Church and Vicarage.	ML05

4. Next Steps

How will People be Kept in Touch?

The City Council will:

- Advertise the Community Planning Study by promoting the document through community networks and the local media.
- Make the Community Planning Study available to community groups and at local community centres and libraries.
- Give people ample opportunity to comment on the document by arranging meetings as necessary.
- Produce a simple questionnaire that enables people to comment on the responses given in the Community Planning Studies and to raise any additional comments that they feel were absent from the original study. These comments will be fed into the next stage of the Local Plan process. **There will not be a revised version of the Community Planning Study. It will be used, together with any comments received, to inform the production of the Local Plan itself.**
- Keep local people informed of the next steps in the Local Plan process and give them ample opportunity to be involved at all stages.

What is the Local Plan Timetable?

Publication of the Initial Deposit Plan.	March 2001
Publication of the Revised Deposit Plan.	December 2001
Local Plan Inquiry.	July 2002
Adoption of the Local Plan.	September 2004

5. Background Information

What is Efford Like?

Key Facts about Efford

Environmental Characteristics

Natural Environment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Environmental Designations.	21.9	22.4	7

CHARACTERISTIC	WARD	CITY
Sites of Special Scientific Interest.	0	9
Local Nature Reserves.	1	6
Community Woodlands.	1	9

Built Environment

CHARACTERISTIC	WARD	CITY
Scheduled Monuments.	0	45
Unscheduled Monuments.	1	36
Hectares of land covered by Conservation Areas.	0	281.0
Listed Buildings.	2	737
Vacant/Derelict Sites and Buildings.	2	157

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Housing Stock.	5,207	105,000	12
New Homes Built (1991 – 1999).	186	4,100	9
New Homes Built (1995 – 1999).	108	1,700	6
% New Homes Built (1995 – 1999) on Previously Developed Land.	27.8	53.8	13

Shopping

CHARACTERISTIC	WARD	CITY
District Centres.	0	8
Local Centres.	1	60

Transport

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Number of bus stops.	81	1,689	12

CHARACTERISTIC	WARD	CITY
Existing traffic calming schemes.	1	34

Recreation & Leisure

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Public Parks.	4.8	5.5	10=
Children’s Play Areas.	15	170	2=

Sources:

“City of Plymouth Local Plan First Alteration”, Plymouth City Council, May 1996.
 “Revised List of Buildings of Special Architectural or Historic Interest (District of Plymouth)” (with subsequent amendments), Department for Culture, Media and Sport, November 1998.
 “The List of Scheduled Monuments” (with subsequent amendments), English Heritage, March 1999.
 “Provisional Local Transport Plan 1999 – 2006”, Plymouth City Council, September 1999.
 “Housing Development and Land Availability in Plymouth 1998/99”, Plymouth City Council, December 1999.
 Plymouth City Council Development Planning Division unpublished survey data, 1999 – 2000.

Social Characteristics

Population

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Children (0 – 15 years).	22.0	20.3	8
% Adults (16 – Retirement).	60.8	61.4	14
% Retired.	17.2	18.3	14

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Owner Occupied.	63.0	63.7	12
% Council/ Housing Association.	31.5	23.2	8
% Private Rented.	5.4	12.8	16

Health

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Standard Mortality Ratio.	99.4	108.3	17
- Deaths from Coronary Heart Disease. (rate per 100,000 population)	142.6	119.3	7
- Deaths from Cancer. (rate per 100,000 population)	220.9	173.7	2
- Deaths from Accidents. (rate per 100,000 population)	43.3	20.7	2

Education

CHARACTERISTIC	WARD	CITY
Primary Schools.	3	69
Secondary Schools.	0	16

Crime

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Reported Crimes.	863	26,406	13
Burglaries.	145	3,772	12
Vehicle Crime.	230	8,108	16
Crimes against the Person.	148	3,915	10

Sources:

South & West Devon Health Authority.

- Standard Mortality Ratio (All ages, 1998).

- Deaths from Coronary Heart Disease (Under 75 years of age, 1996-1998 average).

- Deaths from Cancer (Under 75 years of age, 1996-1998 average).

- Deaths from Accidents (Under 75 years of age, 1996-1998 average).

1991 Census of Population, Office for National Statistics.

“City of Plymouth List of Schools, Colleges and other Educational Establishments”, Plymouth City Council, December 1998.

