

PLYMSTOCK RADFORD

COMMUNITY PLANNING STUDY

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



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

PLYMSTOCK RADFORD COMMUNITY PLANNING STUDY

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Foreword by the Leader of Plymouth City Council

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

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

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

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

A handwritten signature in black ink, appearing to read "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 the following people without whom the Community Planning Study for Plymstock Radford would not have been possible.

- The Plymstock Forum
- The Radford & Hooe Lake Preservation Association
- The Hooe & Turnchapel Scout Group
- The Billacombe Residents Association
- The Oreston Carnival Committee
- Blue Circle Industries plc

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How to Use the Plymstock Radford 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 **111** 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 **87** and the Sites with Development Interest Map on page **97**. On both maps there are numbers which mark particular sites. These numbers relate to information contained in the tables next to the maps. From the tables you can find where in the document to look for details of what was said about that site.

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

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

How do I find out about places outside Plymstock Radford ward?

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

The Best Things about Plymstock Radford

What You Said	Number of Responses
Access to local facilities shops, buses, schools, library and amenities - including The Broadway, local shops and Safeway.	15
Oreston has a village atmosphere with a good community spirit.	12
Jennycliff, its open spaces, views of the sea and coastline and fresh sea air.	11
Green landscapes, features, land and open areas.	10
Close to the waterfront from which there are good views of other parts of the City and of the sea. Access to the waterfront and slipways.	9
Good residential areas, well kept gardens, nice surroundings.	9
Good walks, footpaths, areas to walk.	8
Good location, close to sea, walks, views, natural areas and yet close to Plymouth and associated urban facilities.	8
Oreston has a generally quiet atmosphere.	6
Radford Park.	6
The Broadway Shopping Centre.	6
The Old Wharf Waterside Village has a peaceful and unspoilt atmosphere.	5
Mt Batten and it's facilities and access to it.	5
Good bus service to Plymouth.	5
Good local schools.	4
Wildlife and nature reserves.	4

Plymstock Radford Community Planning Study, July 2000

What You Said	Number of Responses
Close to and views of rural surroundings.	4
The waterfront and its mix of leisure, commercial and military activities.	3
Views generally.	3
Views over Hooe Lake.	2
Woods.	2
Relatively low crime.	2
Turnchapel has a village atmosphere and much heritage.	2
Billacombe Green and views to/from it.	2
High quality and attractive new street furniture along parts of the waterfront.	1
Oreston is a happy mix of old and new.	1
The old Wharf is built on brown field land.	1
Water taxi to the Barbican.	1
Access to Saltram House.	1
The woods, e.g. Buddle Wood, are good for playing in.	1

The Worst Things about Plymstock Radford

What You Said	Number of Responses
Traffic generally - busy, road infrastructure is inadequate to meet demands placed on it, traffic has increased unacceptably as a result of new development.	12
Poor roads and pavements, that are not adequately maintained.	6
Dog fouling.	6
Noise pollution from building works, land reclamation at the Cocklebank, street works and noise general.	5
There is not enough for young people/teenagers to do, or places to go.	5

Plymstock Radford Community Planning Study, July 2000

What You Said	Number of Responses
No swimming pool or local recreational facilities.	5
Vandalism.	5
Amount of traffic in Oreston, including lorries.	4
Local bus service - time keeping, access to it and cost.	3
General untidiness.	3
Lack of policing.	2
Poor landscape maintenance of road and pavement verges.	2
Potential housing development at former Radford Oil Fuel Depot.	2
Too many lorries.	1
Too much industrial development.	1
Poor children's play areas.	1
Litter in open grassy areas.	1
Uncontrolled house boats.	1
Hexton Quay.	1
Leylandi trees are too high	1
Housing development on the hillside from Amacre Drive.	1
Lack of doctors/ dentist/ chemist in Hooe.	1
Increase in development.	1
Street works by cable companies.	1
Poor access to the A38.	1
Car parking on pavements.	1
Traffic congestion on transport corridor into Plymouth.	1
Over development of Mt Batten.	1
Poor planning decisions.	1
Radford sewerage treatment works.	1
Dirty beaches.	1
Erosion of green areas by housing development.	1

What did People say about?

Community

What You Said	Our Response
<p>CO01. Social services are difficult to access.</p>	<p>The City Council provides a wide range of social services. Information about services and access to them can be found by contacting the Social Services switchboard 01752-307329. This telephone number can also be used out of normal office hours and a recorded message will provide further telephone numbers for outside office hours services and help.</p>

What You Said	Our Response
<p>CO02. The lack of police presence is unacceptable. For example more community policing is needed at Oreston Quay.</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 in Plymstock. S/he can be contacted on 01752 492981 if you would like to discuss a matter relating to the ward. 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 about the next meeting please telephone: 01392 438781.</p>
<p>CO03. Oreston needs a meeting place for young people.</p>	<p>The Local Plan will include policies to support the provision of new community centres/facilities where a need is identified. Further work is required to identify the current level and standard of community facilities provided throughout the city and the need for new facilities (including site specific proposals).</p>

What You Said	Our Response
<p>CO04. Landscaped beds at the Broadway should be maintained by local offenders as part of their community service punishment.</p>	<p>In principle this is the type of work that the Community Service Unit are happy to take on. However, they can only take on work on land or premises that are owned by a charity or some other form of public or no profit-making organisation. They can only carry out work on public land or premises where there would be no impact on public sector employment/jobs and with the agreement of the unions. The Community Service Unit would be happy to consider any ideas for community service work, and they can be contacted on 01752 672212. This particular idea has been forwarded to the Unit for their consideration as a potential project, although the area is already maintained by the Council.</p>
<p>CO05. There are no baby changing facilities provided at the Broadway.</p>	<p>This issue will be considered as part of the Local Plan Review.</p>
<p>CO06. The Community Centre at the end of the Broadway car park does not have a disabled toilet.</p>	<p>This issue has been discussed with the person who raised the comment. The person has been advised that the Council can not enforce the provision of such facilities. However, the Council is willing to advise the owners of the Community Centre should they wish to investigate the provision of such a facility.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>CO07. Provide youth clubs and more community-backed groups.</p>	<p>The Local Plan will include policies to support the provision of new community centres/facilities where a need is identified.</p> <p>Further work is required to identify the current level and standard of community facilities provided throughout the city and the need for new facilities (including site specific proposals).</p> <p>The Council can not create community groups, but assistance will be given to establish groups where people in the community express a desire and willingness to organise and develop a new group. Contact 'Community Development' 01752 304040 or 01752 304488.</p>
<p>CO08. Hooe/Turnchapel needs a purpose built community centre incorporating a health centre and youth club. A possible location would be the derelict Barn at Hooe.</p>	<p>See response to CO03.</p>
<p>CO09. There should be more community facilities for teenagers in the evening/ after school providing recreation and advice.</p>	<p>See response to CO03.</p>
<p>CO10. Extended use of school facilities for recreational/ leisure use out of hours is to be applauded.</p>	<p>Noted.</p>
<p>CO11. Provide a public toilet near to Plymstock library.</p>	<p>There is a public toilet close to the Fire Station at Dean Hill.</p>

What You Said	Our Response
<p>CO12. Plymstock needs a police station and a continued visible police presence.</p>	<p>A Police Station will be retained in Plymstock. Temporary facilities will be provided at the Fire Station site.</p>
<p>CO13. The wishes of people buried in Dissenters Cemetery in Plymstock should be respected. Bodies should not be exhumed for re-burial in a secular cemetery. Development of the site for monetary gain is unacceptable.</p>	<p>The status of the site will be considered through the Local Plan Review.</p>
<p>CO14. The area suffers from an imbalance of population: there are too many elderly people.</p>	<p>The 1991 Census results show that 24.3% of this ward's population is over retirement age, compared to the City average of 18.3%. It is recognised that this has implications for the provision of associated support services such as health care.</p>

Education

What You Said	Our Response
<p>ED01. There are too few school places available in the Hooe/Turnchapel/Redicliff area, to accommodate new development.</p>	<p>The issue of availability of school places for children of primary and secondary school age will be considered in relation to the potential for housing development, as part of the Local Plan Review.</p>

