

PLYMSTOCK DUNSTONE

COMMUNITY PLANNING STUDY

**Issues and ideas from residents in
Plymstock Dunstone Ward**



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

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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, reading "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 Plymstock Dunstone. In particular we would like to thank the following:

- The Plymstock Forum
- The Elburton & District Residents Association
- The Billacombe Residents Association
- The Morley Youth and Community Centre
- Blue Circle Industries plc

YOUR COMMUNITY PLANNING STUDY CONTACT IS:

**ANDREW ROBERTS
PRINCIPAL PLANNING OFFICER**

Andrew can be contacted on:

Telephone: 01752 304361

Facsimile: 01752 304231

e-Mail: robertsa@plymouth.gov.uk

**ADDRESS: Development Planning
Planning Services
Department for Regeneration
Plymouth City Council
Civic Centre
PLYMOUTH
PL1 2EW**

How to Use the Plymstock Dunstone 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 63 that helps to explain any technical terms and abbreviations that you may not be familiar with.

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

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

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

For example, if next to the number you are interested in it says refer to **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 Plymstock Dunstone ward?

The Plymstock Dunstone 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 Plymstock Dunstone Community Planning Study. This study is a summary of all the issues raised by local people about Plymstock Dunstone 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 Plymstock Dunstone 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 Plymstock Dunstone

The Best Things about Plymstock Dunstone

What You Said	Number of Responses
Quiet/ peaceful residential area.	28
Desirable residential area.	15
Open spaces.	13
Woods and trees.	13
Community spirit/ friendly neighbours.	12
Access to local facilities and services.	12
Close to countryside.	11
Fine/ magnificent views.	10
Good local facilities and services.	9
Fields.	8
Close to coast and beaches.	8
Close to town.	7
Semi-rural/ suburban.	6
Village atmosphere.	5
Wildlife.	5
Good walks.	4
Schools.	4
Close to bus service.	3
Relatively low crime, vandalism/ feel safe.	3
Low traffic levels/ Clean Roads.	3
Fresh air.	2
Close to amenities but not over developed.	2
No through traffic.	2
Playing fields.	2
Twin bin recycling facility.	1
Bus and bike lanes.	1
No litter.	1
Morley Youth Centre.	1
Not as dusty as it used to be.	1
Good quality new housing developments.	1

The Worst Things about Plymstock Dunstone

What You Said	Number of Responses
Traffic, speed, noise, volume.	22
Fear of loss and actual loss of green areas to new development.	13
Poor/ sporadic bus service.	8
Poor transport infrastructure.	6
Poor quality of parks.	5
No swimming pool.	5
On street/ pavement car parking.	4
Lack of amenities.	4
Dog fouling of parks and streets.	3
Noise and dust from the quarry.	3
Lack of leisure/ sports facilities.	3
Litter.	3
Dirty and poorly maintained streets.	3
Lacks traffic calming.	2
Lack of facilities for young people.	2
Lack of community spirit.	2
Vandalism and gangs of youths.	2
Lacks restaurants.	1
Area is over looked in favour of other parts of the City.	1
Cyclists use footpaths.	1
Difficult to get to the top of the A38.	1
Amount of new development.	1
Lack of trees.	1
No park and ride facility for the area.	1
Overhead cables.	1
Hilly.	1
Noisy school.	1

What did People say about?

Community

What You Said	Our Response
<p>CO01. There is poverty in the area and problems that require public sector funding to help resolve them. However, funding applications in Plymstock are continually turned down.</p>	<p>Expenditure on improvements is targeted in terms of need and the benefits gained. Whilst it is accepted that there are some pockets of deprivation in this ward, it is nevertheless one of the 'best off' wards in the City. (See Key Facts section of this Study). As this is the case, the significant levels of funding available through the Government grant aid packages, which are available in other wards, are not available here. The Council therefore makes best use of its limited regeneration resources by spending them in areas of significant need which attract matching funding, which this area does not. However, Plymstock is due for transitional European Regional Development Fund assistance, which could support a number of projects in the area.</p>
<p>CO02. The planning of the area, old and new, should develop and enhance the community spirit of villages.</p>	<p>The Local Plan can influence this primarily through improving the quality and distinctiveness of urban design through new developments. Urban design quality will be an important issue for consideration in the Local Plan Review.</p>

What You Said	Our Response
<p>CO03. There is a lack of police presence in the area and more local policing should be provided. Additionally, an occasional police presence in Elburton Village main street should be provided at weekends.</p>	<p>This is an issue that is frequently raised and the Chief Constable of the Devon & Cornwall Constabulary has confirmed that they strive to put more officers on the beat where possible. In addition, each area of Plymouth has a dedicated team of officers with problem solving skills, who, often in partnership with other groups and agencies, try to overcome concerns that the public raise. The officer in charge of the team covering this ward is PS Rogers. S/he has been forwarded a list of the comments raised. S/he can be contacted on 01752 - 492981 if you would like to discuss a matter relating to the ward.</p> <p>The Police Authority has its own duty to consult with the public and produce a Policing plan. Every quarter in the Plymouth area the Police Authority holds a consultation meeting where the public can raise issues. For information on the next meeting please telephone: 01392 - 438 781.</p>
<p>CO04. Retain and enhance the village atmosphere of Elburton.</p>	<p>The Local Plan can help to retain important community facilities and promote new ones, such as shops and open spaces. This issue will be taken into consideration in the preparation of the Local Plan Review.</p>

What You Said	Our Response
<p>CO05. There is a lack of facilities for young people/teenagers to use in the Staddiscombe/Goosewell area. The young people need at least places to gather, perhaps in the form of shelters, and facilities such as kick-a-bout cages. Ideally young people in the area should have indoor facilities in the form of a youth club/ drop in centre.</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. This issue has been passed to the Heritage and Leisure service of the City Council. The need for youth facilities will be taken into consideration in the Local Plan Review.</p>
<p>CO06. Provide some sort of indoor leisure facility for young people aged 13 - 17, possibly a coffee shop, youth centre, drop in. Somewhere near the Broadway would make a good location.</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. This issue has been passed to the Heritage and Leisure Service of the City Council. The need for youth facilities will be taken into consideration in the Local Plan Review.</p>

