

PLYMPTON St. MARY

COMMUNITY PLANNING STUDY

**Issues and ideas from residents in
Plympton St. Mary Ward**



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

PLYMPTON ST. MARY 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 black 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 Plympton St. Mary. In particular we would like to thank the following:

- The Head Teacher and Pupils of Heles School
- Plympton Library
- Plympton Community Council
- Woodford Primary School
- Boringdon Primary School

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How to Use the Plympton St. Mary 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 **40** 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 **24** and the Sites with Development Interest Map on page **28**. 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 **HO03** 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 Plympton St. Mary ward?

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

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

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

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

Setting the Scene

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

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

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

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

- **“The New Plan for Plymouth: A Consultation Paper on the 2020 Vision for Plymouth and the City's Planning Strategy”, July 2000.**
This identifies the key aims, objectives, and the broad planning strategy of the Local Plan. It also proposes measures against which success of the Local Plan can be assessed.
- **“General Community Planning Study”, July 2000.**
This highlights the general city-wide issues raised by local people. It also contains factual information about the Community Planning Study programme, including the consultation and publicity arrangements undertaken by the City Council.
- **“Ward Community Planning Studies”, July 2000.**
These highlight key issues raised through the consultation programme and provide other information relevant to the planning of various areas of the City. They set options for the development of various sites put forward by local people and major landowners.

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

1. Introduction

What is the Local Plan?

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

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

What are the Community Planning Studies?

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

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

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

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

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

You are reading the Plympton St. Mary Community Planning Study. This study is a summary of all the issues raised by local people about Plympton St Mary 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 Plympton St Mary 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 Plympton St. Mary

The Best Things about Plympton St. Mary

What You Said	Number of Responses
Proximity to moors coast and Countryside.	10
Proximity to shops and services.	8
Public transport.	7
Village feel and character.	6
Local schools.	6
Quiet residential area.	4
Good local amenities.	3
History of the area.	2
Good standard of housing.	2
Access general.	2
Park and Ride.	2
Access to the A38.	1
Views.	1
Free parking.	1
Health centre.	1

The Worst Things about Plympton St. Mary

What You Said	Number of Responses
Volume and speed of traffic.	12
On street parking.	4
Litter.	4
Proximity of industry to housing.	3
Poor play /recreation for children.	3
Green areas under threat.	3
Inadequate infrastructure.	2
Run down parks.	2
Overdeveloped.	2
Too few open green areas.	2
Traffic in the Dell.	1
No community centre at Woodford.	1

Plympton St. Mary Community Planning Study, July 2000

What You Said	Number of Responses
Schools at saturation point.	1
Shopping centre.	1
Vandalism.	1
Run down parks.	1
Paths around Chaddlewood overgrown with nettles etc.	1
Marsh Mills Roundabout.	1
Too much commercial development.	1
Noise from A38.	1
Traffic driving through the Ridgeway shopping centre.	1
Cars dropping off and picking up from Heles School are a danger to pedestrians.	1
Pavements are in poor condition.	1
Audi showroom at Holland Road.	1
Not enough public transport.	1
Poor street lighting.	1
Dog poo in the parks.	1
Phasing of traffic lights at Woodford Avenue/Plymouth Road.	1

What did People Say About.....?

Community

What You Said	Our Response
<p>CO01. Increase community access/use of schools.</p>	<p>This is at the discretion of individual schools. There is often concern that this will add to running and maintenance costs and possible vandalism.</p>
<p>CO02. Use Treverbyn for a local museum.</p>	<p>Consideration will be given to the future use of the site through the Local Plan Review.</p>
<p>CO03. There are poor library facilities at the Ridgeway.</p>	<p>Plympton Library is in a poor condition, and will be re-built when funds become available.</p>
<p>CO04. There is a lack of facilities for older children.</p>	<p>The Local Plan will include policies to support the provision of new community centres/facilities where a need is identified. Further work is required to identify the current level, and standard of community facilities provided throughout the city and the need for new facilities (including site specific proposals).</p>
<p>CO05. Use Treverbyn House as a community centre.</p>	<p>See response to CO02.</p>
<p>CO06. Put up more notices to discourage dog fouling and more doggy bins.</p>	<p>These are provided and are being increased when finance permits.</p>

Education

What You Said	Our Response
<p>ED01. The area needs another school.</p>	<p>Funding for additional places is sought via a bidding process to the Department for Education and Employment (DFEE). The criteria employed by the DFEE require that account must be taken not only of the number of places within an individual school but also of places within a two-mile radius. On present capacity a case for Plympton cannot be justified.</p>

