

# MOUNT GOULD

## COMMUNITY PLANNING STUDY

**Issues and ideas from residents in  
Mount Gould**



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

# MOUNT GOULD 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 Mount Gould. In particular we would like to thank the following:

- Lipson Community College
- Lipson Library
- Plymouth High School for Girls
- Mount Gould Methodist Hall
- Astor Community Centre

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## How to Use the Mount Gould 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 67 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 50 and the Sites with Development Interest Map on page 55. 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 Mount Gould ward?**

The Mount Gould 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](http://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 Mount Gould Community Planning Study. This study is a summary of all the issues raised by local people about Mount Gould 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 Mount Gould 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 Mount Gould

#### The Best Things about Mount Gould

What You Said	Number of Responses
Close to the City Centre and facilities.	20
Good bus service to town.	13
A number of parks and areas to play.	11
Friendly people/sense of community.	11
Good range of local shops.	7
Good views.	6
Fairly quiet.	5
No pubs.	4
Close to amenities.	2
Near schools.	2
Street trees.	2
Big houses.	1
Lots going on.	1
A lot of community facilities.	1
Mount Gould Community Centre.	1
Trains to watch.	1
The Hospital.	1
Lack of through traffic.	1
Close to the Barbican.	1
Close to the A38.	1
Doctors.	1
Good street lighting.	1
Parks well maintained.	1
Feels safe.	1
Venton Centre & gardens.	1

## The Worst Things about Mount Gould

What You Said	Number of Responses
Amount of traffic, or speed of traffic.	11
Anti-social behaviour in general.	9
Poor condition of parks and vandalism of equipment.	7
Run-down and scruffy properties/gardens.	6
Dog's mess.	6
The large number of flats and bedsits - many student properties.	6
Poor lighting.	5
Rubbish and litter.	4
The local hospital closing.	3
Weeds on road/pavement.	2
Mount Gould Community Centre.	2
Litter/rubbish.	2
Overhanging trees.	2
Not enough parking at some times.	2
Local shops are expensive.	2
The Council ignoring the area.	1
Hills.	1
Not enough for young people to do.	1
Young people roaming the streets.	1
Poor maintenance of grass areas.	1
Knocking down the old Astor Institute.	1
No gardens.	1
Overgrown allotments.	1
No pubs.	1
Noise from Saltram Club.	1
Under age drinkers.	1
Being robbed.	1
Cost of parking permits.	1
Dangerous junction Lipson Road/Queens Gate.	1
Pavements.	1

## What did people say about.....?

### Community

What You Said	Our Response
<p><b>CO01.</b> The following general comments were made regarding community facilities in Mount Gould ward:</p> <ul style="list-style-type: none"> <li>• Because there are a lot of bedsits in the area the Council should look at developing a social/community building to support young people.</li> <li>• There is a need for more community centres in the area and they should be located more centrally.</li> <li>• A bigger community centre should be built in the area.</li> <li>• There should be a cyber café, arts clubs, woodworking, and coffee bar for teenagers etc.</li> <li>• There should be training for local people.</li> </ul>	<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>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>CO02.</b> Community use could be made of St Augustine church.</p>	<p>St Augustine's Church is now redundant. The Church are looking at the possibilities of re-developing the site or converting the building to an alternative use. See also responses to <b>HO02</b> and <b>ML01</b>.</p>
<p><b>CO03.</b> The open space between Lipson Vale and Bernice Terrace needs to be looked at in terms of possible uses or enhancement together with the needs of the local school.</p>	<p>This land is owned by Lipson Vale Primary School. In 1996 outline planning permission (359/96) was granted to develop this site by the erection of a community centre, adventure playground and car park. Full consent has not been applied for. The potential uses of this site will need to be considered as part of the Local Plan Review. The Local Education Authority is currently looking at ways in which the area can be incorporated as a playing field for Lipson Vale Primary School. The potential uses of this site will need to be considered as part of the Local Plan Review. See also response to <b>LE13</b>.</p>

**Mount Gould Community Planning Study, July 2000**

<b>What You Said</b>	<b>Our Response</b>
<p><b>CO04.</b> Mount Gould Community Centre is too expensive to hire and some people are unhappy with the way it is maintained and managed. It could benefit from a facelift.</p>	<p>The centre is owned and managed by the Mount Gould Community Association. Local people are invited to put forward their concerns and become involved in the centre. The Association holds an Annual General Meeting. For information, ring the centre on 01752 250991.</p>

**Education**

<b>What You Said</b>	<b>Our Response</b>
<p><b>ED01.</b> There should be greater use of local schools by the community.</p>	<p>This is a matter that will need to be raised with the Governors of individual schools.</p>
<p><b>ED02.</b> The proposal for an all-weather floodlit pitch and associated housing on the site of Lipson Community College is causing concern.</p>	<p>In 1999 a planning application (99/0035) was submitted to erect 12 houses on land at the eastern end of the school playing field. The applicant withdrew this application. Issues relating to drainage, design, and the loss of open space were not resolved. It is understood that finance gained from the development of the houses would help to draw in funding to construct a floodlit all-weather pitch. If a new planning application is submitted local residents will be given the opportunity to submit their views on the proposal.</p>

## Employment

What You Said	Our Response
<p><b>EM01.</b> Mount Gould Hospital could include workshop units and job creating uses like at the Wolseley Centre.</p>	<p>The Council is investigating ways in which public funding could be gained to try and develop community and/or employment facilities within the site. It should be noted, however, that development opportunities would be influenced by the requirements of the NHS Trust to gain adequate returns from the sale of their land and forthcoming decisions on the best way to meet healthcare needs in the city as a whole.</p> <p>See also responses to <b>HE01, HE03, HE04, HO08, SH03, PP01, PD07</b> and <b>MLO4.</b></p>
<p><b>EM02.</b> There should be no large-scale industrial development in the area.</p>	<p>The Council must find a balance between different land uses in the city and meet land allocation targets for housing and industry agreed in the Devon Structure Plan. Much of Mount Gould ward is not considered appropriate for heavy industry. If any sites in the ward are allocated for industrial use, care will be taken to ensure that harm is not caused to the quality of life of people living nearby.</p>