Devon & Cornwall Constabulary Data (1999/2000).

Economic Characteristics

Deprivation

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Index of Deprivation.			11
Number of Income Support Beneficiaries.	1,046	18,472	9
% Households with No Car.	35.4	34.3	11

Unemployment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Unemployment Rate (%).	4.7	4.6	11
% Long-Term Unemployed (Over 12 Months).	0.8	0.9	10=

Sources:

1998 Index of Local Deprivation, Department of the Environment, Transport and the Regions.

Department of Social Security Data (1998).

1991 Census of Population, Office for National Statistics.

2000 Claimant Count Data, NOMIS/ Office for National Statistics.

How have People been Involved So Far?

The Community Planning Studies consultation process included a wide variety of different forms to ensure that as many of the residents of Plymouth as possible had the opportunity to participate. A summary of the main consultation approaches are outlined below.

Community Planning Studies Leaflet and Questionnaire

During the course of the of the Community Planning Studies consultation nearly 20,000 Community Planning Study leaflets were distributed and over 1,600 detailed questionnaires were completed. These were placed in the Civic Centre and other Council offices, libraries, all doctor surgeries in the City and various community centres and meeting places.

Presentations

Officers attended 42 presentations in total throughout the city to various City-wide and local community and amenity groups. The presentations usually formed part of scheduled meetings. Planning Officers explained the context of Local Plan preparation, the key issues facing the City and set out the consultation process and timetable for the Local Plan Review. Usually there was then a question and answer session. These presentations then established the need for workshops to discuss key issues in greater depth.

Workshops and Focus Groups

A total of 63 workshops were carried out as part of the Community Planning Studies process. The workshops comprised area-based events working with maps, plans, exhibition material and other facilitation techniques. In addition there were focus groups to target particular interest groups (e.g. senior citizens and disability groups). The workshops were normally organised by individual community groups. Where necessary the Planning Service organised workshops for community groups or in areas where there had been fewer events. This was to ensure that citizens in all parts of the City had the opportunity to be involved. All the workshops followed a similar format as outlined below:

- Introductions.
- Presentation on the Local Plan and Community Planning Studies process.
- Workshop discussions.
- Feedback on the workshop discussions.

Most of the workshops included a feedback form where participants were asked to critically assess the quality and relevance of the workshop based on a scoring system of 1 (poor) to 5 (excellent). Participants were also asked to fill in equal opportunities monitoring forms.

The key results of this monitoring are outlined in the General Community Planning Study.

Schools Consultation

The schools consultation programme was undertaken between March 1999 and December 1999. It involved a total of 20 primary and secondary schools. The City Council commissioned the Tamar Education Business Partnership to establish the secondary school programme to both meet the needs of the school curriculum and the Local Plan requirements. The Tamar Business Partnership organised the events and facilitated the days in association with City Council officers and teachers at the schools. The events involved presentations, walkabouts, group discussion and feedback.

Community Events

The Community Planning Studies involved officers attending 49 community events such as fun days and fetes throughout the city. The usual format was for officers to staff a stall with exhibition material and questionnaires. As an extra incentive 300 Frisbees were given out to children and/or a raffle was held.

Unstaffed Exhibitions

Unstaffed exhibitions were included as part of larger exhibitions that lasted a number of days (e.g. Green Week) or where a large number of people were likely to see the exhibition (e.g. Civic Centre foyer). The Community Planning Study leaflet and Local Plan questionnaire were also available. They took a minimal amount of staff time, but were widely seen.

Library Exhibitions

Library exhibitions took place in all 20 libraries in Plymouth. At certain times Planning Officers staffed some of these exhibitions.

Targeted Groups

Certain excluded groups were targeted in the Community Planning Studies consultation in accordance with the Local Plan Consultation Strategy recommendations and the City Council's own equality target groups.

These are outlined in detail in the General Community Planning Study with an evaluation on the representation of key target groups. In summary the following groups were targeted:

- Ethnic minorities.
- Faith groups.
- Elderly people.
- Disabled people.
- Women.
- Lone parent families.
- Students.
- Disadvantaged people living in deprived areas.
- Young people.
- Gay and lesbian people.
- Travellers.
- People without access to personal transport.