Employment

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

Environment

What You Said	Our Response
<p>EN01. Keep The Hump (at the Junction of Great Woodford Drive and Plymouth Road) and link with the adjacent land as a nature reserve.</p>	<p>This site, together with a site at the rear of the Dell, was the subject of a recent successful planning appeal. This site is to be laid out as Public Open Space if the land to the rear of The Dell is developed for housing as approved by a Government Inspector.</p>
<p>EN02. Protect and keep 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>

What You Said	Our Response
<p>EN03. There should be more tree and shrub planting in new and existing development.</p>	<p>Larger new developments are normally subject to landscaping schemes. Opportunities will be taken where possible in the case of existing development to make improvements through environmental enhancement schemes.</p>
<p>EN04. The vacant petrol station on Plymouth Road is an eyesore.</p>	<p>This is a privately owned site. The City Council would welcome a replacement use for the site, but is unlikely to want to acquire this land. Possible alternative uses will be considered as part of the Local Plan Review.</p>
<p>EN05. There should be more litter bins.</p>	<p>The introduction of more litter bins has implications in respect to finance, both in terms of the installation of the bins and their maintenance and emptying. Most shopping areas of the city are well provided, however, there are few bins in residential areas. The Council is reluctant to install litterbins in residential streets, as they can be unpopular with people living nearby and attract domestic waste and dumping.</p> <p>The Council welcome suggestions from residents about which locations they feel need litter bins. The Council is also working to try and reduce irresponsible behaviour in terms of dropping litter. If you have any queries or comments, please contact the Council's Tidy Plymouth Development Officer on 01752 307874.</p>

What You Said	Our Response
<p>EN06. There should be no development off Boringdon Hill and the road to Cadover.</p>	<p>Six houses have been approved off Boringdon Hill in accordance with an existing Local Plan allocation. Further development in this area within the city would be contrary to existing policy. Options for development in the South Hams are currently being reviewed by that Council.</p>
<p>EN07. There should be no development off Plymbridge Road.</p>	<p>There is an approved golf course on land east and west of Plymbridge Road. The land to the north of this is within the South Hams. The land within the city boundary is a prominent hillside and any proposed built development is likely to be resisted.</p>
<p>EN08. Put up more notices to discourage dog fouling and more doggy bins.</p>	<p>See response to CO06.</p>

Health

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

Housing

What You Said	Our Response
<p>HO01. Develop/convert empty office buildings to residential.</p>	<p>The City Council has to consider the economic future of the city in addition to its housing needs. The Local Plan will examine this issue and will consider modifying employment policies in respect of conversions to housing, especially with reference to some city centre office sites. However the City Council will look positively at the role that empty offices can play in meeting future housing needs.</p>

Plympton St. Mary Community Planning Study, July 2000

What You Said	Our Response
<p>HO02. There should be no residential development on the land at the rear of The Dell.</p>	<p>This site was the subject of a planning appeal, which was allowed in May 2000. This issue has therefore been determined in advance of the Local Plan Review.</p>
<p>HO03. The site near Plympton Police Station, currently used as a car park, has potential for housing.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO04. There is a potential residential development site alongside the river on Plymouth Road.</p>	<p>No suitable housing site can be identified from this comment.</p>
<p>HO05. There is a potential residential development site at Newnham Meadows.</p>	<p>There is only a very limited amount of land within the City Boundary in this area. Most of the potential development land is within the South Hams. Should any of this land be put forward for development in the South Hams Local Plan, the City Council would be consulted as a neighbouring authority.</p>
<p>HO06. There is a potential residential development site on land used for car storage at the rear of Woodford Close. This would be suitable for low density up market property.</p>	<p>This site is in use as a car storage compound accessed via Coypool Road. Its future status will be considered as part of the Urban Capacity Study that is being prepared as part of The Local Plan Review.</p>
<p>HO07. Convert Treverbyn House to flats.</p>	<p>See response to CO02.</p>
<p>HO08. The Steep hill adjacent to the Unicorn public house should be considered as a possible residential development site.</p>	<p>This site is allocated in the current adopted Local Plan as a local park. It is in the same ownership as site HO02 above, and forms part of the development proposals considered at the appeal. In allowing the housing on that site, the Inspector accepted the provision of open space on this site, linked to the housing development with a legal agreement.</p>