Mount Gould Community Planning Study, July 2000

<b>What You Said</b>	<b>Our Response</b>
<p><b>EM03.</b> The Council should expand training for real jobs.</p>	<p>The Council's Economic Development and Urban Regeneration Service undertakes a lot of work in this area. A central aim of the service is to assist and encourage economic growth and maximise employment and training opportunities. The Local Plan seeks to provide sufficient sites for employers to locate or expand and create an environment that will encourage employment growth.</p>
<p><b>EM04.</b> Redundant rail facilities should be used for industrial use.</p>	<p>This will be considered dependent on the location of the facilities. Details of specific sites should be forwarded to the Council.</p>

## Environment

What You said	Our Response
<p><b>EN01.</b> The grassland between Embankment Road and the River Plym should be more of a resource for informal recreation and include landscaping, tree planting and interpretation boards. The river is cleaner and should be used as a community resource. There should also be better access to the area for pedestrians such as a bridge across the road.</p>	<p>Agreed. The area of land is currently a site for informal recreation. Proposals to enhance the area and improving pedestrian access will be dependent on obtaining funding. It is recognised the area has potential to be enhanced for people's recreation. There could be an opportunity to develop a project under Round 6 of the Single Regeneration Budget, which has recently been made to the Government.</p>
<p><b>EN02.</b> There is a lot of dumped material and litter in back lanes.</p>	<p>This problem is recognised. The Council is running a pilot scheme in Mutley which seeks to make certain that all residents are aware of when bin bags should be put out in back lanes (ripped bin bags are a source of much litter). This includes providing greater refuse collection information such as signs on lampposts. As funding permits this initiative will be developed in other areas of the city. The Council is also taking a firmer hand in respect to deliberate dumping.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>EN03.</b> There is much dog dirt around the area, particularly in back lanes, close to parks and around Salisbury Road.</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 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><b>EN04.</b> There is a need for better weed control in the area.</p>	<p>The city's streets are sprayed with weed killer each year as part of an annual programme. Problem areas are sprayed a second time as appropriate. This comment regarding Mount Gould has been forwarded to the Cleansing Section for their consideration.</p>
<p><b>EN05.</b> Attractive views in the area should be protected.</p>	<p>It is recognised that Mount Gould ward has many attractive views, including views of the sea, Plym and Dartmoor. The Council is looking at the best way of protecting important public views through planning controls. The Greenscape Assessment currently being undertaken by the Council is looking at identifying key views in the City.</p>

What You Said	Our Response
<p><b>EN06.</b> There should be more trees around the streets.</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.</p>

<b>What You Said</b>	<b>Our Response</b>
<p><b>EN07.</b> There are too many vacant buildings in the area. The Council should buy up and renovate derelict buildings.</p>	<p>The City Council has an Empty Homes Strategy that has an aim of bringing empty properties back into use. There is evidence to suggest that with a more buoyant housing market that the numbers of empty homes are likely to fall. Some derelict properties including Houses in Multiple Occupation (HMO's) are being targeted for improvement. The Housing Department have produced a HMO Landlords Pack aimed at promoting good standards, and 3 HMO Action Areas have been set up across the city. The City Council will look positively at the role vacant properties can make in meeting the future needs of the city.</p>

What You Said	Our Response
<p><b>EN08.</b> There is the view that too many properties are being bought up for student use. This leads to poor maintenance. Also there is a feeling that students drop a lot of litter and do not integrate or have commitment in the local area. However, there is concern that if the number of students living in the area drops there could be an increase in vacant properties.</p>	<p>Permission is not required to let a property to a group of up to six people living as a household. As such permission is not required to let a house to students and it is not possible for the Council to directly control the number of houses occupied by students in a particular area. Issues such as unfit accommodation are overseen by the Council's Housing Officer. Clearly some students drop litter and do not play an active role locally; although it would be unfair to generalise. The University supports initiatives promoting links between students and the local population.</p>
<p><b>EN09.</b> The footpath running along the north of Lipson Community College school field needs to be less intimidating.</p>	<p>This land is owned by the Railtrack. The Business Manager at the Community College is not aware of any complaints arising from pupils regarding the footpath. They contact the landowner when problems arise. A caretaker at the school regularly cleans the pedestrian tunnel that runs under the railway leading to Old Laira Road.</p>
<p><b>EN10.</b> There are concerns about noise coming from the Saltram Club since planning permission was granted to use the upper floor for functions. People are concerned about any other similar proposals being allowed in the area.</p>	<p>Officers from the Council's Environmental Health Service have worked with the Saltram Club to try and reduce noise problems and a number of improvements have been made. The Council has on-going liaison in this area. The need for a change in planning policies when considering extensions to clubs will be considered as part of the Local Plan Review.</p>

What You Said	Our Response
<p><b>EN11.</b> There are concerns regarding the Freedom Fields Hospital redevelopment in relation to the security of people backing on to the site.</p>	<p>The Planning Service is not aware of any issues being raised regarding this aspect of security in connection with the planning application for Freedom Fields. The Council would welcome further details so that it can investigate the concern. See also response to <b>EN12.</b></p>
<p><b>EN12.</b> A plaque should be put up commemorating previous uses on the Freedom Fields Hospital housing site.</p>	<p>The history of the site is proposed to be commemorated in the following way:</p> <ul style="list-style-type: none"> <li>• The installation of a work of art in a central square.</li> <li>• The naming of the streets in the development after nurses who died during the war.</li> </ul> <p>See also response to <b>EN11.</b></p>