Events in Efford

Event	Date	Details of Event	Residents Involved
Efford Fun Day.	18/07/98	Exhibition as part of Fun Day.	148
Efford Library.	01/02/99 to 14/02/99	Library Exhibition.	Not recorded.
Efford Library.	12/02/99	Staffed Library Exhibition.	5
Laira Library.	15/04/99 to 30/04/99	Library Exhibition.	Not recorded.
Efford Fun Day.	01/05/99	Exhibition as part of Fun Day.	52
Laira Community Planning Workshop.	18/09/99	Community Planning Workshop.	14
Efford Community Planning Workshop.	06/10/99	Community Planning Workshop.	13

Efford Community Planning Study, July 2000

Total Number of Events held in Efford.	7
Total Number of Residents consulted in Efford.	232
Number of Questionnaires received from Efford.	34

Events Near Efford

Event	Date	Details of Event	Residents Involved
Lipson Community College 6 th form Consultation.	04/03/99	Schools Consultation.	17
Lipson Library Exhibition.	15/04/99 to 30/04/99	Library Exhibition.	Not recorded.

City-Wide Events

Event	Date	Details of Event	Residents Involved
Respect Festival.	25/10/98	Exhibition as part of Festival.	90
Green Week.	24/10/98 to 31/10/98	Exhibition as part of Green Week.	100
Communities Against Poverty.	05/01/99	Community Planning Presentation	10
Federation of Civic and Amenities Societies.	08/02/99	Community Planning Presentation.	10
Plymouth Tenants and Residents Association.	08/02/99	Community Planning Presentation	20
Environment Forum.	16/02/99	Presentation and discussion.	15
Central Library.	01/02/99 to 28/02/99	Library Exhibition.	Not recorded.
Local Agenda 21 Roundtable.	27/02/99	Workshop as part of a Local Agenda 21 seminar.	33

Efford Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
Senior Citizen's Forum.	09/04/99	Community Planning Presentation.	6
Transport and General Workers Union Retired Members Association.	25/05/99	Community Planning Presentation.	27
Plymouth Access Group.	03/06/99	Presentation and discussion.	7
Central Library.	01/06/99 to 30/06/99	Library Exhibition.	Not recorded.
Disability Information Advisory Centre Forum.	08/07/99	Community Planning Presentation.	15
Derriford Hospital.	23/08/99 to 31/08/99	Exhibition on Community Planning Studies.	Not recorded.
City Centre Exhibition.	14/9/99	Part of Guildhall Planning Brief Exhibition.	40
Waterfront Walkway Opening.	03/10/99	Exhibition as part of larger Event.	50
Senior Citizen's Forum.	11/10/99	Community Planning Presentation	180
Senior Citizen's Forum.	18/10/99	Community Planning Workshop on senior citizens' issues.	2
EcoExpo.	25/10/99 to 26/10/99	Exhibition as part of larger Event.	Not recorded.
Respect Festival.	31/10/99	Exhibition as part of larger event.	120
Access Focus Group.	04/11/99	Focus Group aimed specifically at people who have an interest in disability issues.	38
University of Plymouth Students Union.	04/11/99	Exhibition aimed at University students.	Not recorded.

Efford Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
Plymouth College of Further Education.	23/11/99	Exhibition aimed at College of Further Education students.	Not recorded.
Plymouth Architectural Trust.	23/11/99	Community Planning Presentation.	16
College of St. Mark's and St. John's.	25/11/99	Exhibition aimed at students.	Not recorded.
Pathfinder Visioning Conference.	16/05/00	Conference to discuss the Overall Vision for Pathfinder.	200
Federation of Civic and Amenities Societies.	19/06/00	Community Planning Presentation.	13
National Plans - Local Views Consultation Event, Civic Centre, Plymouth.	21/06/00	Cabinet Office Local Listening Event on the National Strategy for Neighbourhood Renewal.	110

What Other Documents have been used for the Study?

The following documents were used to compile the Efford Community Planning Study:

- "Plymouth Local Plan", Plymouth City Council, April 1987.
- "Plymouth Local Plan First Alteration", Plymouth City Council, May 1996.
- Foxfield Close Planning For Real document, Devon and Cornwall Housing Association, 1998.
- Evening Herald Articles (02/03/99, 26/8/99, 28/12/99, 21/3/00).

GLOSSARY OF TERMS

The explanations given for the following terms are not definitive and are for guidance only.