Education

What You Said	Our Response
<p>ED01. Protect school grounds from development.</p>	<p>All school grounds that are required for education purposes will be retained to serve their purpose. This comment has been passed to Education Services of the City Council.</p>
<p>ED02. The Council should ensure that the schools in Plymstock have enough capacity now and in the future.</p>	<p>The Local Plan Review will take account of the educational infrastructure needed to meet the existing and projected community requirements. This comment has been passed to Education Services of the City Council, for consideration.</p>
<p>ED03. Elburton primary school has very limited space.</p>	<p>This issue has been raised with the Council's Education Service.</p>

Employment

What You Said	Our Response
<p>EM01. Provide more locally based employment opportunities.</p>	<p>The provision of sites for local employment opportunities or mixed development sites is an issue that the Local Plan Review will examine. Local employment opportunities would reduce commuting but there is a need to balance this benefit against potential impacts upon residential amenity.</p>

Environment

What You Said	Our Response
<p>EN01 . Protect the following types of area and features from development:-</p> <ul style="list-style-type: none"> a. Open spaces. b. Woods. c. Small green field sites that provide environmental respite for local communities. d. Rural areas. e. River and sea borders. f. Wildlife and their habitats. g. Places of landscape value. h. Green fields. i. The natural boundaries between built up areas in Plymouth, such as wooded or green valleys and hilltops. j. Places of historic value. 	<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 and features through the Local Plan Review.</p> <p>The City Council is reviewing its locally designated nature conservation areas and is also preparing a local Bio-diversity Action Plan, both of which will inform the Local Plan Review.</p> <p>The Local Plan Review will reflect the need to preserve or enhance Conservation Areas and Nationally and locally designated listed buildings and archaeological sites and monuments.</p>

What You Said	Our Response
<p>EN02. Protect the following places from development:-</p> <ol style="list-style-type: none"> a. The 'Pony field' on the south side of Dunstone woods. It is an important part of the green environment in the area and little such space exists in the area. The field should be designated as urban open land or landscape protection area. The field should be left alone or used as public open space. <i>(34 individual letters and several Community Planning Study questionnaires and leaflets were received on this particular site).</i> b. Dunstone wood. c. The open rural fringe and agricultural land to the south and east of Elburton, to prevent ribbon development and eventual merger of Elburton and Brixton. d. The ridgeline on south side of Elburton, around Kitter Copse and Alberville. It provides a very strong physical barrier between the City and countryside, which if breached would allow the City to spill out into the countryside. e. The area around the woodlands at Brixtonhall Plantation and Jennyscombe wood. f. The areas around the Erme-Plym Trail, which create a green wedge between Plymstock and Down Thomas. g. The open land on the hill slopes at Staddiscombe which are very important, as they define the limit of the urban area, provide a green back drop to the area and provide a visual link to the countryside. 	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. These comments 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>It should be noted that some of these sites have been put forward for development.</p>

What You Said	Our Response
<p>EN03. The amount of dog mess is terrible.</p>	<p>Owners who allow their dogs to foul public areas are acting irresponsibly and the Council is aware of the hazard and nuisance it causes. The Council has a number of initiatives to reduce this problem including education and persuasion and where appropriate prosecution. There has also been the development of dog free areas in parks and the introduction of dog bins. In the light of the number of comments received regarding this matter it will be necessary for cross Council discussions to look at the most effective ways of further reducing this problem.</p>
<p>EN04. Provide more 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 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. This information will also be taken into consideration in the Local Plan Review.</p>

What You Said	Our Response
<p>EN05. Plant more trees and grass verges.</p>	<p>The current Local Plan proposes sites for the planting of community woodlands. Most of these have been implemented and they will establish over the coming years. The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. The 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. The City Council will also consider opportunities for new woodland planting schemes in the Local Plan Review.</p>
<p>EN06. There are not many tranquil places left in the area.</p>	<p>Noted. The need to protect existing green field sites for the part that they play in an area's quality of life will be considered through the Local Plan Review, which will be informed by the Greenscape Assessment. (See response to EN05).</p>
<p>EN07. The Council should consider the scope for allocating land for wind powered electricity generation turbines, possible on the coast or on farmland.</p>	<p>The potential for the development of renewable energy sources in the City will be given consideration through the Local Plan Review.</p>

What You Said	Our Response
<p>EN08. Properties in Billacombe have restrictive covenants on them and yet new occupiers are concreting the front gardens and making parking areas on them.</p>	<p>The enforcement of restrictive covenants is a private matter to be pursued through legal channels and not the City Council. The existence of restrictive covenants is not a material planning issue.</p>
<p>EN09. Elburton Village suffers from a great deal of litter.</p>	<p>Street cleaning operations cost the charge payers of the city £1.7 million a year. The Council tries to encourage more responsible behaviour through education and persuasion including, where necessary, contacting persistent offenders. Litter comes from numerous sources. However, a major problem has been rubbish coming from split bin bags. The introduction of the twin bin domestic refuse collection programme has helped to reduce this.</p> <p>It is clear from the number of comments received that street cleanliness is a priority for many residents. The Council is continually seeking ways to improve street cleanliness and has run several pilot programmes in recent years. In respect to planning and design, the Planning Service will look at ways of encouraging new developments which make refuse collection and cleaning easier. We are always grateful for specific comments and suggestions on making the city cleaner. The Council's Tidy Plymouth Development Officer can be contacted on 01752-307874.</p>