<b>What You Said</b>	<b>Our Response</b>
<p><b>EN13.</b> Old buildings should be converted rather than replacing them with characterless 'legoland' developments. Also protect historic buildings from moneymaking plots.</p>	<p>The Council recognises that many historic buildings add to the quality and character of the city and normally supports their retention where possible. However, the owners of buildings do not always require planning consent to demolish them. The Council also recognises that it is not always viable to convert all old disused buildings to modern uses because of their design, location or very poor state of repair. In such instances it may be appropriate to allow the complete or partial redevelopment of a site.</p> <p>The Council seeks to have buildings of architectural or historic importance listed so that they have protection from demolition or unsympathetic alterations. However, not all old buildings justify this formal protective designation.</p>

<b>What You Said</b>	<b>Our Response</b>
<p><b>EN14.</b> The road and pavement surfaces outside the city centre are like a patchwork quilt following the work of utility companies.</p>	<p>This comment has been forwarded to the Council's Technical Consultancy for their consideration. Utility companies such as Eurobell have a statutory right to lay cables under publicly maintained highways in the city. Following works there is a requirement for undertakers to reinstate the area of their excavation. This reinstatement must be done within the requirements stated within the New Roads and Street Works Act 1991. The Council is required to undertake random inspection of 6% of works and investigate specific complaints.</p>

What You Said	Our Response
<p><b>EN15.</b> More trees should be planted in built up areas.</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>

What You Said	Our Response
<p><b>EN16.</b> Protect parkland, woods, play areas and all green areas.</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><b>EN17.</b> New development should be built on "brownfield" sites.</p>	<p>These sites will be given top priority for redevelopment. However a number of other factors must also be considered in assessing the potential of such sites which will be considered as part of the Local Plan Review.</p>

## Health

What You Said	Our Response
<p><b>HE01.</b> An Accident and Emergency unit should be retained in the area - the nearest one is Derriford and Cumberland House, Devonport (which deals with minor injuries).</p>	<p>This comment has been forwarded to the South and West Devon Health Authority for consideration in their health provision strategies for the city. See also responses to <b>EMO1, HE03, HE04, H008, SH03, PP01, PD07</b> and <b>ML04</b>.</p>
<p><b>HE02.</b> The bus route to Derriford should be retained.</p>	<p>The number 10 bus service is subsidised by the Council. Its continued operation will be dependent on the level of usage.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>HE03.</b> There are concerns about moving the Acute Mental Health Inpatient Service from the Glenbourne unit in Derriford to Mount Gould hospital as it is close to housing.</p>	<p>The relocation of the Glenbourne Unit does not require planning permission given that the relocation would be to an existing hospital. The comment will be raised with the Plymouth Community Services NHS Trust. See also responses to <b>EM01</b>, <b>HE01</b>, <b>HE04</b>, <b>HO08</b>, <b>SH03</b>, <b>PP01</b>, <b>PD07</b> and <b>MLO4</b>.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>HE04.</b> The following comments were made regarding the future redevelopment of the Mount Gould Hospital site:</p> <ul style="list-style-type: none"> <li>• It is important to know how much land the hospital is going to release.</li> <li>• There should be new housing that is affordable to local people.</li> <li>• There should be leisure and community facilities.</li> <li>• There should be leisure uses including a swimming pool and play area.</li> <li>• There should be job-creating uses as with the Wolseley Centre.</li> </ul>	<p>Outline planning permission 97/0233 was granted in April 2000 to use the central area of the hospital site for housing. The development is conditional that a pedestrian route is included across the development from Beaumont Road to Mount Gould Road and that provision should be made for affordable housing in accordance with City planning policies. A legal agreement has been signed to ensure that public open space including a children's play area is provided on site and a contribution made to providing routes for cyclists in the vicinity. An application for full permission has not been received to date. In deciding the future use of the site regard will be had to comments made during consultation. The Council is also investigating ways in which public funding could be gained to try and develop community and/or employment facilities within the site. It should be noted, however, that development opportunities would be influenced by the requirements of the NHS Trust to gain adequate returns from the sale of their land and forthcoming decisions on the best way to meet healthcare needs in the city as a whole.</p> <p>The planning permission relates to the central portion of the site (approximately a third of the original hospital site). The NHS Trust are seeking to rationalise the use of buildings and if this is successful it could lead to further land coming forward for non-health related development.</p> <p>See also responses to <b>EM01, HE01, HE03, HO08, SH03</b> and <b>PP01, PD07, ML04.</b></p>

What You Said	Our Response
<p><b>HE05.</b> The former ambulance station at Greenbank should be redeveloped.</p>	<p>The Council has received a planning application to redevelop this site with a retail food store, offices and 8 units of living accommodation. The application has not as yet been determined. See also responses to <b>HO07</b>, <b>LE06</b> and <b>PD04</b> and <b>PD05</b>.</p>

## Housing

What You Said	Our Response
<p><b>HO01.</b> Many people would prefer housing development in the area rather than industry.</p>	<p>The Council must find a balance between different land uses in the city and meet land allocation targets for housing and industry agreed in the Devon Structure Plan. Much of Mount Gould ward is not considered appropriate for heavy industry. If any sites in the ward are allocated for industrial use, care will be taken to ensure that harm is not caused to the quality of life of people living nearby.</p>

What You Said	Our Response
<p><b>HO02.</b> St Augustine church should be retained and converted to a use such as housing.</p>	<p>The City Council attempted to list St Augustine's church but this application was turned down by the Government. Because St Augustine church was not considered to be of a quality to merit listing it can be demolished without the need for planning permission. The Council seeks to encourage the retention and re-use of historic buildings and promotes their conversion where possible. However, the possibilities for conversion are often dependent on economic considerations such as the condition of the building, access to parking/amenity areas and the potential for adaptation to suitable uses. See also responses to <b>CO02</b> and <b>ML01</b>.</p>