What You Said	Our Response
<p>ED02. Protect school grounds from development.</p>	<p>The current Local Plan has a policy (ARL11) that seeks to protect playing pitches from development unless there is a surplus of such facilities in an area, they are being replaced elsewhere, or the development of a small part of the site helps to enhance or retain the playing pitches. It is also Government policy to protect school playing fields, unless the development of a playing field can lead to a material improvement to school facilities.</p>

Employment

What You Said	Our Response
<p>EM01. Cut down on existing places, or find new places, for industrial buildings.</p>	<p>The City Council has to consider the economic future of the city. The provision and retention of land for industry is vitally important to the wealth and vitality of the City. Bad neighbour land uses are a recognised issue, particularly in the inner areas of the city. Redevelopment of bad neighbour sites for appropriate alternative uses is encouraged, wherever possible. Any specific problems with noise and smells should be referred to the Head of Environmental Services.</p> <p>The City Council is required to identify sites for new employment development in the Local Plan Review.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>EM02. The recent re-use of old quarries for industry is encouraging.</p>	<p>Noted. The emphasis of the Local Plan Review will be on providing new development opportunities on previously developed land.</p>
<p>EM03. Use the Blue Circle land for employment.</p>	<p>This issue will be considered as part of the Local Plan Review.</p>
<p>EM04. Encourage provision of light industry and offices in the area rather than a few business parks/estates in the whole City. This will reduce commuting.</p>	<p>It is recognised that an improved mix of employment and residential development can have an impact on travel patterns. Government planning advice is trying to encourage mixed uses and it is one that the Local Plan Review will be considering.</p>
<p>EM05. Prevent further industrial development on Mount Batten.</p>	<p>There are unlikely to be further new employment land uses at Mount Batten, as all the development sites either have planning consent or have been developed, with the exception of the old gymnasium site.</p>
<p>EM06. People do not want an office development in Turnchapel.</p>	<p>There is a drive towards creating a greater mix of employment and residential use, but only where the environment for residential occupiers will not be significantly harmed. This issue will be considered as part of the Local Plan Review.</p>
<p>EM07. Use Pomphlett Creek for marine related uses and develop it more intensively for boats.</p>	<p>Opportunities for marine related development are obviously limited to those areas adjacent to the coast. The Local Plan Review will need to make an assessment of the need to make additional provision for marine related uses.</p>

What You Said	Our Response
<p>EM08. Encourage industrial developments on the north side of Breakwater Road.</p>	<p>This land has been identified as previously developed land that is now vacant. The Local Plan Review will concentrate on allocating such sites for the most appropriate new land use. This suggestion will be taken into account.</p>
<p>EM09. There are not enough employment opportunities in Plymstock. More local employment would reduce commuter traffic.</p>	<p>New local employment provision could reduce commuter travel patterns. This issue will be considered in the Local Plan Review.</p>

Environment

Oreston

What You Said	Our Response
<p>EN01. The Kings Arms in Oreston should act as a responsible neighbour to adjacent houses and not cause a noise nuisance. They are not permitted to play amplified music in their license.</p>	<p>The issue has been passed to the Head of Environmental Services and Consumer Protection for their information. Comments arising from the Community Planning Study process were confidential and are not, generally, attributable to an address. Nuisance issues can only be investigated if a resident at an address lodges a specific complaint. The Head of Environmental Services & Consumer Protection can be contacted on 01752 304147.</p>

What You Said	Our Response
<p>EN02. Oreston generally needs tidying up. The streetscape in the village is in need of regular maintenance and enhancement, particularly pavements and roads. Overhanging vegetation needs cutting. There should also be more weed killing. Improve the street signs, sign posts, street lighting, commemorative plaques, and hanging baskets. Provide palm trees instead of goal posts on the Green.</p>	<p>The streets in this area are cleaned fortnightly.</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>The city's streets are sprayed with weed killer each year as part of an annual programme. Problem areas are sprayed a second time as appropriate. This comment will be forwarded to the Council's Cleansing Officer for his consideration.</p> <p>Highway and footway conditions are regularly inspected and areas in need of repair are identified for action.</p> <p>It is the responsibility of the private landowner to ensure any vegetation on their land does not overhang and obstruct the highway. Where there is a nuisance or obstruction to the highway the Council has the powers to cut the vegetation back itself and to charge the landowner for the works. For further information contact the Highways Division on 01752 304910.</p> <p>Due to the expense involved and the limited public funding available wider ranging environmental improvement schemes only occur in Conservation Areas or other areas which have attracted grant schemes, such as the Barbican and the Stonehouse areas.</p>

What You Said	Our Response
<p>EN03. Protect Oreston School playing field from development.</p>	<p>The school playing field will be retained, as they are needed for use by the school. The remainder of the recreation area is owned by the City Council who will protect and maintain it.</p>
<p>EN04. The public slipway at Turnquay should be cleaned up.</p>	<p>The surface erosion of this slip has been noted in the Audit of Public Access to the Tamar Estuaries, 1998. This comment has been passed to the City's Coastal Officer. A key action following the initial audit of access points is to investigate and assess their usage and maintenance.</p>
<p>EN05. Oreston Quay needs improvement.</p>	<p>Some improvement works have been carried out as part of the 'Waterfront Walkway' project, consisting of new lighting, seating and public art. This comment, along with EN06, has been passed to Direct Services Department for consideration in relation to highways and open space maintenance.</p>
<p>EN06. Examine the widening cracks along Oreston front to ensure that they are not becoming a safety hazard.</p>	<p>This has been reported to the Bridges and Foreshore section of Direct Services Department and will be investigated.</p>
<p>EN07. Clean up the British Gas site off Breakwater Road or put it to a more beneficial use. Consideration should be given to an imaginative use, akin to an American idea of gift shops, restaurants, housing, and a board walk.</p>	<p>The site is classified as 'previously developed' and its future will be considered as part of the Local Plan Review, with the intention of securing the most beneficial use for the site.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>EN08. Find a use for old scrap yard in Oreston village.</p>	<p>The site is classified as 'previously developed' and its future will be considered as part of the Local Plan Review, with the intention of securing the most beneficial use for the site. It has been suggested, through this study, that this site could be used for a car park to help relieve the parking problems in the area.</p>
<p>EN09. There should be no more housing or commercial development for Oreston Village.</p>	<p>Noted. This will be taken into consideration as part of the Local Plan Review.</p>
<p>EN10. Protect quarries at Oreston Old Wharf from development.</p>	<p>Conditions attached to the grant of planning consent for the boat yard use, which includes these quarries, has removed permitted development rights for the site. The planning agreement for the site requires a nature conservation management plan for the quarry face and plateaux to be drawn up then agreed by the Council and implemented.</p>

What You Said	Our Response
<p>EN11. The helicopter landing and take off at Boston's Boat Yard is very noisy.</p>	<p>This issue has been investigated in relation to the need for planning consent. Planning permission is not required for the use for the current operation of a helicopter from the site.</p> <p>The flight of the helicopter is permissible within limits, in relation to controls the Civil Aviation Authority operate.</p> <p>The issue has been passed to the Head of Environmental Services and Consumer Protection for their information. Comments arising from the Community Planning Study process were confidential and are not, generally, attributable to an address. Nuisance issues can only be investigated if a resident at an address lodges a specific complaint. The Head of Environmental Services & Consumer Protection can be contacted on 01752 304147.</p>
<p>EN12. Protect Radford Quarry as a nature reserve.</p>	<p>The current Local Plan identifies the quarry as a nature conservation area. The Hooe Lake Planning Study identifies the site as a potential community nature park.</p> <p>This comment will be taken into consideration in the Local Plan Review.</p>
<p>EN13. Any development proposal in the Cattedown area needs to be assessed for their noise generation levels, as the noise impacts on dwellings in Oreston.</p>	<p>The potential polluting emissions from any new development (whether it is noise, litter, smell or light etc.) is considered as part of the process of determining planning applications.</p>