What You Said	Our Response
<p>EN10. Elburton is generally a clean and beautiful area to live in, providing a good quality of life.</p>	<p>Noted. Many positive comments have been received about the good quality environment of this area and the perception that this is a desirable area to live in. The Local Plan Review will seek to enhance this.</p>
<p>EN11. Staddiscombe is beautiful and a place to rest after a busy day with constant pressures of work.</p>	<p>Noted. The City Council will seek to preserve or enhance the quality of people's living environments in the City.</p>
<p>EN12. Provide more litterbins on Staddiscombe playing fields. The players and supporters leave a lot of litter behind.</p>	<p>This issue has been raised with the Heritage and Leisure Service of the City Council.</p>
<p>EN13. The woods at Brixtonhall Plantation to Basinghall Plantation should be made into a Local Nature Reserve.</p>	<p>These woods are on the Council's list of proposed Local Nature Reserves for the City.</p>
<p>EN14. Protect the wildlife interests at the former Radford Oil Fuel Depot site.</p>	<p>The outline planning consent takes account of the site's nature conservation interests and set aside land to be free from development to protect species of importance.</p>
<p>EN15. The woodlands in the area that have public access need better management; for instance there is a problem with mountain biking in them.</p>	<p>The City owned woodlands are managed by the Council. The management regime attempts to strike a balance between competing interests, for example between those who want to use them for active recreation and those who are principally concerned with nature conservation. This can be a difficult balance to achieve and this comment has been passed to the Heritage and Leisure service of the Council for their information.</p>

What You Said	Our Response
<p>EN16. There is no street cleaning in Dunstone View.</p>	<p>All public streets in the City are subject to a regular cleaning programme.</p>

General

What You Said	Our Response
<p>GE01. The area would be improved by intelligent and tasteful planning.</p>	<p>The Council continuously strives to provide an efficient and professional planning service. The well being and quality of the environment of the City is at the forefront of the Council's planning objectives. It is accepted that there is always room for improvement and this consultation process provides the necessary feedback to the Council to improve the quality of its service.</p>
<p>GE02. Leave the area as it is. No more development in this area, including homes, offices, shops and industrial units.</p>	<p>Planning for future development is not optional. Changes and trends in society mean that there will always be development to meet people's demands for new or improved services and facilities. The planning process attempts to ensure that development demanded by people is provided in the most efficient manner and in locations providing the most benefits and least impacts, or that such impacts can be off-set.</p>
<p>GE03. The City Council should spend more on local projects and less on prestigious ones.</p>	<p>The various Government, European and Lottery regeneration programmes contain many local projects as well as ones that may be seen as "prestigious".</p>

What You Said	Our Response
<p>GE04. Considering the fact that Plymstock residents pay the bulk of the Council Tax, more should be returned to the area in the way of amenities.</p>	<p>Financial information is not broken down by ward, in relation to the collection or expenditure of Council Tax. Therefore it is not possible to comment on this supposition.</p>
<p>GE05. Plymstock has become overdeveloped and over populated for the level of educational and traffic infrastructure that it has.</p>	<p>This issue has been raised with the Council's Education Service and Transport Service. The ability of existing or planned infrastructure to accommodate development will be an important consideration in the Local Plan Review.</p>
<p>GE06. Investment in social and physical infrastructure in Plymstock is neglected by the Council, who favour the inner City.</p>	<p>The Local Plan needs to look at the future of the whole City. However, it is true to say that regeneration efforts are targeted to the most deprived wards in accordance with Government policy. However, Plymstock is due for European Regional Development Fund transitional relief, which could support a number of projects in the area.</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. Utilise all "brown field" sites for development before taking any of the remaining green areas or areas of farmland.</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. This will be carefully considered in the Local Plan Review.</p>
<p>HO02. Ensure any housing development meets needs, and executive housing is not provided if affordable housing is what's needed.</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>HO03. Any development in the Plymstock area should be asked to make a donation towards leisure facilities.</p>	<p>The legitimate use of planning agreements to secure the infrastructure necessary to meet the needs arising from a development or to ameliorate the impact of a development will be pursued. However, planning agreements should not be used to secure benefits for the community, which are not reasonably related to the development in question.</p>
<p>HO04. Provide affordable housing in the area for young local people.</p>	<p>The Housing Needs Survey that has been produced will help to identify shortfalls in housing provision. In addition there are other initiatives such as the Foyer Project, Direct Access and Yes Agency to assist vulnerable young people.</p>

What You Said	Our Response
<p>HO05. The area does not have the infrastructure to support any significant new housing development. Any new development must be accompanied by necessary infrastructure and support facilities.</p>	<p>The ability of the existing or proposed infrastructure to accommodate additional housing development will be considered as part of the Local Plan Review. If sites are allocated for development they will be required to provide an appropriate level of associated infrastructure, dependent on site circumstances.</p>
<p>HO06. Provide for sheltered accommodation in the area.</p>	<p>See response to HO02.</p>
<p>HO07. Do not put houses on the 'Pony Field' at Dunstone Wood.</p>	<p>The suitability of the site for housing development will be considered as part of the Local Plan Review. Reference will be made to the Greenscape Assessment and the Urban Capacity Study. This comment has been noted and will be taken into consideration.</p>
<p>HO08. Do not put housing on the site at the bottom of Colesdown Hill on the east side by the quarry.</p>	<p>See response to HO07.</p>
<p>HO09. Do not develop the former Radford Oil Fuel Depot site for housing.</p>	<p>This site now has outline planning consent, subject to a Section 106 planning agreement for the erection of approximately 120 houses. This site was allocated for residential development in the last Local Plan, following a Local Plan Inquiry, and there is an approved Planning Brief for the site to guide development.</p>

What You Said	Our Response
<p>HO10. There may be some opportunities for very limited housing developments on agricultural land on the fringe of Pymstock, but no new estates.</p>	<p>The principle of development on land in the City's rural fringes will be considered through the Local Plan Review, which will be informed by the Greenscape Assessment and the Urban Capacity Study.</p>