Leisure

What You Said	Our Response
<p>LE01. Wheelchair access to Harewood Bowling green is difficult.</p>	<p>This will be examined in conjunction with the City's Access Officer and Leisure Services.</p>
<p>LE02. Retain the proposal for the golf course on the land above Woodford.</p>	<p>Planning permission has been granted, and remains an allocation in the adopted Local Plan. This allocation will be carried forward if work does not commence before the review has been completed.</p>
<p>LE03. Upgrade playgrounds.</p>	<p>All new play equipment installed by the City Council meets British Standards and is regularly inspected. There is also an annual independent inspection to highlight any improvements necessary.</p>
<p>LE04. There should be better maintenance and grass cutting of Public Open Space, but no weed killer.</p>	<p>Regular maintenance is carried out. Weed killer is not used except for sports facilities.</p>
<p>LE05. There should be more stout timber gymnastic equipment around the periphery of parks.</p>	<p>More trim trails will be installed like the one at Newnham Meadow, but this is constrained by finance.</p>
<p>LE06. Replace the seats and bins that have been vandalised at Pathfields and Ridgeway.</p>	<p>Regular inspections are made of these areas, and seats and bins are replaced when finance permits.</p>
<p>LE07. The steep site north of Plymouth Road has no value as a play area, but should be retained as open space. Play areas should be developed on land proposed by Cundy's, near the Dell.</p>	<p>This site, in conjunction with site to the rear of the Dell, was the subject of a recent successful planning appeal. The site to the North of Plymouth Road is to be laid out as Public Open Space if the land to the rear of the Dell is developed for housing as approved.</p>

What You Said	Our Response
<p>LE08. Restore the play equipment on Peacock Meadow, which was removed 2 or 3 years ago.</p>	<p>The equipment was vandalised. It is now on the priority list for attention. The community is trying to raise money to support the replacement of the equipment.</p>
<p>LE09. Introduce traffic calming to allow children to play on the streets.</p>	<p>The Home Zone concept is well established on the continent, and is becoming more popular in this country. An experimental Home Zone has been established in Plymouth and further opportunities will be considered once this has been reviewed.</p>
<p>LE10. There should be more cycle and skateboard tracks in parks to keep children off the streets.</p>	<p>Some have been introduced e.g. at Chaddlewood. The City Council are trying to find other suitable sites.</p>
<p>LE11. Hemerdon Heights Park is run down. It only has swings and slide. The lanes leading to it are over grown.</p>	<p>See response to LE03. This matter has been referred to the Head of Heritage and Leisure Services for consideration.</p>

Minerals

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

Shopping

What You Said	Our Response
<p>SH01. Promote local shops and do not allow further out of centre stores.</p>	<p>This will be considered in the review of the Local Plan. 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>

What You Said	Our Response
<p>SH02. Goods on the pavement cause obstruction at the Ridgeway.</p>	<p>Specific cases of obstruction of the highway including footpaths should be reported to the Head of Transport (Highway Operations) on 01752 307755.</p>

Tourism

What You Said	Our Response
<p>TO01. The City has great potential but is undersold. Investment is needed. Perhaps a special ship as an attraction (like Bristol).</p>	<p>Plymouth Marketing Bureau is marketing the City, and will consider initiatives such as maritime attractions. There have been several programmes developed for visiting historic ships linked to festivals supported by the City Council.</p>

Transport

What You Said	Our Response
<p>TR01. Keep free parking at Ridgeway.</p>	<p>There are no longer any proposals to introduce parking charges at Ridgeway.</p>
<p>TR02. Plympton needs better bus service to other parts of the city.</p>	<p>The City Council has a limited budget through which it subsidises additional bus routes to meet a variety of needs not met by bus companies. Once this budget is fully committed provision of additional routes is a commercial decision taken by the private companies.</p>
<p>TR03. Traffic calming is required at Stone Barton/Seymour Road.</p>	<p>Traffic calming schemes will be investigated at Stonebarton Road. Seymour Road will not be considered for further action at this time.</p>