Mount Batten

What You Said	Our Response
<p>EN14. The trees on Clovelly Bay cliff should not be felled by the Westbury Home proposal.</p>	<p>A few young and small standard trees were removed to allow the houses to be built. However, the vast majority of trees were retained, many of which are in the vicinity of the footpath which is now protected with preservation orders.</p>
<p>EN15. Restore the listed Gun Tower at Mount Batten and allow public access.</p>	<p>A Heritage Strategy is being prepared for the City. It is expected that the Gun Tower will be a high priority in the strategy. The strategy will be used as a basis for making bids for funding. It is believed that the structure and fabric of the Tower is not actually in a bad or dangerous state. Public access into the tower would be a desirable objective but access does raise issues such as health and safety, access for the disabled, and impact on the historic fabric. An interpretation board for the tower is being erected in the spring/summer of 2000.</p>
<p>EN16. Demolish or rebuild the building at the end of Mount Batten breakwater.</p>	<p>Planning permission has been granted to convert the premises into an A3 (food and drink) use, which is expected to be implemented before the end of 2000.</p>
<p>EN17. Development at Mount Batten should be completed as fast as possible to prevent the area being a building site for the foreseeable future.</p>	<p>Development at Mount Batten is virtually complete. There is only one small site remaining to be developed at the old gymnasium, next to the pub.</p>
<p>EN18. Protect the remaining open space at Mount Batten for public use.</p>	<p>All existing open space is to be protected as public open space, with the exception of the gymnasium site as described above.</p>

Pomphlett Lake Area

What You Said	Our Response
<p>EN19. Demolish the wall bounding the boat yard near Laira Bridge.</p>	<p>The owner of the wall has kindly consented to the wall becoming a feature in the 'Waterfront Walkway'. The wall has been repaired and will be painted. Following this it is to be used as a public art feature known as the 'poetry wall', with extracts of poems from local residents and artists. The writing will be in the form of metal letters affixed directly onto the wall.</p> <p>The wall also provides important security for the boat yard. Therefore the wall will not be demolished.</p>
<p>EN20. Pomphlett creek needs environmental improvement.</p>	<p>The end of the creek has been subject to environmental improvement schemes, paid for by the Safeway development. In addition the 'poetry wall' will be implemented during 2000.</p> <p>Other environmental improvements could be implemented through if funding could be secured. This issue will be considered in the Local Plan Review.</p>

Jennycliff and Area

What You Said	Our Response
<p>EN21. Protect the area behind Lalebrick Road from development, as it would encroach on the coastal area.</p>	<p>Land in this area has been suggested for development. 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>EN22 Protect the skyline around Jennycliffe from development, including the fields behind Lalebrick Road, which should be retained as agricultural land or used for recreation.</p>	<p>See response to EN21.</p>
<p>EN23. Protect the area at Jennycliff (Staddon Heights to Staddiscombe) from development. It is the last green link in the area.</p>	<p>A large part of the area at Jennycliff benefits from statutory designation as an Area of Outstanding Natural Beauty, which gives a very strong degree of protection to the area. The local status of all this land will be reviewed in the Local Plan, taking account of the Greenscape Assessment and Urban Capacity Study.</p>

What You Said	Our Response
<p>EN24. The amount of skyline development needs to be reduced in newer areas and the natural woodlands retained where possible.</p>	<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. Part of the Greenscape Assessment includes an assessment of important natural topographical features such as open skylines.</p>
<p>EN25. There is concern about the trees at Radford Oil Fuel Depot, if the site is developed.</p>	<p>Trees on the development part of the site have been felled to make way for housing at the former Radford Oil Fuel depot. However, a large portion of the southern part of the site will be protected, including the retention of the trees in the valley bottom.</p>
<p>EN26. Shooting in the woods (Jennyscombe woods to Basinghall plantation) should be stopped.</p>	<p>The Council does not have powers to prevent shooting on private land unless it is causing a nuisance. Shooting is not permitted on Council owned land. Any such instances should be reported immediately to the Leisure Service (Parks and Amenities) on 01752 307031/ 307032.</p>

Hooe

What You Said	Our Response
<p>EN27. Replace the concrete and pipe perimeter fence with a safer and more attractive barrier (Westway).</p>	<p>This issue is under investigation.</p>
<p>EN28. Advertising control is not properly enforced, as there is encroachment of advertising boards on land not belonging to McMullins Garage, and this creates an eyesore.</p>	<p>The City has not received any complaints with regard to advert control at the garage premises. However, this issue has been passed to the Planning Service Enforcement Team for investigation.</p>
<p>EN29. Radford Woods should be a local nature reserve, like Billacombe Green.</p>	<p>There are no plans to extend the programme of Local Nature Reserve designations in the City. The woods (Warren plantation/ Ashery woods/ the Rookery are owned and managed by the City. They are also currently designated as a site of Local Importance for Nature Conservation, which would protect them from harmful development.</p>
<p>EN30. Protect Radford woods and Hooe Lake from development for their wildlife value.</p>	<p>The City Council owns Warren plantation/Ashery Woods/The Rookery and as such they will not be subject to speculative development proposals. The woods are identified in the current Local Plan as a nature conservation area. Hooe Lake is not currently identified as a nature conservation area. These comments will be considered in relation to the Local Plan Review.</p>
<p>EN31. The area above Hexton Quarry, Westfield Avenue, should not be developed because it is one of the few remaining areas of open space.</p>	<p>This area is designated in the current Local Plan as a protected area. This comment will be taken into consideration in the Local Plan Review.</p>

General

What You Said	Our Response
<p>EN32. Try to persuade residents to improve their ways, to improve the environmental quality of their area.</p>	<p>Education and publicity is undertaken nationally by the Tidy Britain Group. There is also a voluntary Tidy Plymouth Group in the city. The Council's Tidy Plymouth Development Officer works with both groups and the community as a whole. The City Council is firmly committed to the Local Agenda 21 process, which aims to improve the quality of life of everyone in Plymouth, in partnership with local communities. To this end the Council publishes an Environmental Policy and Action Plan. Copies can be obtained by contacting the Local Agenda 21 Team on 01752 304220.</p>
<p>EN33. There should be closer liaison between the Council's ground workers/landscape contractors and City's Nature Conservation Officer, particularly regarding the timing for particular types of work, to benefit nature conservation.</p>	<p>The City Council's as client to contractors has regular meetings with the City's Nature Conservation Officer through the Natural Resources Network of the Local Agenda 21 programme. Past and future actions in relation to this issue are set out in the Council's Environmental Policy and Action Plan.</p>
<p>EN34. Any new development should be sensitive, maintaining the best of the old.</p>	<p>The current Local Plan sets out the Council's policies for the quality of new development and these are taken into consideration when planning applications are determined. This comment will be considered in the Local Plan Review.</p>

What You Said	Our Response
<p>EN35. Protect historic areas, such as Hooe and Turnchapel, from new development.</p>	<p>The City Council has designated 14 Conservation Areas. This includes 4 new areas designated in 1999. In Conservation Areas the Council is required to pay particular regard to the preservation or enhancement of the Conservation Area.</p> <p>Turnchapel is one such Conservation Area, but Hooe is not. Whilst there are historic aspects of Hooe which are important, the area does not have such a significant historic character to merit its designation as a Conservation Area.</p>
<p>EN36. Remove overhead electricity supply cables in parts of Plymstock and route them underground.</p>	<p>This comment has been passed to the relevant electricity supply company to establish if there is a programme for the under-grounding of supply lines in the future.</p>
<p>EN37. There is not enough dog bins. There are none in the City Centre/ Broadway. It seems unfair to threaten fines of up to £2,000 and yet not to provide facilities. More dog bins are needed at Jennycliffe and Radford Park.</p>	<p>The Council is increasing the number of parks with dog free areas and installing more dog bins as finance allows. The question of installing dog bins in streets as well as parks will be considered. A significant issue that will need to be addressed is the possible conflicts related to locating the bins near people's homes and close to businesses.</p>
<p>EN38. Maintain and reinforce local distinctiveness of different villages making up the area.</p>	<p>This comment will be considered as part of the Local Plan Review.</p>