Leisure

What You Said	Our Response
<p>LE01. The 'No horse riding' areas should be enforced.</p>	<p>This issue has been passed to the Council's Heritage and Leisure Service.</p>
<p>LE02. Provide more sports facilities.</p>	<p>The City Council is developing a Playing Pitch Strategy that will assess the provision and demand for playing pitches across the City. The Council is also undertaking a Sports Plan that will assess the provision and need for sports facilities in the City.</p>
<p>LE03. Plymstock needs a swimming pool. Provide a swimming pool for Plymstock at Forester's Field, Dean Cross. This was determined to be the best of 9 sites considered by L&R Consulting, following a study into the feasibility of a pool for Plymstock, which was commissioned by the Plymstock & District Public Swimming Pool Association. Provide a swimming pool as part of the redevelopment of the Blue Circle Quarry site.</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. The Council will also consider the L&R Consulting report, with regard to a pool for Plymstock.</p>

What You Said	Our Response
<p>LE04. Provide more open parkland (like Radford).</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. This information will also be taken into consideration in the Local Plan Review.</p>
<p>LE05. All new development should provide a play park.</p>	<p>The existing Local Plan contains policies on the need to provide play space in association with new development. A Supplementary Planning Guidance Note has also been prepared to expand on the policies of the plan and provide guidance to developers. The Local Plan Review will retain such policies.</p>
<p>LE06. Provide more playing fields.</p>	<p>The City Council is developing a Playing Pitch Strategy that will assess the provision and demand for playing pitches across the City. The results of the strategy will inform the Local Plan Review.</p>

What You Said	Our Response
<p>LE07. There are few facilities for children and teenagers.</p>	<p>The City Council is currently undertaking a detailed survey of play area provision in the city. There is also an annual safety audit undertaken for all play areas. This information will be used to prioritise spending in coming years for Council owned play areas. It will also enable the City Council to negotiate with developers where new play areas are needed or improvements required as part of new development proposals.</p>
<p>LE08. New houses should have decent sized back gardens so that children can play in them. All the leisure parks only help to make the children feel at a total loss when it comes to playing by them selves.</p>	<p>The Local Plan will set out the general principles in respect of housing layouts, including the need for private open space. Government guidance however seeks to achieve higher density development (particularly in central areas) coupled with better design. Distances between properties and garden size will vary according to location and type of development.</p>
<p>LE09. Protect children's play areas from development.</p>	<p>Play areas are unlikely to be subject to threat from development as they are in the main located in public open space within existing residential areas. This being the case most such play areas are under the control of the Council and are most likely to be retained, except in cases where play areas have been closed for safety reasons due to continuous vandalism</p>

What You Said	Our Response
<p>LE10. There are not enough youth clubs and leisure centres for youngsters.</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.</p>
<p>LE11. Provide more challenging play equipment.</p>	<p>The Council consults the public before equipment is installed into play areas to gauge the desires of the likely users over their preferences for equipment. Equipment also needs to be suitable for children of various ages.</p>
<p>LE12. Provide indoor play areas.</p>	<p>Indoor play areas for children is not a facility which the Council tends to provide. Such provision is normally made as part of multi-functional community halls.</p>
<p>LE13. Provide a play area at:-</p> <ul style="list-style-type: none"> • Dunstone open space. • Rowland Close area. • Staddiscombe village needs a play area; the nearest one is at Wembury, which we have to drive to. A play area should incorporate a roller skate/ skateboard area. 	<p>The City Council is currently undertaking a detailed survey of play area provision in the city. There is also an annual safety audit undertaken for all play areas. This information will be used to prioritise spending in coming years for Council owned play areas. It will also enable the City Council to negotiate with developers where new play areas are needed and need to be improved as part of new development proposals. This issue has been passed to the Heritage and Leisure service of the City Council.</p>

What You Said	Our Response
<p>LE14. Provide more parkland and extensive traffic control so that children feel safe to walk to them.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The 'Greenscape Assessment' will identify which wards of the City are deficient in different types of 'greenscape'. The results of this will be fed into the preparation of a 'Greenscape Strategy' which will identify opportunities for the provision of new greenspaces or improvements to existing spaces and the links to them. This information will also be taken into consideration in the Local Plan Review.</p>
<p>LE15. Protect all playing fields.</p>	<p>The current Local Plan has a policy that seeks to protect playing pitches from development unless there is a surplus of such facilities in an area, they are being replaced elsewhere, or the development of a small part of the site helps to enhance or retain the playing pitches.</p>
<p>LE16. The grass cuttings should be swept up after the Council has cut the grass because it looks untidy and sticks to your shoes.</p>	<p>This issue has been passed to the Council's Parks and Amenities Manager for consideration.</p>
<p>LE17. Provide more mountain bike facilities.</p>	<p>This issue has been passed to the Council's Heritage and Leisure Service for consideration.</p>
<p>LE18. Improve Dunstone Park.</p>	<p>See response to LE17.</p>
<p>LE19. The fences and gates on the west side of Dunstone Wood need replacing.</p>	<p>See response to LE17.</p>

What You Said	Our Response
<p>LE20. Provide a few seats in the 'Pony Field' so people can enjoy nature. Leave the field alone. Do not manage it as a normal park but as a wildflower meadow.</p>	<p>The field is in private ownership and either the Council would have to buy the field or the land owner allow it to be used for public recreation and provide associated facilities. This issue will be considered as part of the Local Plan Review.</p>
<p>LE21. Protect the King George IV playing fields from development.</p>	<p>These pitches are under the control of the Council and they meet an important need. They will be retained.</p>
<p>LE22. Provide lighting and dog free areas in Muggers Brook Park.</p>	<p>See response to LE17.</p>
<p>LE23. Billacombe needs a play area, possibly somewhere on Billacombe Green.</p>	<p>The City Council is currently undertaking a detailed survey of play area provision in the city. There is also an annual safety audit undertaken for all play areas. This information will be used to prioritise spending in coming years for Council owned play areas. It will also enable the City Council to negotiate with developers where new play areas are needed and need to be improved as part of new development proposals.</p>
<p>LE24. Provide a leisure centre at Staddiscombe park area.</p>	<p>The Council is undertaking a Sports Plan that will assess the provision and need for sports facilities in the City. The results of which will be considered as part of the Local Plan Review.</p>
<p>LE25. The facilities in the park, south of Wembury Road, are old and limited, and should be upgraded.</p>	<p>See response to LE17.</p>