What You Said	Our Response
<p>TR04. Adjust the phasing of the traffic lights at Woodford Avenue/Plymouth Road to allow more traffic onto main road.</p>	<p>This would increase the attraction of "rat running" through Woodford by irresponsible drivers seeking to avoid Plymbridge Road. Timings may be considered for review to improve traffic flows on Plymouth Road by reducing times for Woodford Avenue.</p>
<p>TR05. There are high levels of traffic using Larkham Lane. Traffic calming is required.</p>	<p>This is linked with the consideration of traffic calming for Woodford, Stone Barton and Crossways. These locations are already under investigation for traffic calming.</p>
<p>TR06. Improvements are required to Ridgeway Car Park.</p>	<p>There are no proposals for improvements to the car park, nor any budget available to pay for improvements.</p>
<p>TR07. Introduce a one-way traffic flow on Seymour Road From east to west.</p>	<p>The introduction of one-way systems can result in significant increases in vehicle speeds unless accompanied by expensive traffic calming. The City Council has a developing programme of projects designed to encourage safer journeys to school that address issues such as safety in the vicinity of schools.</p>
<p>TR08. Re-open Plymbridge Road to through traffic.</p>	<p>The closure was a safety scheme that offered considerable savings in accidents and removed a large volume of traffic that was inappropriately using this route, rather than the roads that were built for the purpose.</p>
<p>TR09. Build a by pass to link Glen Road to Plymouth Road avoiding the roundabout by the garage.</p>	<p>The Transport Strategy seeks to provide alternatives to motor vehicles, and thus to reduce the volume of motor traffic on the City's roads, reducing congestion providing environmental and economic benefits to the quality of life in the city. Increasing the road space is likely to increase traffic volumes without reducing congestion.</p>

What You Said	Our Response
<p>TR10. Make Moorland Road one-way and provide a Zebra crossing.</p>	<p>The introduction of one way systems can result in significant increases in vehicle speeds unless accompanied by substantial and expensive traffic calming. The request for a pedestrian crossing will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria. Works have recently been undertaken in Moorland Road to improve the safety of pupils on their journeys to and from school.</p>
<p>TR11. The Ridgeway is difficult for wheelchair users it needs to have more dropped kerbs.</p>	<p>This will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p>TR12. Build a new link road from Plympton to Plymstock.</p>	<p>This is not achievable due to potential cost implications, lack of funding availability, and most importantly the real need for such a link.</p>
<p>TR13. Re-open Plympton Station.</p>	<p>The City Council would fully support this. However funding the building of stations and ensuring a high level of service by the train companies will be difficult.</p>

General

What You Said	Our Response
<p>GE01. Better maintenance of roads and footpaths is required.</p>	<p>Highway and footway conditions are regularly inspected and areas in need of repair are identified for action.</p>
<p>GE02. Too much is made of cycleways. They are under used.</p>	<p>City Council and National Transport Policy includes targets to double the amount of cycling and therefore additional facilities are required to ensure that this target is achieved.</p>

What You Said	Our Response
<p>GE03. Increase kerb heights to stop cars parking on the pavement.</p>	<p>Once decriminalised parking is introduced, the City Council will have greater control over the enforcement of parking restrictions, and will be able to target enforcement resources at appropriate locations.</p>
<p>GE04. Reduce the number of traffic lights.</p>	<p>Traffic lights are essential to the safe and efficient operation of the highway network. You only have to look at the chaos that ensues when a set of lights fail to see that the removal of lights is not an option.</p>
<p>GE05. Traffic calming is required throughout the area.</p>	<p>The City Council has a long-term objective to treat all residential areas with traffic calming, or 20 m.p.h. status.</p>

Waste

What You Said	Our Response
<p>WA01. Increase recycling.</p>	<p>Plymouth is in the top 25% of Councils in terms of its recycling rates. We are continuously trying to improve this area. Please contact the Council's Recycling Development Officer on 01752 304173 if you have any specific suggestions. The Government has recently announced more challenging targets for recycling.</p>

Index to Residents Issues Map

Map Code	Location	Response and Comment Reference
1	Land above Woodford.	LE02, EN02, EN07.
2	Plymbridge Road.	TR08 EN07.
3	Land at the rear of Woodford Close.	HO06.
4	Junction of Woodford Avenue/Plymouth Road.	TR04.
5	Land at the junction of Plymouth Rd and Great Woodford Drive.	EN01, HO08, LE07.
6	Land at the rear of the Dell.	HO02.
7	Larkham Lane.	TR05.
8	Seymour Road/Stone Barton Road.	TR03, TR07.
9	Treverbyn House, Plymbridge Road.	CO02, CO05, HO07.
10	Borrington Road.	TR13.
11	Land adjacent Police Station.	HO03.
12	Plymouth Road/Glen Road.	TR09.
13	Access to Bowling Green Harewood.	LE01.
14	Ridgeway Car Park.	TR01, TR06.
15	Ridgeway.	TR11, SH02, CO03.
16	Moorland Road.	TR10.
17	Hemerdon Heights.	LE11.
18	Land at Newnham Meadows.	HO05.
19	Peacock Meadow.	LE08.