What You Said	Our Response
<p>EN39. Clamp down on petty vandalism.</p>	<p>Noted. It is a matter that could relate to several issues such as leisure provision, education and policing. Each area of Plymouth has a dedicated team of Police officers with problem solving skills, who, often in partnership with the Council and other groups and agencies, try to overcome concerns that the public raise. The officer in charge of the team covering Plymstock Radford ward is PS Rogers. S/he has been forwarded a list of the comments raised in Plymstock. S/he can be contacted on 01752 492981 if you would like to discuss a matter relating to the ward.</p>
<p>EN40. Protect the green areas, parks, fields and woods from development. Green sites close to existing housing should be protected for future generations.</p>	<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>

Health

What You Said	Our Response
<p>HE01. Areas of Plymstock are in great need of doctor's surgeries and chemists.</p>	<p>This comment has been raised with the Couth and West Devon Regional Health Authority.</p>
<p>HE02. Hooe Barn would be an ideal location for a doctors surgery</p>	<p>This issue will be considered as part of the Local Plan Review and in consultation with the South and West Devon Regional Health Authority.</p>

Housing

What You Said	Our Response
<p>HO01. Provide housing on the old quarry site at Radford.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>HO02. Provide homes on the old allotment site adjacent to Radford Quarry.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO03. Radford Quarry should be used as a conservation area with maybe a very limited amount of housing.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO04. The former police station site at the Broadway should be used for homes and the existing building renovated.</p>	<p>Planning consent has been granted for the erection of a food store. It is expected that this consent will be implemented. However, if it is not, the Council will consider the site in the context of the Local Plan Review.</p>
<p>HO05. Provide homes at Hooe Lake Quarry.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO06. Critically examine the potential for a very limited amount of housing development on the small triangular fields rear of Lalebrick Road.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO07. Provide for limited housing development at Staddiscombe with adequate access roads, but not on the skyline.</p>	<p>This site will be considered for housing as part of the Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO08. Do not provide housing on the Radford Oil Fuel Depot site.</p>	<p>Outline planning consent has now been granted for housing development on this site.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>HO09. Do not provide any further housing development at Mount Batten, which is already over-developed.</p>	<p>There is only one more small development site remaining at Mount Batten, being the old gymnasium site adjacent to the pub. There is unlikely to be any further housing development at Mount Batten.</p>
<p>HO10. The developments at Mount Batten and Hooe Lake seem to have saturated the area, with noticeable effects on increases in traffic and delays in getting appointments at the doctors. Therefore the effect of potential housing sites on the infrastructure of the area must first be examined before being allowed or put in the next plan.</p>	<p>The ability of existing or planned infrastructure to accommodate any new development will be a prime issue in the consideration of potential development sites in the Local Plan Review.</p>
<p>HO11. There should be no more piecemeal development on odd plots, which are out of character with the area.</p>	<p>Making the best use of under used or vacant urban land has to be balanced with other land-use requirements and the need to avoid town cramming. This issue will be considered as part of Local Plan Review.</p>
<p>HO12. New housing development needs to be regulated more. Recent developments in the Plymstock area are out of context with their surroundings and are 'toy towns'.</p>	<p>There is a much more recent support at the national level for the positive role that the Local Planning Authority can play in the design of development schemes. This support will be reflected in the Local Plan Review. However, design is an aesthetic issue and people's taste will effect opinion.</p>

What You Said	Our Response
<p>HO13. More emphasis should be put on the provision of new affordable housing in the area, particularly for young people, rather than higher priced executive housing which attracts retired in-comers (like me).</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>HO14. Re-develop old industrial areas no longer used for their original purpose.</p>	<p>The City Council has to consider the economic future of the city in addition to its housing needs. The Local Plan will examine this issue, and will consider modifying existing employment policies in respect of conversions to housing.</p>

Leisure

What You Said	Our Response
<p>LE01. Any potential leisure provision at Chelson Meadow needs to be broader based than golf, which is too exclusive. Consideration should be given for a race course or speedway/ dog track.</p>	<p>The current Local Plan proposes that a golf course on the northern sector of Chelson Meadow should be pay-as-you-play. This would then be accessible to anyone in the community. At the time there was an identified short fall of such facilities in easy access to Plymouth. This issue will be considered as part of the Local Plan Review.</p>

What You Said	Our Response
<p>LE02. Make the Dissenters Cemetery on Howard Road, a quiet garden, and do not exhume bodies.</p>	<p>This will be considered through the Local Plan Review. See also response to CO13.</p>
<p>LE03. Dam the River at Laira bridge to create a permanent water level and develop the Plym estuary for water sports.</p>	<p>This is not acceptable to the City Council. The upper Plym Estuary is important for wildlife, much of which depends upon the tidal nature of the estuary. The upper Plym is likely to be designated as a Local Nature Reserve.</p> <p>There are also potential implications on flooding, which would need to be considered.</p>
<p>LE04. There are no children's play spaces in Billacombe. Provide a playground in Fairway Furniture's car park, on Billacombe Rd, which is too large.</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. However, despite under use of the car park in normal conditions, the landowner is highly unlikely to be willing to sell part of the site or allow alternative use of it, for commercial reasons.</p>

What You Said	Our Response
<p>LE05. The play area at the end of Spencer Road is only designed for very young children, and older children (aged 8 - 10ish) have to travel to Dean Cross Park. This can be dangerous because of the roads.</p>	<p>The equipment that was provided at this site was the subject of public consultation.</p>
<p>LE06. Provide a camping area at/close to Jennycliff to accommodate walkers of the coastal path.</p>	<p>The provision of a campsite at Jennycliff is likely to be unacceptable given the landscape sensitivities of the area. The need for a camp site in this area is also unlikely to be significant as the Youth Hostel Association are proposing to open a new hostel in Plymouth (possibly near Sutton Harbour) which would meet the needs of most South West Coast Path walkers.</p>
<p>LE07. There could be a case for a dog free field at Jennycliff.</p>	<p>This issue has been raised with the Heritage and Leisure Service of the City Council.</p>
<p>LE08. Jenncliffe Café is too visually prominent and should be located further back.</p>	<p>Whilst the Café is in a prominent location, it is actually well located in a dip in the hillside and is not easily visible from the Hoe. It has also served an important function in this very popular area for many years and is valued by the community. Its location is a significant part of its attraction as a facility.</p>

What You Said	Our Response
<p>LE09. The Old boathouse and adjacent buildings in Radford could make a lovely picnic spot if the area was improved.</p>	<p>This issue has been raised with the Heritage and Leisure Service of the City Council. It will be considered as part of the Local Plan Review.</p>
<p>LE10. Build a public slipway at Hooe.</p>	<p>There is slipway available for public use on the east side of Hooe Green, although it is in the ownership of Courage Brewery and, at times, it is blocked by parked cars. This issue will be considered as part of the Local Plan Review, in consultation with Heritage and Leisure Services and the City's Coastal Officer.</p>
<p>LE11. Protect allotments at Hooe from development.</p>	<p>The existing Local Plan allotment policy only permits other uses in areas where there is no deficiency of public open space or children's play areas. Allotments fall into two categories, statutory and non-statutory. Statutory allotments are subject to additional statutory procedures, under the Allotment Acts 1922 to 1950 before they could be put to alternative uses. The City Council has also prepared an Allotments Strategy to guide the future use of allotments in the city.</p>