What You Said	Our Response
<p><b>HO03.</b> New homes should be affordable and of a good quality.</p>	<p>The City Council has commissioned a Housing Needs Survey which will identify gaps and opportunities in housing supply and demand. It is likely that this together, with recent changes in Government planning guidance, will enable Local Authorities to exercise a greater degree of control over house type and tenure to meet identified needs.</p>
<p><b>HO04.</b> There should be no more multi-occupied houses in the area.</p>	<p>Planning permission is not normally required for a group of up to six unrelated people to share a house; however, permission is required to divide a house into two or more flats. The Local Plan contains policies that are used to decide proposals for flat conversions. These policies cover areas such as car parking and flat size and layout. They also look at the combined effect of a large number of flat conversions in one area. These policies will be considered as part of the Local Plan Review. There is evidence that there is an over supply of houses in multiple occupation -and as a result some are reverting to family accommodation. This trend is being helped along by a more buoyant housing market and the increase in the number of student halls of residence.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>HO05.</b> Housing density in Mount Gould is already too high.</p>	<p>Parts of Mount Gould are very densely populated. Government planning guidance is seeking to encourage high density development. Whilst the City Council is not necessarily opposed to this, it is committed to ensuring that people have access to public open spaces and that new development offers good quality accommodation and does not detract from the amenities of neighbours.</p>
<p><b>HO06.</b> There are too many empty homes in the area. Empty and rundown homes should be re-used.</p>	<p>The City Council operates an Empty Homes Strategy that brings 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 very carefully at the role empty properties can play in meeting future housing needs.</p>
<p><b>HO07.</b> Houses should be built on the laundry/ambulance station site.</p>	<p>The Council has received a planning application to redevelop this site. The proposal is to develop a mix of uses including 8 units of living accommodation in the area of the former laundry. The application has not as yet been determined. See also responses to <b>HE05</b>, <b>LE06</b> and <b>PD04</b> and <b>PD05</b>.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>HO08.</b> There should be affordable housing on the site of Mount Gould hospital.</p>	<p>See responses to <b>EM08 HE01, HE03, HE04, SH03, PP01, PD07</b> and <b>ML04</b>.</p>
<p><b>HO09.</b> The Lipson allotment site (west of Prince Maurice Road) is allocated in the adopted Local Plan for housing development (AHR1.15). This is appropriate if a park area is included within the site. The main constraint to development is designing vehicle access to the site. A covenant may exist that requires the site to be used for single women's housing.</p>	<p>This land is privately owned. It is allocated for housing development in the current Local Plan. There is no record from dealings with the landowner that they believe there is a covenant existing on the site to restrict the occupancy of accommodation. If a covenant exists it is the responsibility of the landowners to overcome any difficulties. The current designation will be reconsidered as part of the Local Plan Review. See also responses to <b>HO09</b> and <b>ML02</b>.</p>
<p><b>HO10.</b> The sloping land to the east of Sefton Avenue is allocated in the adopted Local Plan for housing (AHR1.8). It is only realistic to have housing on the shallower lower slope. People would like to see some of the land used as an adventure park in unison with the Community College. Also the idea of a nature reserve was raised.</p>	<p>No planning applications have been submitted to develop the whole of the site allocated for housing. The Council would need to consider the impact any proposals for an adventure area would have on the woodland. Issues such as maintenance and safety would also need to be addressed. No proposals have been submitted. The current designation will be reconsidered as part of the Local Plan Review. See also response to <b>ML03</b>.</p>
<p><b>HO11.</b> The Council has been cutting the grass in the gardens of private homes.</p>	<p>This comment has been forwarded to the Estates Manager of Efford Housing Office.</p>

## Leisure

What You Said	Our Response
<p><b>LE01.</b> There should be the supervision of parks/play areas so that they are safer. They should be locked at night.</p>	<p>Concerns regarding safety and vandalism are recognised. However, this proposal would have very significant costs in terms of staffing and would be difficult to fund without significant cut backs elsewhere.</p>
<p><b>LE02.</b> The play schemes are too expensive.</p>	<p>Specific concerns regarding the running of play schemes at the Astor Centre should be raised with the Management Committee. The Council is committed to ensuring that play schemes are accessible to all. Many are free. The Council's maximum charge for its play schemes is currently £1.50 a day. The Council's Play Development Unit can be contacted on 01752 307022 if people have any specific queries they would like to discuss.</p>
<p><b>LE03.</b> Freedom Fields park should have swings for 5-12 year olds. There should also be a separate play area for young and old children.</p>	<p>The play area was designed taking on board comments raised during consultation with local school children. They requested that a tyre swing be installed rather than traditional swings. The distance between junior and toddler play areas complies with British Standards. Young children should be supervised when using the equipment. See also response to <b>TRO6.</b></p>

What You Said	Our Response
<p><b>LE04.</b> At Mount Gould Park there is much vandalism e.g. a smashed slide, broken bottles and bonfire in the football pitch. There could be scope to develop a trail around the park.</p>	<p>The broken equipment at the play area has been removed. Concerns about vandalism and the location of the bonfire in the middle of the 5-a-side football pitch have been forwarded to the Head of Heritage and Leisure for his consideration. The location has fine views of the Plym and the moors and it is recognised that it is a pleasant area to walk. There are no current plans to install a formal trail but this will be considered in the Local Plan Review.</p>
<p><b>LE05.</b> In Mount Gould there should be an all-weather pitch for use in wet weather and another grass football pitch.</p>	<p>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.</p>
<p><b>LE06.</b> The green area to the north of Longfield House to the rear of Greenbank Cottages should be retained for a resident's play area.</p>	<p>The Council has received a planning application to redevelop the adjacent site with a retail food store, offices and 8 units of living accommodation. The application has not as yet been decided. The area of green land does not form part of this application and the applicant's do not have any proposals for it. See also responses to <b>HE05</b>, <b>HO07</b> and <b>PD04</b> and <b>PD05</b>.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>LE07.</b> The back lanes should be car free and possibly grass them for children's play.</p>	<p>It is questionable how workable this would be given the importance of many back lanes for vehicle access and rubbish collection. Many of the lanes are also very narrow and could be of limited value for play. The issue of maintenance, disturbance and use in wet weather also needs to be considered.</p>
<p><b>LE08.</b> Small green communal play areas should be created close to the built up terraces in the area.</p>	<p>It is difficult to create new green areas given the lack of open spaces in the area. However this issue will be considered when proposals for the redevelopment of existing buildings are considered. A key consideration for the ward is also the need to make it safe for people to walk to the existing parks and play areas located around the area.</p>
<p><b>LE09.</b> Lipson should have an indoor swimming pool.</p>	<p>The Council will be assessing the future need for any more pools in Plymouth through the Local Plan Review. This will be based on the Facilities Planning Model prepared by the sporting advice body, Sport England. Community comments will be given consideration in the light of these findings.</p>