What is Your Vision for Plympton St. Mary ?

A place where:

- The impact of cars travelling through residential areas is limited.
- There are safe pedestrian routes (both day and night) to the area's schools, parks, and to community facilities.
- Local shopping is both a safe and pleasurable experience.
- The hillside and ridgeline above Woodford are protected from built development.
- Valued green spaces are protected from development.
- There are adequate community facilities for all.
- Efficient public transport is available to all parts of the City.
- Transport corridors are improved to provide safe and attractive routes through the city.
- Commercial uses and houses can exist together without conflict.

3. Sites with Development Interest

Major Planning Applications

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

Application Details
<p>PP01. Land at Great Woodford Farm (Land Rear of The Dell), Plymouth. Allowed on appeal for 16 dwellings, on the land rear of The Dell, with open space on the site to the north of Plymouth Road. (See also responses to EN01, HO02, HO08, LE07.)</p>
<p>PP02. Land to the north of Woodford, Plymouth. Permission granted for a golf course, and associated facilities with access from Plymbridge Road. This application generally received local support, as it would preclude built development on this prominent ridgeline. (See also responses to LE02.)</p>
<p>PP03. Land to the rear of the petrol filling station and west of Larkham Lane, Plymouth. Permission for the erection of a 35 bed hotel.</p>
<p>PP04. Lancasters Garage, Plymouth. Re-Development of Lancasters Garage with 27 sheltered flats.</p>
<p>PP05. Land adjacent to Ivy Cottage, Borrington Hill, Plymouth. Permission for the erection of 8 houses.</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
PD01. Land adjacent to 45 Coypool Road.	The future of this site will need to be considered as part of the city's Urban Capacity Study which is being prepared as part of the Local Plan Review.(see also responses HO06)

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
ML01. Site: Land off Stoggy Lane. Suggested Use: Residential.	The future of this site will need to be considered as part of the city's Urban Capacity Study which is being prepared as part of the Local Plan Review.(see also response HO05)
ML02. Site: Squash Courts at Moorland Road/Alwyn Close. Suggested Use: Residential.	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.
ML03 Site Land at Boringdon Suggested Use: Employment.	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

Index to Sites with Development Interest Map

Map Code	Location	Response and Comment Reference
1	Land adjacent to 45, Coypool Road.	PD01, HO06.
2	Land at the rear of The Dell.	PP01, HO02.
3	Land at the Junction of Plymouth Road and Great Woodford Drive.	PP01, EN01, HO08, LE07.
4	Land to the rear of the petrol filling station and to the west of Larkham Lane.	PP03.
5	Land at Boringdon	ML03,
6	Land adjacent to Ivy Cottage.	PP05.
7	Lancasters Garage Colebrook.	PP04.
8	Squash Courts, Moorland Road.	ML02.
9	Land at Stoggy Lane.	ML01, HO05.

4. Next Steps

How will people be Kept in Touch ?

The City Council will:

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

What is the Local Plan Timetable ?

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

5. Background Information

What is Plympton St Mary Like?

Key Facts about Plympton St. Mary

Environmental Characteristics

Natural Environment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Environmental Designations.	31.0	22.4	5

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.	1	45
Unscheduled Monuments.	1	36
Hectarage of land covered by Conservation Areas.	0	281.0
Listed Buildings.	12	737
Vacant/Derelict Sites and Buildings.	1	157

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Housing Stock.	4,855	105,000	15
New Homes Built (1991 – 1999).	266	4,100	5
New Homes Built (1995 – 1999).	230	1,700	2
% New Homes Built (1995 – 1999) on Previously Developed Land.	9.1	53.8	16

Shopping

CHARACTERISTIC	WARD	CITY
District Centres.	1	8
Local Centres.	2	60

Transport

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Number of bus stops.	60	1,689	19

CHARACTERISTIC	WARD	CITY
Existing traffic calming schemes.	0	34

Recreation & Leisure

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Public Parks.	1.6	5.5	20
Children’s Play Areas.	3	170	17=

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).	19.7	20.3	11
% Adults (16 – Retirement).	61.8	61.4	8
% Retired.	18.5	18.3	10

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Owner Occupied.	91.8	63.7	1
% Council/ Housing Association.	4.5	23.2	19
% Private Rented.	3.7	12.8	17