What You Said	Our Response
<p>LE12. The play area at Hooe Green should be enclosed with a fence to prevent children running into the busy road.</p>	<p>The City Council undertakes an annual programme of improvements to existing play areas. The limited budget available for this means that only a few of the Council's large stock of play areas can be improved in any year. It is the intention to eventually provide fencing around all play areas. This issue has been passed to the Heritage and Leisure Service of the City Council.</p>
<p>LE13. The play area at Belle Vue is under used because it is awkward to get at and could be dangerous.</p>	<p>All play areas are inspected on a regular basis and repairs carried out within a set time period or else they are closed if they represent a public danger.</p>
<p>LE14. Enhance the Hooe Green area, with more regular attention from the parks department.</p>	<p>All open spaces are subject to a regular programme of maintenance. There have been some enhancements to the green with improved play equipment, seating and lighting.</p>
<p>LE15. A play area should be provided at The Old Wharf development.</p>	<p>A planning condition attached to the permission for the development and an associated Planning Obligation requires the provision of a play area on site.</p>
<p>LE16. Do not provide a play area at The Old Wharf development.</p>	<p>Any variation to the response set out in LE15, above, would require further consideration by the Council on the basis of a formal submission to vary the terms of planning conditions and legal agreement by the developer.</p>
<p>LE17. The shelter on the quay at Oreston Green was removed. It should be reinstated.</p>	<p>This issue has been raised with the Heritage and Leisure Service of the City Council.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>LE18. There are very few areas of open space in the Oreston area of Plymstock.</p>	<p>See response to EN40.</p>
<p>LE19. Stop young people from riding motorbikes in the park at Oreston.</p>	<p>This issue has been raised with the Council's Heritage and Leisure Service and with the Police.</p>
<p>LE20. Improve the children's play area at Oreston open space, behind the school.</p>	<p>Discussions have taken place with the developers of The Old Wharf with regard to using some of the money allocated for on-site play area provision to improve play facilities at Oreston open space. If this were appropriate the developers would have to make a formal submission to do so as set out in LE16, above.</p>
<p>LE21. The play area on Oreston Green should be formalised with equipment.</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>LE22. The play area at Oreston should be relocated from the rear of the secluded railway line to the front.</p>	<p>The play area is located in the middle of playing fields. As such it is remote from any vehicular movements. The site is also well over looked by the backs of many houses.</p>

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What You Said	Our Response
<p>LE23. Provide a safe play area for small children, recreational facilities, and changing accommodation in Oreston Park.</p>	<p>See response to LE15 & LE16. The issue of need for additional recreational facilities and changing accommodation has been raised with the Heritage and Leisure Service of the City Council.</p>
<p>LE24. Retain the recreation field in Oreston for recreation use.</p>	<p>This recreation field will be retained.</p>
<p>LE25. Changing facilities at Oreston recreation ground are needed for youngsters using the playing field.</p>	<p>This issue has been raised with the Council's Heritage and Leisure Service in regard to this ward, for consideration.</p>
<p>LE26. Re-vamp the field behind Oreston School for the existing young people of Oreston.</p>	<p>See response to LE25.</p>
<p>LE27. Provide a BMX facility at Radford Quarry, with jumps.</p>	<p>There is potential for conflict between the active recreational use of Radford Quarry and the potential to use the quarry as some form of nature park. However, a quarry would, in principle, be a good location for such active recreational pursuits. This issue will be considered as part of the Local Plan Review.</p>
<p>LE28. The play area at Turnchapel would be better located near the Ministry of Defence Marine depot, away from traffic.</p>	<p>See response to LE21.</p>
<p>LE29. The play area at Mount Batten is poorly located and the one in the pub is only open to use by customers.</p>	<p>The site is in the best location for the occupiers of the new dwellings who's needs the play area is principally serving.</p>

What You Said	Our Response
<p>LE30. Mount Batten should have a unique play area for visitors to use, which relates to a historic marine and aircraft theme.</p>	<p>There is a play area near to St.Luke's Hospice.</p>
<p>LE31. Provide notices on/near the granite seats at Mount Batten Breakwater to ask fishermen/persons not to use them as a fishmongers slabs.</p>	<p>The provision of alternative bait preparation areas and notices to address this issue are being considered by the Council in co-operation with anglers. A range of related issues has been raised with the Head of Heritage and Leisure Services.</p>
<p>LE32. People fishing off Mount Batten should be licensed.</p>	<p>This is a complex and potentially expensive option. A voluntary code is being considered by the relevant parties as the preferred option. This issue has also been raised with the Head of Heritage and Leisure Services.</p>
<p>LE33. Landscaped areas at Mount Batten are very untidy. The areas planted as natural areas have failed and need maintenance and clearing of litter and weeds.</p>	<p>Not all the open and landscaped land at Mount Batten has yet been adopted by the City Council.</p>
<p>LE34. Mount Batten needs a proper street/ open space and beach cleaning programme.</p>	<p>There is a cleaning programme for parts of Mount Batten and other parts will have a regular cleaning programme once the areas are adopted by the City Council. There is not currently a regular beach cleaning programme, although ad hoc beach cleans are organised and supported by the Council in partnership with the community. This issue will be considered as part of the Marine Litter Abatement Strategy.</p>

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What You Said	Our Response
<p>LE35. Provide a new cricket pavilion at Dean Cross.</p>	<p>This issue has been raised with the Heritage and Leisure Service of the City Council and will be considered as part of the Local Plan Review.</p>
<p>LE36. The safety surface under the equipment at Dean Cross is hard rubber and it should be safer.</p>	<p>The Council undertakes a regular audit of all play areas, which is supplemented by an independent inspection. Repairs are carried out within a set time scale. If they are too dangerous to use they are closed.</p>
<p>LE37. Seats and wooden animals at the Broadway should be treated with preservative.</p>	<p>This issue has been raised with the Council's Heritage and Leisure Service for consideration.</p>
<p>LE38. 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, in regard to a pool for Plymstock.</p>
<p>LE39. Dean Cross and Elburton Playing fields are good examples of excellence.</p>	<p>Noted. The comment has been passed to the Council's Heritage and Leisure Service.</p>

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What You Said	Our Response
<p>LE40. Build more entertainment facilities.</p>	<p>The need for entertainment facilities and potential sites for them will be considered as part of the Local Plan Review. Such facilities would be commercial enterprises; therefore any commercial operator would have to be certain that there was a market for such facilities.</p>
<p>LE41. There are not enough play areas in the Hooe/Turnchapel/Mount Batten area.</p>	<p>See response to LE21.</p>
<p>LE42. New play areas should accommodate a greater range of age groups.</p>	<p>This issue has been raised with the Heritage and Leisure Service.</p>
<p>LE43. The quality of play areas is generally poor, with out-dated equipment, poor maintenance and not enough inspections.</p>	<p>All new play equipment installed by the City Council meets British Standards and is regularly inspected. There is also an annual independent inspection to highlight any improvements necessary. There is an annual rolling programme of playground improvements, but given the limited budget only a few older play areas can be improved each year.</p>
<p>LE44. Traditional children's play areas are not used any more unless under supervision. Teenagers use them as meeting places.</p>	<p>Play areas are well used, both with and without supervision. The use of some play areas as meeting places for teenagers does occur and this is not in itself a problem unless the play area is abused. The Council is aware of the sensitivity of this issue and does its best to make sure that new play areas are located so as to cause the minimum level of nuisance residents close by.</p>

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What You Said	Our Response
<p>LE45. New developments should make provision for play areas so that the level of play provision would not then get worse.</p>	<p>All new residential developments of 10 or more family dwellings are required to make provision for children's play in the form of both equipped and casual play space. The level of provision is dependent upon the scale of the housing development.</p>
<p>LE46. Provide fenced off areas to play 'ball' in, away from main roads.</p>	<p>Several all-weather playing courts have been provided through out the City. However, they are expensive, and can only be supplied as and when the necessary funds are available.</p>
<p>LE47. Provide shelters and other facilities for teenagers. There is not enough for young people to do in Oreston or Turnchapel.</p>	<p>The City Council has provided shelters in a few locations through out the City. This issue has been raised with the Council's Heritage and Leisure Service in regard to this ward, for consideration.</p>
<p>LE48. A mobile handyman should be employed to carry out running repairs, maintenance and regular inspections in areas with commemorative seats, such as Jennycliff and Radford Park, to ensure problems are seen to before they become more serious.</p>	<p>Repairs are carried out on a regular basis and individuals who have paid for commemorative benches put money towards improving their own benches.</p>
<p>LE49. Grass cutting should be improved.</p>	<p>There is a regular programme of grass cutting.</p>

What You Said	Our Response
<p>LE50. Prevent Plymouth's shoreline becoming one big marina. Not many local people can afford boats and the shoreline should be accessible to all people for recreational use.</p>	<p>Marinas are an important element of the City's maritime leisure facilities. There is not considered to be an over dominance of such facilities. Making the shoreline accessible to all people for recreational use is, in principle, supported by the Council, but only where access is safe and practical. It would not be appropriate to allow public access to all parts of the shore, for example, where there would be a conflict with public safety on industrial waterside land, or military security on Ministry of Defence land. The Council has implemented a Waterfront Walkway to facilitate the enjoyment of the coastal area and this will be developed further through the Local Plan Review.</p>
<p>LE51. A children's play area should be provided on the open land to the east of Westcombe Crescent in Reddicliff.</p>	<p>See response to LE21.</p>