What You Said	Our Response
<p><b>LE10.</b> There are no leisure centres in the area.</p>	<p>Lipson Community College has leisure facilities and activities open to the wider community. 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>
<p><b>LE11.</b> More sheltered areas are needed for parents to sit near play areas.</p>	<p>This comment has been forwarded to the Head of Heritage and Leisure for consideration when developing and upgrading play areas.</p>
<p><b>LE12.</b> Everything costs money - there is a need for free things for young people to do to stop them turning to crime, particularly the 11-17 year olds.</p>	<p>The Council will be identifying areas of deficiency in play areas as part of the Local Plan Review. The Council is also working with local community organisations to develop youth projects across the city. Community comments are an important consideration in developing projects. These comments will be forwarded to the head of Heritage and Leisure.</p>

What You Said	Our Response
<p><b>LE13.</b> What is happening on the open land to the west of Lipson Vale Primary School?</p>	<p>In 1996 outline planning permission (359/96) was granted to develop the site by the erection of a community centre, adventure playground and car park. Full permission has not been applied for. This land is owned by Lipson Vale Primary School. The Local Education Authority is currently looking at ways in which the area can be incorporated as a playing field for Lipson Vale Primary School. The use of this land will be considered as part of the Local Plan Review. See also response to <b>CO03</b>.</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><b>SH01.</b> There is concern about the loss of local shops in the area.</p>	<p>Most parts of the ward have local shops within walking distance and the area compares well with much of the city. However, it is recognised that a number of local shops have closed. Planning policies seek to resist the loss of a corner shop to another use where there is a local need for it, however the planning system alone can not keep open a shop when there is inadequate custom. Recent changes such as the increase in car ownership, greater use of freezers, the development of supermarkets, and larger shops at petrol filling stations have all hit trade.</p>
<p><b>SH02.</b> Lipson Vale's shops are becoming run down. There is a need to look at supporting them.</p>	<p>A number of shops including the post office and newsagent have closed at Lipson Vale in recent years. 27-31 Percy Terrace is allocated in the current Local Plan as a local shopping centre and policies exist which seek to protect its retail function. However, given that several of the shops in the area which serve a local market have recently closed the future role and feasibility of the centre needs to be addressed in the Local Plan Review.</p>

What You Said	Our Response
<p><b>SH03.</b> There is the need for a good post office/store near Mount Gould hospital or on a re-developed part of the site. It could be linked with community facilities/café. There should also be a mini market on Mount Gould estate with a post office.</p>	<p>The development of a shop or post office is subject to the scale of demand for such a facility and the commercial judgement of the provider. Any proposals for a new development in the area will be fully considered in the light of issues such as traffic, noise and impact on existing shopping areas.</p> <p>Consultants have been commissioned to advise on the need for new retail developments across the City and an examination of the opportunities for such developments.</p> <p>See also responses to <b>EM08 HE01, HE03, HE04, HO08, PP01, PD07 and MLO4.</b></p>

### Tourism

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

### Transport

What You Said	Our Response
<p><b>TR01.</b> Lanhydrock Road should have speed humps to slow traffic.</p>	<p>The traffic calming for Lanhydrock Road was completed in Spring 2000.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>TR02.</b> Requests for traffic calming/speed humps were made for the following locations:</p> <ul style="list-style-type: none"> <li>• Salisbury Road.</li> <li>• Lipson Vale/Savery Terrace.</li> <li>• Ladysmith Road.</li> <li>• Bernice Terrace (particularly because near to schools and elderly people's housing).</li> </ul> <p>Mount Gould Road (it has too much traffic and is like a racetrack).</p>	<p>The Local Transport Plan seeks to provide alternatives to motor vehicles and thus to 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</p> <p>The City Council has a long-term objective to treat all residential areas with traffic calming or 20 m.p.h. zone status.</p> <p>The requests will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p><b>TR03.</b> The following comments were made regarding the local bus service:</p> <ul style="list-style-type: none"> <li>• Salisbury Road - needs a bus service.</li> <li>• Improve the 15A and 15B bus service.</li> </ul>	<p>The City Council has a limited budget through which it subsidises additional bus routes to meet a variety of needs not met by the bus companies. Once this budget is fully committed provision of additional routes is a commercial decision taken by the private bus companies.</p>
<p><b>TR04.</b> Where appropriate should use Pelican crossings to slow traffic rather than speed humps so that the elderly can cross.</p>	<p>Speed humps tend to serve different purposes to Pelican crossings. This can make their substitution inappropriate in many instances.</p>
<p><b>TR05.</b> Mount Gould ward is split by "rat runs".</p>	<p>Lanhydrock Road has been traffic clamed to reduce the amount of traffic using this route as a short cut. Information regarding which other areas people feel are priorities would be appreciated. Details should be sent to the Head of Transport, Plymouth City Council.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>TR06.</b> It is dangerous to cross to Freedom Fields Park at the junction of Lipson Road and Queens Gate. Could a Pelican crossing be constructed?</p>	<p>Officers from the Council's Transport Service will be surveying the junction. The junction will be compared with others in the city where improvements have been requested to decide its position in terms of priority. See also response to <b>LE03</b>.</p>
<p><b>TR07.</b> There should be a short cut on foot from Mount Gould estate to Lipson Community College.</p>	<p>There are existing footpaths that lead from the estate to Bernice Terrace. If the land between the school and the housing is developed or enhanced, the issue of providing new or improved access will be considered.</p>
<p><b>TR08.</b> Ladysmith Road is poorly lit.</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 improvements than there are currently funds to undertake. A street's position in terms of priority will be assessed according to issues such as pedestrian flows and accident and crime records.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>TR09.</b> The Lanes behind Ladysmith Road are poorly lit. In addition the steps from Ladysmith Road to Sefton Avenue need better lighting.</p>	<p>The footpaths and steps running between Ladysmith Road and Sefton Avenue and between Sefton Avenue and Bernice Terrace are public highways and have only one light along their entire route. The Council is currently prioritising its programme of lighting improvements for forthcoming years. These pedestrian routes are on this programme for examination. The steps accessed from Sefton Avenue which only serve the rear of these houses are private and therefore the Council is not responsible for their lighting or maintenance.</p>
<p><b>TR10.</b> The footpath running along the north of Lipson Community College school field needs to be less intimidating.</p>	<p>This land is owned by the Railtrack. The Business Manager at the Community College is not aware of any complaints arising from pupils regarding the footpath. They contact the landowner where problems arise. A caretaker at the school regularly cleans the pedestrian tunnel that runs under the railway leading to Old Laira Road.</p>
<p><b>TR11.</b> There is a problem with overhanging trees on the way to Queens Gate.</p>	<p>It would appear that the trees concerned are actually within Queens Gate. This is a private road not maintained by the Council. As such it is the responsibility of the houses that front on to it. This is therefore outside the Council's control as highway authority.</p>