Allotments Strategy

A City Council document that seeks to maximise the use of existing allotments for the benefit of ploholders, the community and the environment.

Article 4 Direction

A direction by the Local Planning Authority that must be approved by the Secretary of State. It removes 'permitted development' rights for certain specified types of alterations that do not normally need planning permission. It allows the Local Planning Authority to achieve greater control in sensitive locations, such as Conservation Areas.

Best Value

A process aimed at ensuring "continuous improvement" of services delivered by local authorities. Each authority must review all of the services it provides over a 5-year period in consultation with local people. It must publish a report of its performance and plans for the future each year. Refer to the current Best Value Performance Plan.

Coastal Preservation Area

A non-statutory Structure Plan designation that seeks to protect Devon's important coastlines.

Conservation Area

An area (e.g. The Hoe or Plympton St. Maurice) considered by the Local Planning Authority to be of special architectural or historic interest, with a character or appearance that is worth preserving.

Devon Structure Plan

A document prepared by the Strategic Planning Authorities of Devon (of which Plymouth City Council is one) consisting of a Written Statement accompanied by diagrams. It formulates general policy and proposals illustrating the broad pattern of future development in Devon. It apportions this development between all District and Unitary Authorities in Devon.

Economic Development Plan

A document produced by Plymouth City Council that contains proposals for future development that have both economic and planning implications to enable the Council to target money on economic initiatives.

Empty Homes Strategy

A City Council strategy with the objective to reduce the number of private sector empty homes in the city, focusing particularly on those properties that have been vacant for over 12 months.

Environmental Policy and Action Plan

A non-statutory policy document setting out the City Council's policies and targets for the environment and a five-year action plan.

European Regional Development Fund

A European Union fund to contribute towards the correction of regional imbalances in Europe.

Facilities Planning Model

A planning tool developed by the English Sports Council for making decisions about the need for sports facilities in an area.

Greenscape Assessment

An assessment of the character, function and importance of undeveloped land in the city.

Greenscape Strategy

A City Council document (unpublished as at July 2000) that will set a framework for the management and provision of a network of accessible green routes and spaces across the city.

Health Action Zone

A Government funded initiative through which innovative and partnership approaches to tackling health inequalities are piloted. Plymouth is one of a number of areas where such initiatives have been established.

Heritage Strategy

A City Council document that sets out a vision and action plan for the management of the City's heritage resources.

Home Zone

A clearly defined area of mainly residential streets where road space is shared amongst pedestrians, cyclists, children playing and motorists. There is a pilot Home Zone being drawn up for the Morice Town area.

House in Multiple Occupation (HMO)

An 'umbrella' phrase that includes properties such as bedsits, rooms and flatlets where facilities (bathrooms, kitchens etc.) are shared.

The Housing Needs Survey

A study (unpublished as at July 2000) commissioned jointly by Plymouth City Council, South Hams District Council and the Housing Corporation. It involved a sample survey of residential addresses to inform an assessment of current and future housing need in the city and the surrounding area.

Housing Investment Programme

The strategy and bid document that provides a framework on which housing decisions will be made. It sets out priorities and issues and also considers financial aspects of housing related matters.

Listed Building

A building of special architectural or historic interest that is considered desirable to preserve, appearing on a list compiled by the Secretary of State.

Local Agenda 21

A process of preparing a local action plan for sustainable development. These plans are to be prepared by local councils in consultation with their communities. They were suggested at the "Earth Summit" in Rio de Janeiro in 1992, and all local authorities throughout the world should be preparing their own Local Agenda 21 Plans. Plymouth's Local Agenda 21 is called "For Generations Ahead".

Local Nature Reserve

Land that the Local Authority, in consultation with English Nature, declares and manages for the purposes of preserving its conservation value and for providing opportunities for the study of these features.

Local Plan

A detailed plan consisting of a written statement and a proposals map showing the changes proposed in development and other uses of land. This document is the statutory plan for the City of Plymouth. It must generally conform to the Structure Plan (see Devon Structure Plan).

Local Transport Plan

A plan produced by the local highway authority covering all forms of transport, designed to co-ordinate and improve local transport provision.

National Strategy for Neighbourhood Renewal

An emerging Government strategy setting out key themes and ideas to stop the further decline of less advantaged neighbourhoods in order that the most affected areas can be improved in the future.