What You Said	Our Response
<p>LE26. The open space at Goosewell needs facilities such as a casual kick-a-bout area.</p>	<p>See response to LE17.</p>

Minerals

What You Said	Our Response
<p>MI01. Do not allow any further permissions in Moorcroft Quarry, beyond the current consent for the extension.</p>	<p>The original planning consent for the extraction of limestone from the quarry has recently been reviewed and modern planning conditions have been applied. There is also planning consent for the quarry to extend eastwards on land immediately to the north of King George V Playing Fields, between Haye Road and Vinery Lane. Any new planning applications will be determined in accordance with the relevant Local Plan policies on its merits.</p>
<p>MI02. Moorcroft Quarry is a source of noise and dust.</p>	<p>The quarry operates under both planning conditions and an authorisation under the Environmental Protection Act. These set environmental limits within which the quarry must operate. Dust emissions are monitored by the operator and reported to the Council. Any noise nuisance should be reported to the Head of Environmental Services & Consumer Protection on 01752-304147, and they will be investigated.</p>

Shopping

What You Said	Our Response
<p>SH01. Do not build any more supermarkets in the area.</p>	<p>All applications for new retail development, including superstores, must be considered on their merits, and in relation to national and local retail planning policies. Consultants have been commissioned to advise on the need for new retail developments across the City. The result of the study will be considered as part of the Local Plan Review.</p>
<p>SH02. Encourage the provision of small specialist shops in the area.</p>	<p>The Council can not allocate sites for specific types of shop such as specialist shops. This is a function of the market and commercial interests.</p>
<p>SH03. Elburton needs another public house, because the existing two are far too busy. The problem is identifying an acceptable site. A possible site is behind the Blackstone Close area.</p>	<p>The provision of an additional public house in the area would need to be backed by commercial interest and the Council is not aware of any such demand. However, the issue will be considered as part of the Local Plan Review. The area of land specified is designated in the current Local Plan as 'Countryside' which is generally to be protected. A public house should be accessible to potential clientele and not be detrimental to residential amenity. Such uses are generally better located in association with an existing retail centre.</p>
<p>SH04. Protect the Elburton Village shopping centre.</p>	<p>The shopping centre at Elburton is identified as a Local Centre. Policies of the existing Local Plan seek to maintain the viability of local centres and the Local Plan Review will also reflect this objective.</p>

What You Said	Our Response
<p>SH05. Keep shopping facilities at Staddiscombe village viable.</p>	<p>The shops in Staddiscombe village are not designated as a Local Shopping centre. This issue can be examined as part of the Local Plan Review. If it were designated as a local centre the retail function of the centre could be protected.</p>
<p>SH06. Provide a shop in the Reddicliffe estate area.</p>	<p>It is likely that this could only be achieved through the conversion of an existing building. This issue will be considered through the Local Plan Review.</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>TR01. The round-a-bout junction at Billacombe Road/ Hays Road is dangerous and should be signalised.</p>	<p>Indications are that the measures undertaken along Billacombe/ Elburton Road at this junction have improved the safety record of the junction. Whilst there has been a small increase in slight accidents there have been no serious or fatal accidents. The traffic junction is under continuous review but there are no plans to carry out further works. It should be noted that signalised junctions are not always accident free and they also rely on responsible road use.</p>

What You Said	Our Response
<p>TR02. The traffic calming on the A379 appears to have worked.</p>	<p>Noted. Since the introduction of the single carriageway on Billacombe/Elburton Road there has been a 50% reduction in traffic accidents and no serious or fatal accidents.</p>
<p>TR03. There are no pavements on Colesdown Hill and the roads off it. The road is also too narrow.</p>	<p>This request will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p>TR04. Do not provide a Park and Ride site at the bottom of Colesdown Hill.</p>	<p>This site remains the current best available option but South Hams and Devon County Council have been asked to identify possible sites beyond the City boundary.</p>
<p>TR05. People do not want Colesdown Hill opened up to through traffic.</p>	<p>Noted. This will be considered as part of the Local Plan Review.</p>
<p>TR06. Colesdown Hill is not maintained during snow conditions.</p>	<p>Treatment of roads during conditions of snow and ice is prioritised by the importance of the particular road. Principal (A Class) roads and other major distributors take precedence over minor roads in residential areas.</p>
<p>TR07. Restore the A379 to a dual carriageway.</p>	<p>Since the introduction of the single carriageway on Billacombe/Elburton Road there has been there has been a 50% reduction in traffic accidents and no serious or fatal accidents. In response to concerns raised by the community about aspects of this highway scheme the City Council will review it.</p>

What You Said	Our Response
<p>TR08. 'The Narrows' on Stentaway Road is a dangerous stretch of road and pedestrian safety should be improved.</p>	<p>The City Council has a programme of Local Safety Schemes to address accident problems. The priority for these schemes is to treat locations that have a significant record of accidents resulting in injury before sites where there is a reported potential for accidents in the future or sites with damage only accidents. This request will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p>TR09. Provide direct access from Plymstock onto the A38, possibly via a new slipway from Haye Road.</p>	<p>The provision of a new or improved vehicular access from Elburton to the A38 is not practical due to cost and feasibility.</p>
<p>TR10. There is a need for more cycle paths from Plymstock to the City. Existing ones could be vastly improved.</p>	<p>Investment in cycleways is currently focussed on completing full routes along the major radial roads into the City and parallel to the A38. Once complete intermediate routes can be pursued. A link from Laira Bridge to St. Judes will be opening shortly. This will provide an improved link to the City Centre from Plymstock.</p>
<p>TR11. Provide more safe cycling routes.</p>	<p>Investment in cycleways is currently focussed on completing full routes along the major radial roads into the City and parallel to the A38. Once complete intermediate routes can be pursued.</p>