Mount Gould Community Planning Study, July 2000

What You Said	Our Response
<p><b>TR12.</b> The residents parking scheme in Mount Gould should be extended. Parking on some roads is very difficult.</p>	<p>Conflicting views have been expressed. No action is proposed at present.</p>
<p><b>TR13.</b> It is very difficult for residents to park in Furzehill Road during the day.</p>	<p>The Council has recently been undertaking research into the parking situation in areas close to Mutley Plain and ways in which conflicts can be reduced. However, there are no immediate plans to introduce residents parking in Furzehill Road.</p>
<p><b>TR14.</b> Parking permits are too expensive.</p>	<p>The income received from parking permits is currently insufficient to run and administer the parking scheme.</p>

**Waste**

What You Said	Our Response
<p><b>WA01.</b> The area has no recycling centre. If there are no recycling facilities a twin bin system should be introduced as soon as possible.</p>	<p>Recycling centres are located at Tothill Park Library and Ermington Terrace, Mutley. By April 2001 every household will have some form of recycling from home and this will reduce the need to travel to recycling centres. Recyclable refuse will be collected either in a wheelie bin or a box. It is not possible to provide wheelie bins for all areas because of factors associated with housing such as the existence of steps, or a lack of room for storage. Recyclable material will be collected fortnightly. Other refuse will continue to be collected weekly. For information regarding this programme please ring the Recycling Officer on 01752 304745.</p>
<p><b>WA02.</b> In Beatrice Avenue commercial rubbish is collected on a different day than domestic rubbish - this causes confusion. Can they be collected on the same day?</p>	<p>The Council is one of a number of different commercial refuse collectors in the city. There can be different refuse collectors serving different commercial premises in the same street. Because of this range of providers it is not possible to co-ordinate domestic and commercial refuse collection days. The Council is, however, looking at ways of providing more publicity in respect to collection days so as to avoid confusion. Priority is given to parts of the city where there is a large turnover of population.</p>

**General**

<b>What You Said</b>	<b>Our Response</b>
<p><b>GE01.</b> Drug pushers should be moved out of the area.</p>	<p>The Police are taking positive action to identify and arrest drug pushers. Anonymous information on those suspected of crime can be given to the Police via 'Crimestoppers' on 0800 555111.</p>
<p><b>GE02.</b> The Council should spend more on maintaining facilities rather than creating new ones.</p>	<p>There needs to be a balance between maintenance and creating new facilities. A more detailed response cannot be made without specific details of particular issues of concern.</p>

**Area - Based Issues**  
**MUTLEY PLAIN**

What You Said	Our Response
<p><b>AB01.</b> The following comments have been received regarding Mutley Plain:</p> <ul style="list-style-type: none"> <li>• At Mutley Plain a number of areas need looking at including traffic, parking, quality of the environment, rents and the needs of locals and students.</li> <li>• It is depressing to see Mutley Plain become an upmarket Union Street and the loss of stores such as Tailors, furniture shops etc.</li> <li>• There are concerns that the drive to enhance Union Street will increase the demand for nightclubs at Mutley Plain.</li> <li>• It's better having pubs on Mutley Plain than vacant shops - they have helped to increase the vitality.</li> <li>• If pub uses are allowed on Mutley Plain they should be more family orientated.</li> <li>• There should be fewer pubs along Mutley Plain.</li> <li>• Concerned about the effect any new supermarkets in nearby areas could have on stores in Mutley Plain.</li> <li>• Rates should be reduced for shops on Mutley Plain.</li> <li>• Need to encourage daytime uses at Mutley Plain.</li> <li>• Have less houses in Multiple</li> </ul>	<p>A Mutley Plain Regeneration Initiative has been developed. It is being driven by a partnership comprising the Mutley Community Association, the Mutley Traders Association, Mutley Baptist church and Plymouth City Council. The initiative seeks to address the problems of economic decline in the largest shopping centre in Plymouth outside the city centre. The scheme will include the visual enhancement of the area as well as security improvements. It has the overall aim of sustaining existing businesses, creating new employment opportunities and establishing a sense of place for the local community.</p> <p>Funding of £560,000 is being awaited. Close Circuit Television Cameras have already been installed.</p>