Minerals

What You Said	Our Response
<p>No Issues raised, except in the context of the future of the Blue Circle site.</p>	<p>Mineral policies will be included in the Local Plan. See section on area based issues "Blue Circle Quarry and Cement Works".</p>

Shopping

What You Said	Our Response
<p>SH01. Hooe shopping precinct is generally run down in appearance.</p>	<p>The precinct is privately owned and its state of repair is a matter for the owners.</p>
<p>SH02. Plans to re-develop the former police station site in Plymstock as a supermarket should be resisted.</p>	<p>Planning consent has now been granted for this development.</p>
<p>SH03. The Broadway needs improving. Regular sweeping, litter picking and the occasional power washing of the paving would be adequate.</p>	<p>The Broadway is subject to a twice-daily cleaning programme.</p>
<p>SH04. Support the Broadway and keep it viable. No more super markets/ competition for existing shops. Introduce free car parking.</p>	<p>The issue of the impact upon viability of the Broadway by the proposed Lidl store will be considered as part of the planning application at the former police station site. The protection of the Broadway as a viable and vital shopping centre will be subject to consideration through the Local Plan Review.</p>
<p>SH05. The environment and facilities at Plymstock Broadway need significant improvement. The precinct is run down and there are no decent public toilets.</p>	<p>It is considered that the general condition of the Broadway is acceptable. This is supported by several positive comments, received through the Community Planning Study process, from local residents about the quality of the Broadway as a shopping centre. As with most things there could be improvements to it and the Council will encourage the owners of the Broadway to continue to maintain and, where appropriate, improve the retail environment.</p>

What You Said	Our Response
<p>SH06. Shop rents at the Broadway are too high and don't encourage retailers to establish.</p>	<p>The Broadway is privately owned and the rental charges are a private commercial matter upon which the Council can not comment.</p>

Tourism

What You Said	Our Response
<p>TO01. Mount Batten needs historic interpretation boards/facilities.</p>	<p>A Heritage Strategy is being prepared for the City. It is expected that the different elements at Mount Batten will be a high priority in the strategy. The strategy will be used as a basis for making bids for funding to improve historic interpretation and associated facilities.</p>
<p>TO02. Promote Mount Batten as a tourist attraction.</p>	<p>Elements of Mount Batten are promoted as a tourist attraction. This comment has been raised with Plymouth Marketing Bureau.</p>

Transport

The Broadway

What You Said	Our Response
<p>TR01 No cycling in the Broadway should be enforced.</p>	<p>Enforcement is a City-wide issue that is difficult to fully address due to limitations on available resources.</p>
<p>TR02. Some young people raised concerns about pupils from Downham School being unable to cross roads by themselves.</p>	<p>The City Council has a developing programme of projects designed to encourage safer journeys to school, which addresses issues such as safety in the vicinity of schools.</p>

What You Said	Our Response
<p>TR03. Make the Broadway a one-way system, as it is dangerous and narrow.</p>	<p>The introduction of one-way systems can result in significant increases in vehicle speeds unless accompanied by substantial and expensive traffic calming.</p>
<p>TR04. The Broadway car park should be free.</p>	<p>It is no longer proposed to introduce car parking charges at Plymstock Broadway car park.</p>
<p>TR05. Establish a free 'Broadway' bus to persuade people to use public transport, as do Asda & Tesco. Co-op and Somerfield might help.</p>	<p>The City Council has a limit budget through which it subsidises additional bus routes to meet a variety of needs not met by the bus companies. Once this budget is fully committed provision of additional routes is a commercial decision taken by the private bus companies.</p>

Hooe

What You Said	Our Response
<p>TR06. There is need for a pedestrian crossing and traffic calming on Radford Park Road to access Radford Park.</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>TR07. Implement a 20 m.p.h. speed limit or traffic calming measures on Hooe Road in Hooe Village.</p>	<p>See response to TR06.</p>
<p>TR08. Hooe precinct car park would have plenty of space if the local garage did not park its cars in it.</p>	<p>This is a private car park that is outside the control of Transport Services.</p>

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What You Said	Our Response
<p>TR09. The public slip at Hooe is often blocked by cars and houseboats.</p>	<p>Incidents of vehicles being illegally parked or causing obstruction should be referred to the Police. The Council has no control over the mooring of boats that might obstruct this slipway. These issues should be referred to the Cattewater Harbour Commissioners on 01752- 665934.</p>
<p>TR10. Implement a one-way system going up Murder Hill (Hooe Hill and down Staddon Lane).</p>	<p>See response to TR03.</p>
<p>TR11. Provide traffic calming on Church Hill, but nothing expensive.</p>	<p>See response to TR06.</p>
<p>TR12. There should be some form of traffic calming on Hooe Road, but there are concerns about the effect on the journey.</p>	<p>See response to TR06.</p>
<p>TR13. There could be a pedestrian safety scheme at Homer Park, opposite Reddicliff, e.g. a pedestrian crossing.</p>	<p>See response to TR06.</p>
<p>TR14. There could be a traffic calming 'gateway' to Hooe.</p>	<p>See response to TR06.</p>
<p>TR15. The volume of traffic on Hooe Road makes it difficult to get out of Reddicliff Road.</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>TR16. The junction of Radford Park Road and Dean Park Road is a dangerous spot to cross.</p>	<p>See response to TR06.</p>

What You Said	Our Response
<p>TR17. There should be better separated cycle path links, e.g. through Radford Park.</p>	<p>Investment in cycleways in 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>
<p>TR18. A free bus service from Hooe to the Broadway would take a lot of cars off the road.</p>	<p>The City Council has a limit budget through which it subsidises additional bus routes to meet a variety of needs not met by the bus companies. Once this budget is fully committed provision of additional routes is a commercial decision taken by the private bus companies.</p>
<p>TR19. The pavement at Westway is of very poor quality and is undermined by weeds and inadequately cleaned.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.</p>
<p>TR20. There should be no more development in the Hooe area until a full traffic study is carried out.</p>	<p>Transport implications of development are an important factor in the planning process.</p>
<p>TR21. There has been a significant increase in the amount and speed of traffic through Hooe village since the development of Mt Batten.</p>	<p>The City Council has a programme of Local Safety Schemes to address accident problems. The priority for these schemes is to treat locations that have a significant record of accidents resulting in injury before sites where there is a reported potential for accidents in the future or sites with damage only accidents.</p>

Mount Batten

What You Said	Our Response
<p>TR22. Free car parking at Mount Batten has caused more traffic flow in the evenings. People are parking there using the ferry and drinking in the Barbican. Also word will get around that camper vans can park there and the area will become a campsite.</p>	<p>The car park is controlled/operated by the Council's Heritage and Leisure Service, with whom this issue has been raised.</p>
<p>TR23. There is a need to review the safety of parts of the waterfront walk in the vicinity of yacht haven marina & water sports club. Traffic travels at speed across blind spot opposite the small slipway.</p>	<p>This issue has been raised with the Waterfront Walkway Project Manager.</p>
<p>TR24. On-street parking on Lalebrick Road and Mount Batten Way causes congestion.</p>	<p>Increased car ownership and subdivision of dwellings has increased pressure on residential parking throughout the City. There are no transport proposals for increasing provision of residential parking in the City.</p>

Oreston

What You Said	Our Response
<p>TR25. Provide a one-way system in Oreston Village.</p>	<p>See response to TR03.</p>