Health

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Standard Mortality Ratio.	120.0	108.3	5
Deaths from Coronary Heart Disease. (rate per 100,000 population)	80.7	119.3	17
- Deaths from Cancer. (rate per 100,000 population)	171.0	173.7	10
- Deaths from Accidents. (rate per 100,000 population)	16.4	20.7	14

Education

CHARACTERISTIC	WARD	CITY
Primary Schools.	2	69
Secondary Schools.	2	16

Crime

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Reported Crimes.	506	26,406	18
Burglaries.	76	3,772	17
Vehicle Crime.	139	8,108	19
Crimes against the Person.	40	3,915	19

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.			17=
Number of Income Support Beneficiaries.	475	18,472	19
% Households with No Car.	16.7	34.3	18

Unemployment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Unemployment Rate (%).	1.5	4.6	19
% Long-Term Unemployed (Over 12 Months).	0.1	0.9	19=

Sources:

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

Department of Social Security Data (1998).

1991 Census of Population, Office for National Statistics.

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

How have People Been Involved So Far ?

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

Community Planning Studies Leaflet and Questionnaire

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

Presentations

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

Workshops and Focus Groups

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

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

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

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

Schools Consultation

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

Community Events

The Community Planning Studies involved officers attending 49 community events such as Fundays 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 Plympton St. Mary

Event	Date	Details of Event	Residents Involved
Plympton Library Exhibition.	03/05/99 to 31/05/99	Library Exhibition.	Not recorded.
Plympton Community Council.	13/05/99	Local Plan Presentation.	90
Woodford Community Planning Workshop.	14/06/99	Community Planning Workshop.	55
Woodford Primary School Community Planning Workshop.	28/06/99	Community Planning Workshop.	38
Heles School Community Planning Workshop.	08/07/99	Community Planning Workshop.	22
Borrington Primary School.	17/07/99	Exhibition as part of School Fete.	Not recorded.
Heles School Consultation.	04/10/99	Schools Consultation.	24
Total Number of Events held in Plympton St. Mary.			7
Total Number of Residents consulted in Plympton St. Mary.			229
Number of Questionnaires received from Plympton St. Mary.			37

Events Near Plympton St. Mary

Event	Date	Details of Event	Residents Involved
Market Road Workshop.	30/06/99	Community Planning Workshop.	70

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	Community Planning Presentation.	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.

Plympton St. Mary Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
Disability Information Advisory Centre Forum.	08/07/99	Community Planning Presentation.	15
Derriford Hospital.	23/08/99 to 31/08/99	Exhibition on Community Planning Studies.	Not recorded.
City Centre Exhibition.	14/9/99	Part of Guildhall Planning Brief Exhibition.	40
Waterfront Walkway Opening.	03/10/99	Exhibition as part of larger event.	50
Senior Citizen's Forum.	11/10/99	Community Planning Presentation.	180
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
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 Plympton St. Mary 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.
- Evening Herald Articles (13/02/99, 20/02/99, 20/03/99, 03/04/99, 15/05/99, 16/10/99).

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 ploholders, the community and the environment.

Article 4 Direction

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

Best Value

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

Coastal Preservation Area

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

Conservation Area

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

Devon Structure Plan

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

Economic Development Plan

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

Empty Homes Strategy

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

Environmental Policy and Action Plan

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

European Regional Development Fund

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

Facilities Planning Model

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

Greenscape Assessment

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

Greenscape Strategy

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

Health Action Zone

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

Heritage Strategy

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

Home Zone

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

House in Multiple Occupation (HMO)

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

The Housing Needs Survey

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

Housing Investment Programme

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

Listed Building

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

Local Agenda 21

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

Local Nature Reserve

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

Local Plan

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

Local Transport Plan

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

National Strategy for Neighbourhood Renewal

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

National Land Use Database

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

Neighbourhood Renewal Area

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

New Deal for Communities

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

Pathfinder Strategy and Action Plan

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

Planning Obligation

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

Planning Policy Guidance Note (PPG)

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

Play Areas Survey

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

Playing Pitch Strategy

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

Plymouth Shopping Study 2000

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

Public Open Space

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

Quality of Life

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

Single Regeneration Budget

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

Site Locally Important for Nature Conservation (SLINC)

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

Site of Special Scientific Interest (SSSI)

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

Supplementary Planning Guidance

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

Stonehouse Area Plan

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

Sustainable Development

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

Sustainability

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

Transport Strategy

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

Tree Preservation Order

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

Urban Capacity Study

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

Urban Village

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

Use Class Order

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

Waterfront Walkway

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



Plympton St. Mary Community Planning Study

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

July 2000