What You Said	Our Response
<p>Occupation at Mutley Plain.</p> <ul style="list-style-type: none"> <li>• Could redevelop the vacant garage at the north west of Mutley Plain.</li> <li>• A multi-storey car park could be built on the Hyde Park car park site and adjoining building.</li> <li>• Mutley Plain multi-storey should have better security.</li> <li>• Mutley Plain should have free parking - particularly for shoppers.</li> <li>• Don't have a bus lane at Mutley Plain.</li> <li>• There is a need to improve pedestrian safety at Ford Park Road.</li> <li>• Make Mutley Plain safer.</li> <li>• Have more litter bins at Mutley.</li> <li>• Plant trees and flowers along Mutley Plain.</li> <li>• Stronger planning policies are needed for Mutley Plain.</li> <li>• Mutley Residents Association is dominated by traders not residents. As such it is biased towards commercial interests.</li> </ul> <p>Sixth form students from Plymouth High School for Girls and Notre Dame School undertook a day-long project looking at Mutley Plain. They put forward suggestions on a number of areas including transport, the environment and the mix of uses. These suggestions have been considered as part of the Mutley Plain Regeneration Initiative.</p>	

## Index to Residents' Issues Maps

Map Code	Location	Response and Comment Reference
1	Beatrice Avenue.	WA02.
2	Freedom Fields Park.	LE03.
3	Junction of Lipson Road/Queens Gate.	TR06.
4	Queens Gate.	TR11.
5	Freedom Field Hospital site.	EN11, EN12.
6	Greenbank Ambulance Station site.	HE05, HO07, LE06.
7	Furzehill Road.	TR13.
8	Mutley Plain.	AB01.
9	St Augustine Church.	CO02, HO02.
10	Former Allotments, East of Prince Maurice Road.	HO09.
11	Lipson Vale, Savery Terrace.	TR02.
12	Lipson Vale shops.	SH02.
13	Site between Lipson Vale and Bernice Terrace.	CO03, LE13.
14	Bernice Terrace.	TR02.
15	Lipson Community College.	LE10.
16	Land East of Laira Park Road.	ED02.
17	Footpath North of Lipson Community College.	TR10.
18	Land East of Sefton Avenue.	HO10.
19	Mount Gould Park.	LE04.
20	Mount Gould Community Centre.	CO04.
21	The Embankment.	EN01.
22	Lanhydrock Road.	TR01.
23	Mount Gould Hospital.	EM01, HE01, HE03, HE04, H008, SH03.
24	Ladysmith Road to Bernice Terrace.	TR07.
25	Lanes to the rear of Ladysmith Road.	TR09.
26	Ladysmith Road.	TR02, TR08.
27	Mount Gould Road.	TR02.
28	Salisbury Road.	TR02, TR03.
29	The Saltram Club, Salisbury Road.	EN10.

## What is Your Vision for Mount Gould?

### A place where:

- The parks and green areas are recognised as a crucial asset to the whole community and are protected and enhanced to serve people's needs.
- Initiatives that protect and develop the area's youth and community facilities are encouraged and there exists a range of local shops and services that can be reached on foot.
- A stable community feels safe, is valued, supports each other and has ownership of the services by the community.
- Local businesses are supported and there are more shared co-operatives.
- Institutionalised racism is reduced.
- Vacant buildings are brought back into use and new developments add to and respect the distinct character of the ward's historic areas.
- The impact of cars travelling through residential areas is limited and safe pedestrian routes (both day and night) exist to the area's schools and parks and towards the city centre and waterfront.
- There is an attractive, well-maintained environment that does not suffer from problems in respect to litter, dog dirt and vandalism.

**(This Vision for Mount Gould incorporates the key elements from the visioning work undertaken by local people on the National Strategy for Neighbourhood Renewal).**

### 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><b>PP01.</b>  <b>Central area of Mount Gould Hospital, Plymouth.</b>                      Outline planning permission for residential development.</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><b>PD01.</b>                      Rear of 8 Woodside.</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><b>PD02.</b>                      Rear of 2 Greenbank Terrace.</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>

**Mount Gould Community Planning Study, July 2000**

<b>Location</b>	<b>Our Response</b>
<b>PD03.</b> Hall rear of 1-11 Diamond Avenue.	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.
<b>PD04.</b> Ambulance Station, Greenbank.	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 <b>HE05, HO07 and LE06</b> ).
<b>PD05.</b> Laundry Site, Greenbank.	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 <b>HE05, HO07 and LE06</b> ).
<b>PD06.</b> St Augustine's Church, Alexandra Road.	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 <b>CO02 and HO02</b> ).
<b>PD07.</b> Central area of Mount Gould Hospital.	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 <b>EM01, HE01, HE03, HE04, HO08 and SH03</b> ).
<b>PD08.</b> North East corner of Mount Gould Hospital.	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 <b>EM01, HE01, HE03, HE04, HO08 and SH03</b> ).

### **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><b>ML01.</b>  <b>Site:</b> St Augustine's Church, Alexandra Road.  <b>Suggested Use:</b> 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 responses to <b>CO02</b> and <b>HO02</b>).</p>
<p><b>ML02.</b>  <b>Site:</b> Former Lipson allotments, East of Prince Maurice Road.  <b>Suggested Use:</b> 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 response to <b>HO09</b>).</p>
<p><b>ML03.</b>  <b>Site:</b> Land East of Sefton Avenue.  <b>Suggested Use:</b> 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 response to <b>HO10</b>).</p>
<p><b>ML04.</b>  <b>Site:</b> Central area of Mount Gould Hospital.  <b>Suggested Use:</b> 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 responses to <b>EM01</b>, <b>HE01</b>, <b>HE03</b>, <b>HE04</b>, <b>H008</b>, <b>SH03</b>).</p>

## Index to Sites with Development Interest Map

<b>Map Code</b>	<b>Location</b>	<b>Response and Comment Reference</b>
<b>1</b>	Hall rear of 1-11 Diamond Avenue.	<b>PD03.</b>
<b>2</b>	Rear of 8 Woodside.	<b>PD01.</b>
<b>3</b>	Rear of 2 Greenbank Terrace.	<b>PD02.</b>
<b>4</b>	Ambulance Station, Greenbank.	<b>PD04.</b>
<b>5</b>	Laundry Site, Greenbank.	<b>PD05.</b>
<b>6</b>	Former Allotments, East of Prince Maurice Road.	<b>ML02.</b>
<b>7</b>	St Augustine's Church, Alexandra Road.	<b>ML01.</b>
<b>8</b>	Land East of Sefton Avenue.	<b>ML03.</b>
<b>9</b>	North East corner of Mount Gould Hospital	<b>PD08.</b>
<b>10</b>	Central area of Mount Gould Hospital.	<b>PPO1, PD07, ML04.</b>

## 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.	<b>March 2001</b>
Publication of the Revised Deposit Plan.	<b>December 2001</b>
Local Plan Inquiry.	<b>July 2002</b>
Adoption of the Local Plan.	<b>September 2004</b>

## 5. Background Information

What is Mount Gould Like?