What You Said	Our Response
<p>TR26. More yellow lines are needed, so there is only car parking on one side of the road in Oreston. Make the area residents parking only.</p>	<p>Increased car ownership and sub division of dwellings has increased pressure on residential parking throughout the City. A survey of residents parking was carried out in the summer of 1999. Initial results suggest that a resident's parking scheme will not be implemented. Consideration will be given to introducing a bylaw prohibiting on street trailer parking.</p>
<p>TR27. Restrict the weight and size of traffic that is permitted to use the roads in Oreston village.</p>	<p>This is difficult to achieve whilst continuing to meet the needs of businesses in this area. Some time-limited restrictions may be possible in the future.</p>
<p>TR28. Provide an off-road boat trailer park at Oreston.</p>	<p>This issue can be considered as part of the Local Plan Review.</p>
<p>TR29. The piece of land on the water's edge at Turnquay (Old scrap Yard) could be used as a car park.</p>	<p>This issue can be considered as part of the Local Plan Review. However, the site is in private ownership and it would be necessary to purchase the land and construct a car park, for which there is no identified funding.</p>
<p>TR30. People support the completion of the cycle/foot link from the Old Wharf along the old railway to the existing footpath/cycleway.</p>	<p>This link has now been completed. The Council is awaiting the formal dedication of the route to the authority.</p>
<p>TR31. Oreston needs a landing jetty and a water taxi service. This could be provided of the Quay at the green.</p>	<p>This would almost certainly require private sector funding. The potential to increase the parking problem in Oreston would have to be carefully considered through the planning process.</p>

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What You Said	Our Response
TR32. Provide pavements where none exist e.g. on Oreston Road and Plymstock Road.	See response to TR06 .
TR33. The Promenade on Oreston Green needs re-surfacing.	See response to TR06 .
TR34. Resurface roads and footpaths along The Quay at Oreston.	Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.
TR35. Road infrastructure in Oreston is poor and needs improvement.	See response to TR06 .
TR36. The footpaths around approaches to Radford Park need improvement.	See response to TR06 .
TR37. There is no street lighting along Rollings Park Road to the Quay.	See response to TR06 .
TR38. Path access to the South West Coast Path is needed from The Old Wharf itself.	This access has now been provided via the new footpath/cycleway link.

Pomphlett/Billacombe

What You Said	Our Response
TR39. The round-a-bout junction outside Safeway is dangerous and inadequate. Macdonald's is poorly sited, reducing visibility.	The junction layout is being monitored, as with all new schemes, and will be reviewed if necessary based on accident information.
TR40. Re-route lorries on Billacombe Road.	Billacombe Road is a principal road (A379). It is entirely appropriate for lorries to use it.

What You Said	Our Response
<p>TR41. Home Farm Road, Manor Road and Bedford Road are dangerous to cross.</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>TR42. Put a speed camera on Pomphlett Road.</p>	<p>Speed cameras are used at locations with significant accident records where speed is a contributory factor. The City Council has a programme of Local Safety Schemes to address accident problems. The priority for these schemes is to treat locations that have a significant record of accidents resulting in injury before sites where there is a reported potential for accidents in the future or sites with damage only accidents.</p>
<p>TR43. Billacombe Road and Pomphlett Road are busy and difficult to cross.</p>	<p>See response to TR06.</p>
<p>TR44. Provide a Park and Ride scheme at the Blue Circle site.</p>	<p>This will be considered as part of the Local Plan Review with reference to the Local Transport Plan and the Eastern Corridor Transport Study.</p>
<p>TR45. Improve pavements on Billacombe Road.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.</p>

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What You Said	Our Response
<p>TR46. Development is allowed without thought to the traffic impact. Traffic jams are a daily occurrence at the road junctions at Safeway round-a-bout.</p>	<p>This is not the case. The impact of new development is carefully considered when planning applications for development are considered and when plans are being drawn up.</p>
<p>TR47. Laira Bridge has become a bottleneck due to poor planning. The recent development of housing and industry has made matters worse.</p>	<p>The Local Transport Plan seeks to provide alternatives to motor vehicles and thus to reduce the volume of motor traffic on the City's roads, reducing congestion, providing economic and environmental benefits to the quality of life in the City.</p>
<p>TR48. Provide a second river crossing into the City Centre area.</p>	<p>This is not a practical proposition due to cost and feasibility.</p>
<p>TR49. How can the main traffic corridor into Plymstock from Plymouth (A379) possibly cope with any more development in Plymstock.</p>	<p>The Local Transport Plan seeks to provide alternatives to motor vehicles and thus to reduce the volume of motor traffic on the City's roads, reducing congestion, providing economic and environmental benefits to the quality of life in the City. Transport implications of development are an important factor in the Planning process.</p>
<p>TR50 Laira Bridge does not have the capacity to accept increased traffic flows arising from anymore development in Plymstock.</p>	<p>See response to TR49.</p>
<p>TR51 Increase the capacity of Laira Bridge to accommodate development in South Hams and at Blue Circle.</p>	<p>See response to TR49.</p>

Turnchapel

What You Said	Our Response
<p>TR52. The junction of Stamford Lane and Church Hill Road/Saint Johns Road needs visibility improvement, by excavating part of the earth bank away.</p>	<p>See response to TR41.</p>
<p>TR53. There should be parking restrictions on Saint Johns Road, down the hill, to improve road safety.</p>	<p>See response to TR06.</p>
<p>TR54. People are concerned about the level of traffic and parking in Turnchapel.</p>	<p>Increased car ownership and sub division of dwellings has increased pressure on residential parking through out the City. There are no transport proposals for increasing provision of residential parking in the City.</p> <p>The Local Transport Plan seeks to provide alternatives to motor vehicles and thus to reduce the volume of motor traffic on the City's roads, reducing congestion, providing economic and environmental benefits to the quality of life in the City.</p>
<p>TR55. Improve/ provide the pavement along Stamford Lane.</p>	<p>See response to TR06.</p>

General

What You Said	Our Response
<p>TR56. There needs to more traffic control.</p>	<p>The City Council has a programme of Local Safety Schemes to address accident problems. The priority for these schemes is to treat locations that have a significant record of accidents resulting in injury before sites where there is a reported potential for accidents in the future or sites with damage only accidents.</p> <p>The City Council has a long-term objective to treat all residential areas with traffic calming or 20 m.p.h. zone status.</p>
<p>TR57. Slow down traffic on local roads.</p>	<p>The City Council has a long-term objective to treat all residential areas with traffic calming or 20 m.p.h. zone status.</p>
<p>TR58. A lot of money has been wasted on unnecessary schemes e.g. Billacombe Rd/ Elburton Rd being made into a single carriageway.</p>	<p>Since the introduction of the single carriageway on Billacombe Road/ Elburton Road there has been a 50% reduction in 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>
<p>TR59 Provide more traffic calming.</p>	<p>See response to TR56.</p>
<p>TR60. There should be road safety improvements for pedestrians.</p>	<p>The City Council has a programme of Local Safety Schemes to address accident problems. The priority for these schemes is to treat locations that have a significant record of accidents resulting in injury before sites where there is a reported potential for accidents in the future or sites with damage only accidents.</p>

What You Said	Our Response
<p>TR61. Do not provide any more "residents only" parking schemes. The highway should not be dedicated to parking but to moving vehicles within city roads. Car owners in the city who do not make provision for off-street parking should not be allowed to congest city streets, making it difficult to maintain streets in a clean and safe state. On street parking is also a hazard to pedestrians.</p>	<p>Residents parking schemes are primarily introduced to restrict the availability of on-street parking for commuters. Many car owners in the City do not have the option of off street parking provision due to the nature of the area in which they live.</p>
<p>TR62. Improve the quality, standards, and frequency of bus services.</p>	<p>Bus fares and routes are determined by the private bus companies in accordance with commercial requirements.</p>
<p>TR63. The bus service in Plymstock has been reduced.</p>	<p>See response to TR62.</p>
<p>TR64. Provide a modern mass public transport system and improve public transport.</p>	<p>Trams/monorails/LRT 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. Steps are being taken to protect the old railway bridge for future transport use.</p>
<p>TR65. A trip on public transport for a family from Plymstock into the City Centre costs nearly £10, so we take the car!</p>	<p>See response to TR62.</p>
<p>TR66. Increase the use of boat/ferry transport into the city.</p>	<p>Water taxi operations are private concerns and a decision to extend the service lies with the operator.</p>