What You Said	Our Response
<p>TR12 The crash barriers on Wembury Road protect the houses but not pedestrians on the footpath.</p>	<p>See response to TR03.</p>
<p>TR13. Provide traffic calming on local roads in Elburton.</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. This request will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria.</p>
<p>TR14. Take actions to reduce vehicle speeds on Sherford Road and enforce the weight limit, which is regularly broken.</p>	<p>Traffic calming measures that have been implemented on Sherford Road are subject to review. The issue of enforcement has been raised with the Council's Transport Service.</p>
<p>TR15. Close Sherford Road to through traffic.</p>	<p>Closure of Sherford Road to through traffic is not a viable proposition as it and Vinery Lane provides local traffic with the most direct route to the A38.</p>
<p>TR16. The one-way system at Wembury Road is often inconvenient. Remove the bollards at the end of the road.</p>	<p>This traffic management measure prevents excessive volumes of traffic from using Wembury Road, being of low standard, as a through route.</p>
<p>TR17. Provide a Park and Ride scheme for Elburton/ Plymstock.</p>	<p>Many sites have been considered. South Hams have also been asked to identify potential sites within their district.</p>

What You Said	Our Response
<p>TR18. There has been a significant increase in fast moving traffic through Springfield Close since Reservoir Road was made one-way. The Close is being used as a "rat-run" to get to Springfield Road to avoid the village and traffic lights.</p>	<p>See response to TR13.</p>
<p>TR19. The road improvements in Sherford Road are unhelpful and dangerous. They should be changed.</p>	<p>The highway measures on Sherford Road are currently under review.</p>
<p>TR20. The volume of traffic in Elburton has increased and needs controlling.</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 economic and environmental benefits to the quality of life in the City.</p>
<p>TR21. Pavements in Elburton are poorly maintained.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.</p>
<p>TR22. There is need for more regular weed control of the pavements and road verges in Elburton.</p>	<p>See response to TR21.</p>
<p>TR23. Provide traffic calming on Springfield Close outside the lane that leads up to Dunstone Wood.</p>	<p>See response to TR13.</p>

What You Said	Our Response
<p>TR24. Do more to discourage the use of Sherford Road as a "rat-run" to the A38, for instance by building a slip road from Plympton, Merafield to the A38.</p>	<p>Through traffic has little option other than to use Sherford Road or Vinery Lane between Elburton and the A38. The provision of a new or improved vehicular access from Elburton to the A38 is not practical due to cost and feasibility.</p>
<p>TR25. Elburton should be access only for traffic.</p>	<p>This is not a practical or viable proposition.</p>
<p>TR26. The possible cycle path proposed by Sustrans along the route of the old railway line could give access to the properties backing on to it and have implications for the security of those premises.</p>	<p>A planning application for a cycle track has been submitted to the City Council and this issue will form part of the consideration of the application.</p>
<p>TR27. Provide traffic calming on Furzehatt Road between Dolphin Court Road and Furzehatt Park.</p>	<p>See response to TR13.</p>
<p>TR28. Hedges on either side of access from Furzehatt Road need to be trimmed more often as the branches scratch car paint work.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action. This issue has been raised with the Council's Transport Service.</p>
<p>TR29. Pavements have been reduced to half their width by overgrown hedges.</p>	<p>See response to TR21.</p>
<p>TR30. There should be better maintenance and cleaning of pavements and roads, including weed killing.</p>	<p>See response to TR21.</p>

What You Said	Our Response
<p>TR31. Cable laying has made a mess of pavements.</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. Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.</p>
<p>TR32. Housing developments have not been planned taking account of the increase in traffic. Existing residents who have enjoyed a certain quality of life are detrimentally effected by the traffic generation created by new houses.</p>	<p>The transport implications of development are an important factor in the planning process.</p>
<p>TR33. New housing estates do not take account of the need to park cars, which results in on-street parking. Limit car parking in new residential developments to 2 per household in assigned areas.</p>	<p>New housing estates do take account of the need to park cars. The car parking standards for new development will be considered as part of the Local Plan Review.</p>
<p>TR34. Ban the sale of petrol and diesel cars and stop selling petrol. Allow only electric and solar powered cars.</p>	<p>These issues are outside the remit and powers of the City Council.</p>

Plymstock Dunstone Community Planning Study, July 2000

What You Said	Our Response
<p>TR35. Preserve all existing public rights of way.</p>	<p>The potential impact of development on public rights of way is a planning consideration. Such rights of way are normally preserved unless an appropriate alternative route can replace the original route.</p>
<p>TR36. Improve the public transport system in the area.</p>	<p>Bus fares and routes are determined by the private bus companies in accordance with commercial requirements.</p>
<p>TR37. The cost of public transport puts off people from using it.</p>	<p>See response to TR36.</p>
<p>TR38. Introduce lower bus fares, as it is not cost effective to use public transport.</p>	<p>See response to TR36.</p>
<p>TR39. The bus service needs to stick to the timetable.</p>	<p>Noted. However, the bus service is a private commercial operation, which is controlled by the relevant company.</p>
<p>TR40. Provide a mass public transport system to Plymstock. Use the old rail bridge and line.</p>	<p>Trams/monorails and Light Rapid Transport could form a future part of the transport network. However it is a long-term option due to the high cost of the infrastructure and extensive planning required. Initial research work is currently being undertaken.</p>
<p>TR41. Provide speed bumps in the Goosewell area to slow down cars.</p>	<p>See response to TR13.</p>