National Land Use Database

A Central Government initiative to identify all vacant and derelict sites over a certain size across the whole country.

Neighbourhood Renewal Area

A Neighbourhood Renewal Area is declared in order to concentrate effort into improving a particular area. This is done by reducing the numbers of unfit houses, either by repair or demolition. The local environment is also improved and new job opportunities are created making the area, in general terms, a better place to live. The East End area of Plymouth was declared a Neighbourhood Renewal Area in 2000.

New Deal for Communities

A Government funded initiative directed at specific communities with identified needs related to employment, education, crime and health. South Devonport has been selected as an area where a detailed bid can be made.

Pathfinder Strategy and Action Plan

A plan for the economic, social and environmental regeneration of Plymouth, led by the Plymouth 2020 Partnership – the city's lead public-private-community-voluntary sector partnership. Pathfinder is part of the Government's "New Commitment to Regeneration" programme. It is unique in that it aims to ensure a co-ordinated approach to regeneration with all agencies working to a common vision.

Planning Obligation

A voluntary legal obligation between the Local Planning Authority and an applicant for planning permission intended to regulate the development or use of land in a way that cannot be adequately controlled by normal planning conditions. A planning permission will not come into effect until the Planning Obligation has been signed and entered into.

Planning Policy Guidance Note (PPG)

A series of Central Government notes on many aspects of planning which set out broad government policies on various topics. The Local Planning Authority must have regard to and take account of PPG's, but do not have to slavishly adhere to them.

Play Areas Survey

A survey (unpublished as at July 2000) being undertaken by the City Council to identify areas of the City that lack enough playgrounds.

Playing Pitch Strategy

A model developed by the English Sports Council for assessing whether there is adequate playing pitch provision. Plymouth is currently preparing a Playing Pitch Strategy.

Plymouth Shopping Study 2000

A shopping study (unpublished as at July 2000) carried out on behalf of the City Council by consultants CB Hillier Parker, assessing the need for new retail development in Plymouth, in the period to 2011.

Public Open Space

Any land laid out as a public garden, or used for the purposes of public recreation, or land that is a disused burial ground, to which there is free and general public access and which is, usually, vested to the local council.

Quality of Life

The availability of the basic needs of life and of things that make life enjoyable. This might include food, clean air and water, shelter, employment, countryside and open spaces, and equal opportunities. Quality of life is not the same as standard of living.

Single Regeneration Budget

The main Government urban regeneration funding programme that supports local economic, social and environmental initiatives.

Site Locally Important for Nature Conservation (SLINC)

A site of local or regional importance where plants and animals have been able to take refuge from urban development and which are protected because of their scientific, nature conservation and wildlife value.

Site of Special Scientific Interest (SSSI)

Land not managed as a Nature Reserve, but which is of special nature conservation interest. SSSI's are declared by English Nature.

Supplementary Planning Guidance

Guidance to provide further detail to Local Plan policies, relating to particular sites or subjects (e.g. house extensions and play areas).

Stonehouse Area Plan

A non-statutory area plan for the Stonehouse area. It sets out detailed area-based policies and proposals for the regeneration of the area.

Sustainable Development

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainability

Maintaining the natural, economic and social systems, which support life and provide for people's quality of life.

Transport Strategy

An integrated strategy for transport provision in Plymouth and the surrounding areas, produced by relevant local authorities, and transport providers, and known as *Moving In A New Direction*.

Tree Preservation Order

A special control placed on trees or woodland considered to be of high amenity value, that in most cases requires the consent of the Local Planning Authority before works to trees can be carried out.

Urban Capacity Study

A study being commissioned by the City Council to assess Plymouth's capacity for accommodating new development in a way which also protects the environment and people's quality of life.

Urban Village

The creation of a liveable neighbourhood in an area in need of regeneration through the introduction of more varied land uses, more variety in housing tenures and by relaxing planning and highway design standards. A report is being prepared for an Urban Village in the South Devonport area.

Use Class Order

The Town and Country Planning (Use Classes) Order is a Statutory Instrument that classifies uses and provides considerable scope for changes of use to be made without the need for planning permission.

Waterfront Walkway

A recreational and heritage footpath through Plymouth that is an integral part of The South West Coast Path.



Efford Community Planning Study

**Produced by Plymouth City Council
in partnership with the City's residents**

July 2000