### Key Facts about Mount Gould.

#### Environmental Characteristics

##### Natural Environment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Environmental Designations.	3.8	22.4	17

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

##### Built Environment

CHARACTERISTIC	WARD	CITY
Scheduled Monuments.	0	45
Unscheduled Monuments.	0	36
Hectares of land covered by Conservation Areas.	0	281.0
Listed Buildings.	7	737
Vacant/Derelict Sites and Buildings.	8	157

##### Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Housing Stock.	4,595	105,000	17
New Homes Built (1991 – 1999).	84	4,100	15
New Homes Built (1995 – 1999).	0	1,700	19
% New Homes Built (1995 – 1999) on Previously Developed Land.	N/A	53.8	N/A

**Shopping**

CHARACTERISTIC	WARD	CITY
District Centres.	0	8
Local Centres.	3	60

**Transport**

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Number of bus stops.	53	1,689	20

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.	6.0	5.5	7
Children’s Play Areas.	5	170	14=

**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).	15.2	20.3	18
% Adults (16 – Retirement).	64.8	61.4	3
% Retired.	20.0	18.3	8

**Mount Gould Community Planning Study, July 2000**

**Housing**

<b>CHARACTERISTIC</b>	<b>WARD</b>	<b>CITY</b>	<b>WARD RANKING (1 – highest, 20 – lowest)</b>
% Owner Occupied.	63.7	63.7	11
% Council/ Housing Association.	7.5	23.2	15
% Private Rented.	28.8	12.8	2

**Health**

<b>CHARACTERISTIC</b>	<b>WARD</b>	<b>CITY</b>	<b>WARD RANKING (1 – highest, 20 – lowest)</b>
Standard Mortality Ratio.	108.6	108.3	12
- Deaths from Coronary Heart Disease. (rate per 100,000 population)	118.7	119.3	9
- Deaths from Cancer. (rate per 100,000 population)	162.2	173.7	13
- Deaths from Accidents. (rate per 100,000 population)	8.3	20.7	19

**Education**

<b>CHARACTERISTIC</b>	<b>WARD</b>	<b>CITY</b>
Primary Schools.	3	69
Secondary Schools.	1	16

**Crime**

<b>CHARACTERISTIC</b>	<b>WARD</b>	<b>CITY</b>	<b>WARD RANKING (1 – highest, 20 – lowest)</b>
Total Reported Crimes.	938	26,406	11
Burglaries.	176	3,772	9
Vehicle Crime.	279	8,108	14
Crimes against the Person.	120	3,915	12

**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.			7
Number of Income Support Beneficiaries.	796	18,472	12
% Households with No Car.	42.3	34.3	5

### Unemployment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Unemployment Rate (%).	6.7	4.6	4
% Long-Term Unemployed (Over 12 Months).	1.5	0.9	3

#### 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 is 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 Mount Gould

Event	Date	Details of Event	Residents Involved
Lipson Community College 6 <sup>th</sup> Form Consultation.	04/03/99	Schools Consultation.	17
Lipson Library Exhibition.	15/04/99 to 30/04/99	Library Exhibition.	Not recorded.
Mount Gould Fun Day (Mount Gould Park).	23/07/99	Exhibition as part of the Fun Day.	50
Mount Gould Workshop (Mount Gould Methodist Hall, Farrington Road).	18/10/99	Community Planning Workshop.	33
National Plans - Local Views Consultation Event, Aston Community Centre.	15/06/00	Cabinet Office Local Listening Event on the National Strategy for Neighbourhood Renewal.	12
<b>Total Number of Events held in Mount Gould.</b>			<b>5</b>
<b>Total Number of Residents consulted in Mount Gould.</b>			<b>112</b>
<b>Number of Questionnaires received from Mount Gould.</b>			<b>61</b>

## Events Near Mount Gould

Event	Date	Details of Event	Residents Involved
Tothill Community Centre Exhibition.	01/04/99 to 14/04/99	Exhibition in Community Centre.	Not recorded.
Laira Library Exhibition.	15/04/00 to 30/04/99	Library Exhibition.	Not recorded.
Hill Park Pub Meeting.	06/04/99	Community Planning Presentation.	11
Plymouth High School for girls 6 <sup>th</sup> form consultation.	21/10/99	Exercise encouraging students to give their views on Mutley Plain and ideas for the future.	30

## 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
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	Community Planning Presentation.	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

**Mount Gould Community Planning Study, July 2000**

<b>Event</b>	<b>Date</b>	<b>Details of Event</b>	<b>Residents Involved</b>
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.
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

Mount Gould Community Planning Study, July 2000

<b>Event</b>	<b>Date</b>	<b>Details of Event</b>	<b>Residents Involved</b>
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 Mount Gould Community Planning Study:

- "City of Plymouth Local Plan", Plymouth City Council, April 1987.
- "City of Plymouth Local Plan First Alteration", Plymouth City Council, May 1996.
- "Mutley Way Forward", Mutley Community Association, 1995.
- "Mutley Plain – An Audit of the Existing Street Scene", Plymouth City Council, 1999.
- Evening Herald Articles (21/01/99, 09/03/99, 08/07/99, 15/10/99, 21/10/99).

## **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 plottolders, 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.



**Mount Gould Community Planning Study**

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

**July 2000**