What You Said	Our Response
<p>TR42. Provide bus shelters at the bottom of Goosewell Lane at the two shops, where it joins Goosewell Road.</p>	<p>See response to TR12.</p>
<p>TR43 Prevent motorcyclists using Goosewell Lane, which is a bridal path.</p>	<p>This issue has been raised with the Council's Public Rights of Way Officer. However, this maybe difficult to achieve without adversely effecting disabled access.</p>
<p>TR44. Make Staddiscombe Village access only, to stop people speeding.</p>	<p>Transport Services can investigate reducing the speed limit, but the enforcement of speed limits and ensuring access only is difficult to achieve.</p>
<p>TR45. Cars in the car park adjoining Coleman Drive suffer from vandalism. There is no lighting to the car park so thieves are able to work undisturbed.</p>	<p>The car park at the far end of Coleman Drive is privately owned, therefore it is outside the control of the Council. This issue has been raised with the Police.</p>
<p>TR46. Provide traffic calming on Stanborough Road, between Southern Way and Elburton Road.</p>	<p>The impact of the safety scheme is to be monitored before consideration of potential further proposals.</p>

Waste

What You Said	Our Response
<p>No Waste issues raised relevant to Plymstock Dunstone.</p>	<p>Issues about Chelson Meadow and the Blue Circle site were raised and these have been responded to in the Plymstock Radford Community Planning Study. Waste policies will need to be included in the Local Plan.</p>

Index to Residents Issues Map

Map Code	Location	Response and Comment Reference
1	Former Radford Oil Fuel Depot.	EN14, HO09, PP01, PD01.
2	Reddicliff Estate.	SH06.
3	Rowland Close	LE13, SH06.
4	Open fields and woodland at Staddiscombe.	EN02e,f,g, EN13, EN15, HO10.
5	Staddiscombe Village.	TR44.
6	Staddiscombe Village.	LE13, SH05.
7	Staddiscombe Park Playing Fields.	EN12, LE24.
8	Goosewell Open Space.	LE26.
9	Car park at the end of Coleman Drive.	TR45.
10	Goosewell Lane.	TR43.
11	Goosewell Road.	TR42.
12	Furzhatt Road.	TR27, TR28.
13	Springfield Close.	TR18, TR23.
14	The 'Pony Field'.	EN02a, HO07, LE20, ML07.
15	Dunstone Wood.	EN02b, LE19.
16	Dunstone Open Space.	LE13, LE18.
17	Dunstone View.	EN16.
18.	Stentaway Road.	TR08.
19	A379 – Elburton Road.	TR02, TR07.
20	Stanborough Road.	TR46.
21	Junction of Haye Road/ Elburton Road.	TR01.
22	King George V Playing Fields.	LE21.
23	Sherford Road.	TR14, TR15, TR19, TR24.
24	Agricultural land to the South and East of Elburton.	EN02c, HO10, ML06.
25	Land South of Elburton.	EN02d, HO10, SH03, ML05, ML09, ML10.
26	Elburton Primary School.	ED03.
27	Elburton Village shopping centre.	CO03, EN09, SH03, SH04.
28	Muggabrook Park.	LE22, LE25.
29	Wembury Road.	TR12, TR16.
30	Billacombe.	EN08.
31	Colesdown Hill.	TR03, TR05, TR06.
32	Land to East of Colesdown Hill.	HO08, TR04, ML03.
33	Moorcroft Quarry.	MI01, MI02.

What is Your Vision for Plymstock Dunstone?

A place where:

- The high quality residential environment, which makes the ward a desirable place in which to live, is protected.
- The sense of identity and community spirit of different parts of the ward is nurtured and enhanced.
- The natural environmental assets of the countryside setting, green areas and woodlands, which are highly appreciated by residents, are protected and enhanced.
- There is sufficient physical recreational, social, transport, educational, and commercial infrastructure, to meet the needs of existing residents and potential new residents.
- The retail function and environment of Elburton Village shopping centre is protected.
- The impact of cars travelling through residential areas is limited and safe pedestrian routes exist to the area's schools and parks.
- The creative social and recreational needs of children, teenagers and young adults are met.

3. Sites with Development Interest

Major Planning Permissions

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

Application Details
<p>PP01. Former Radford Oil Fuel Depot Site, Hooe Road, Hooe, Plymouth. Outline permission granted subject to S106 planning agreement, to develop land with approximately 120 houses. See also PD01, EN14 and HO09.</p>

Previously Developed Sites

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

Location	Our Response
<p>PD01. Former Radford Oil Fuel Depot, Hooe Road.</p>	<p>The future of this site will need to be considered as part of the city’s Urban Capacity Study that is being prepared as part of the Local Plan Review. See also PP01, EN14 and HO09.</p>

Major Landowner Sites

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

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

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

Location		Our Response
ML01.		
Site:	Land at Staddiscombe.	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 EN02e, f, g, EN13, EN15, HO10).
Suggested Use:	Residential.	
ML02.		
Site:	Stanborough Nursery, Haye 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.
Suggested Use:	Residential.	
ML03.		
Site:	Land east of Colesdown Hill.	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 HO08, TR04).
Suggested Use:	Residential.	

Plymstock Dunstone Community Planning Study, July 2000

Location		Our Response
ML04.		
Site:	Land north of Nightingale Close, Elburton.	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.
Suggested Use:	Residential.	
ML05.		
Site:	Land at Arcadia, Arcadia Road, Elburton.	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 EN02d, HO10, SH03).
Suggested Use:	Residential.	
ML06.		
Site:	Land south of Brookwood Road, Elburton.	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 EN02c, HO10).
Suggested Use:	Residential.	
ML07.		
Site:	Field south of Dunstone Wood ('Pony field').	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 EN02a, HO07, LE20).
Suggested Use:	Residential.	
ML08.		
Site:	Land south of Staddiscombe 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 EN02e, f, g, EN13, EN15, HO10).
Suggested Use:	Residential.	
ML09.		
Site	Land east of Arcadia Road Elburton.	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 EN02d, HO10, ML05).
Suggested Use:	Residential.	

Plymstock Dunstone Community Planning Study, July 2000

Location	Our Response
ML10. Site: Land at Coombe Farm, Elburton. Suggested Use: Residential, and/or leisure.	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 EN02d , HO10 , SH03).

Index to Sites with Development Interest Map

Map Code	Location	Response and Comment Reference
1	Former Radford Oil Fuel Depot.	EN14, HO09, PP01, PD01.
2	Land at Staddiscombe.	EN02e, f, g, EN13, EN15, HO10, ML01.
3	Land South of Staddiscombe Road.	EN02 f, g, HO10, ML08.
4	Land South of Dunstone Wood (the 'Pony Field').	EN02a, HO07, LE20, ML07.
5	Land at Arcadia.	EN02d, HO10, SH03, ML05, ML09.
6	Land South of Brookwood Road.	EN02c, HO10, ML06.
7	Land East of Colesdown Hill.	HO08, TR04, ML03.
8	Stanborough Nursery, Haye Road.	ML02.
9	Land North of Nightingale Close.	ML04.
10	Land at Coombe Farm, Elburton.	EN02d, HO10, SH03, ML10.
11	Land East of Arcadia Road.	ML09, ML05, EN02d, HO10.

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 Plymstock Dunstone Like?

Key Facts About Plymstock Dunstone

Environmental Characteristics

Natural Environment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Environmental Designations.	37.0	22.4	2

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.	1	36
Hectares of land covered by Conservation Areas.	0	281.0
Listed Buildings.	19	737
Vacant/Derelict Sites and Buildings.	1	157

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Housing Stock.	5,495	105,000	7
New Homes Built (1991 – 1999).	139	4,100	12
New Homes Built (1995 – 1999).	78	1,700	8
% New Homes Built (1995 – 1999) on Previously Developed Land.	20.5	53.8	14

Shopping

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

Transport

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Number of bus stops.	72	1,689	16

CHARACTERISTIC	WARD	CITY
Existing traffic calming schemes.	3	34

Recreation & Leisure

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Public Parks.	2.8	5.5	18=
Children's Play Areas.	6	170	11=

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).	20.7	20.3	9
% Adults (16 – Retirement).	61.5	61.4	12
% Retired.	17.8	18.3	12

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Owner Occupied.	85.7	63.7	2
% Council/ Housing Association.	5.9	23.2	17
% Private Rented.	8.3	12.8	12

Health

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Standard Mortality Ratio.	89.2	108.3	18
- Deaths from Coronary Heart Disease. (rate per 100,000 population)	77.2	119.3	19
- Deaths from Cancer. (rate per 100,000 population)	127.3	173.7	19
- Deaths from Accidents. (rate per 100,000 population)	24.2	20.7	6

Education

CHARACTERISTIC	WARD	CITY
Primary Schools.	3	69
Secondary Schools.	1	16

Crime

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Reported Crimes.	292	26,406	20
Burglaries.	67	3,772	19
Vehicle Crime.	108	8,108	20
Crimes against the Person.	39	3,915	20

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.	394	18,472	20
% Households with No Car.	16.1	34.3	19

Unemployment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Unemployment Rate (%).	2.1	4.6	18
% Long-Term Unemployed (Over 12 Months).	0.4	0.9	17

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 Plymstock Dunstone

Event	Date	Details of Event	Residents Involved
Plymstock Library.*	01/03/99 to 03/03/99	Library Exhibition.	Not recorded.
Plymstock Forum.*	10/03/99	Community Planning Presentation.	50
Plymstock Library.*	15/03/99 & 26/03/99	Staffed Library Exhibition.	10
Coombe Dean Library.	15/03/99 to 30/03/99	Library Exhibition.	Not recorded.
Saltram Rotary Club.	23/03/99	Community Planning Presentation.	40
Elburton Community Planning Workshop.	25/05/99	Community Planning Workshop.	22
Plymstock Forum Community Planning Workshop.*	14/07/99	Community Planning Workshop.	23

Plymstock Dunstone Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
Billacombe Community Planning Workshop.	02/08/99	Community Planning Workshop.	52
Community Youth Event at Chatz Café.	23/10/99 & 24/10/99	Exhibition in Chatz Café as part of wider youth event.	Not recorded.
Blue Circle Community Planning Workshop.*	30/11/99	Community Planning Workshop about the future of the Blue Circle Quarry and Cement Works site.	48
Total Number of Events held in Plymstock Dunstone.			10
Total Number of Residents consulted in Plymstock Dunstone.			245
Number of Questionnaires received from Plymstock Dunstone.			88

Events near Plymstock Dunstone

See table above.

Note

* - Denotes that these events were joint events with Plymstock Radford ward and either raised different issues in both wards or common issues which impacted upon both wards.

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

Plymstock Dunstone Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
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.
Disability Information Advisory Centre Forum.	08/07/99	Community Planning Presentation.	15
Derriford Hospital.	23/08/99 to 31/08/99	Exhibition on Community Planning Studies.	Not recorded.
City Centre Exhibition.	14/9/99	Part of Guildhall Planning Brief Exhibition.	40
Waterfront Walkway Opening.	03/10/99	Exhibition as part of larger event.	50
Senior Citizen's Forum.	11/10/99	Community Planning Presentation.	180
Senior Citizen's Forum.	18/10/99	Community Planning Workshop on senior citizens' issues.	2
EcoExpo.	25/10/99 to 26/10/99	Exhibition as part of larger event.	Not recorded.

Plymstock Dunstone Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
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 Plymstock Dunstone 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.
- “Plymstock Swimming Pool – Feasibility Study”, Presented to Plymstock & District Public Swimming Pool Association by L&R Consulting, November 1996.
- Evening Herald Articles (13/06/98, 11/07/98, 23/01/99, 21/08/99, 20/11/99, 23/03/00, 03/05/00).
- Plympton, Plymstock & Ivybridge News Articles (28/05/99, 30/07/99).

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.



Plymstock Dunstone Community Planning Study

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

July 2000