What You Said	Our Response
<p>TR67. People have a preference for better bus services to reduce traffic volume and so increase road safety.</p>	<p>See response to TR47.</p>
<p>TR68. The Western National bus stop for Plymstock/Hooe in the City Centre is not well located.</p>	<p>There is considerable demand for bus stop space in the City Centre and consequently not all stops can be put in the prime locations.</p>
<p>TR69. Western National bus service is poor. In the mornings the services are always full and they are not frequent enough. It is also expensive and information should be better. The queues for buses at the Broadway are always long.</p>	<p>See response to TR62.</p>
<p>TR70. Plymstock needs more regular street maintenance.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.</p>
<p>TR71. Protect footpaths from development.</p>	<p>Footpaths are protected, provided or improved in association with new development.</p>
<p>TR72. Pavements and roads need proper maintenance.</p>	<p>See response to TR70.</p>
<p>TR73. There needs to be better clearing of greenery that overhangs paths.</p>	<p>See response to TR70.</p>
<p>TR74. Ensure that all new developments, where the highways are to be adopted, are constructed to a proper standard.</p>	<p>This is done and the Council inspects new highway before agreeing to adopt them.</p>
<p>TR75. Provide direct or improved access on to the A38 Expressway from the Plymstock/Elburton area.</p>	<p>This is not a practical proposition due to cost and feasibility.</p>

What You Said	Our Response
<p>TR76. Provide homes in the City before extending into Plymstock, as the road network in Plymstock can not accommodate increases in traffic from new development.</p>	<p>Transport implications of development are an important factor in the planning process. Any new proposals for development in Plymstock will need to consider this issue carefully.</p>
<p>TR77. Prevent any further housing development in the greater Plymstock area until there is a planned and improved road infrastructure in place.</p>	<p>See response to TR47.</p>

Waste

What You Said	Our Response
<p>WA01. Build an incinerator on Blue Circle's land and dispose of rubbish there.</p>	<p>This comment will be considered as part of the Local Plan Review.</p>
<p>WA02. Do not extend the recycling facility at Chelson Meadow.</p>	<p>The City's new Materials Reclamation Facility that handles all the 'Green' bin waste collections has recently been opened at Chelson Meadow. Chelson Meadow will provide a major location for the management of waste into the foreseeable future. This comment will be taken into consideration in the Local Plan Review.</p>

General

What You Said	Our Response
<p>GE01. Councillors should attend only to the requirements of their constituents and not follow the 'party line' all the time.</p>	<p>This is a political matter for Councillors to note.</p>

What You Said	Our Response
<p>GE02. The Council seems to think that the people of Plymstock are all wealthy, which is not true. The Council only backs plans for poorer areas, which is manifest in the Council's lack of support for a pool for Plymstock.</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 match 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. The issue of the provision of a swimming pool for Plymstock will be investigated as part of the Local Plan Review.</p>
<p>GE03. The Council should take notice of residents' views in arriving at decisions.</p>	<p>This is exactly what the Community Planning Studies process is all about.</p>

What You Said	Our Response
<p>GE04. Development should be done as a 'trade off' and provide a benefit back to the community.</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>GE05. There is a problem with water pressure in Hooe and Reddicliff.</p>	<p>South West Water plc has confirmed that a low water pressure problem has been identified in Sharrose Road in Hooe and that a scheme will be implemented this year to resolve this particular problem. As a result of this comment South West Water plc will investigate the water pressure in the higher parts of the Reddicliff Estate. There is a set standard for water pressure levels that should be met. South West Water plc are not aware of any specific complaints about low pressure in the Reddicliff Estate and area. If residents do consider that their supply pressure is low they should write direct to Keith Lane, Area Manager - Plymouth, South West Water plc, Customer Services, Peninsula House, Rydon Lane, Exeter, EX2 7HR.</p>
<p>GE06. Update the planning brief for Mount Batten.</p>	<p>This is unlikely to be necessary given that development at Mount Batten is now largely completed and the Local Plan Review will provide an adequate framework for decision making.</p>

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What You Said	Our Response
<p>GE07. Oreston generally needs greater consideration when planning applications that would effect it are considered.</p>	<p>All relevant material planning issues are considered when determining planning applications.</p>
<p>GE08. Planners should follow guidance set out in the Local Plan, in relation to determining planning applications.</p>	<p>Decisions are made in accordance with the Local Plan unless material considerations indicate that a departure should be made from the Plan. Local Plans are not cast in stone. As with any plan, changes in circumstances over time can mean that a different view is necessary from that originally put forward in a plan.</p>
<p>GE09. Plymstock and Hooe do not get back from the Council the services that they pay for. The Council Tax income must be high and yet the area has little money spent on it.</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>GE10. This ward does not attract grant funding regimes, which makes it difficult to provide new non-profitable community/social facilities.</p>	<p>This ward does not attract the level of Government grant funding of other deprived wards in the City because it is relatively affluent and it does not demonstrate the same level of social deprivation that exists in parts of the city. The ward is however eligible for European Regional Development Fund transitional relief, which can support projects in the area.</p>

Area-Based Issues

Name of area: **Blue Circle Quarry and Cement Works**

A Community Planning Study workshop was held, in partnership with local residents, the City Council and Blue Circle Industries Plc, to consider the future of the Blue Circle site. This workshop was specific to the Blue Circle Quarry and Cement Works site. It enabled local residents to air their views on what they felt were the opportunities, constraints and issues, in relation to the potential development of the site.

The issues below are the key ones identified at the meeting and through the Community Planning Studies for both Plymstock Radford and Plymstock Dunstone wards.

What You Said	Our Response
<p>BC01. Development of the Blue Circle site should benefit the Plymstock area and community.</p>	<p>Through the Local Plan Review the City Council will allocate land uses for the site that are considered to be the most beneficial in relation to the site, the area and the City.</p>
<p>BC02. The release of the quarry offers the City a rare opportunity for a bold imaginative development that will provide a feature for the whole City, e.g. like the Eden project in Cornwall in terms of a visionary concept. One master plan for the whole site should be developed. It should not be allowed to be split up and dealt with in a piecemeal manner.</p>	<p>The issue of the potential for redevelopment of the Blue Circle site, including the principle of redevelopment, the type of development, and need to protect parts of the site will all be considered through the Local Plan Review.</p> <p>The considerations will include reference to other research projects such as the Greenscape Assessment, the Playing Field Assessment and Urban Capacity Study.</p> <p>The City Council agrees that a comprehensive approach to the site should be taken and where there are opportunities for innovation they should be taken.</p>

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What You Said	Our Response
<p>BC03. Areas of environmental sensitivity at the Blue Circle site should be protected, e.g.-trees, areas important for nature conservation, open agricultural fields and tree belts.</p>	<p>See response to BC02.</p>
<p>BC04. Development at the site should take advantage of its proximity to the waterfront.</p>	<p>See response to BC02.</p>
<p>BC05. Existing buildings are unsightly and should be removed.</p>	<p>The buildings associated with the cement works will be demolished during 2000/ 2001. Planning consent for such works is not required.</p>
<p>BC06. There is a need to substitute land to resolve the clay pocket problem.</p>	<p>The developers of the site will be required to investigate this matter. This issue will be considered through the Local Plan Review.</p>
<p>BC07. Allow horticultural uses.</p>	<p>This issue will be considered through the Local Plan Review.</p>
<p>BC08. Do not allow skyline parts of site to be developed.</p>	<p>The City Council is currently undertaking a 'Greenscape Assessment' for the whole of the city. This comment will be fed into this process. The results of the assessment will enable the City Council to consider the need and level of protection for green spaces and topographical features through the Local Plan Review.</p>
<p>BC09. There is a concern about the water table and possible contamination and methane ingress from adjacent landfill site.</p>	<p>The developers of the site will be required to investigate this matter. This issue will be considered through the Local Plan Review.</p>

What You Said	Our Response
<p>BC10. Use existing green fields around the fringe of the quarry and plantation area for active recreational uses, the preference being for pay as you play golf. This could be linked to a leisure/sports facility in the quarry, probably close to the golf course and in a location that could also link in the proposals at Chelson Meadow (if it becomes available for recreational use).</p>	<p>The developers of the site will be required to investigate this matter. This issue will be considered through the Local Plan Review.</p>

What You Said	Our Response
<p>BC11. Leisure Uses Development at the site should include leisure facilities such as:-</p> <ul style="list-style-type: none"> a A swimming pool, subject to consideration of the best location of such a facility to serve Plymstock. b Public access to be retained to woodland and open land which is not developed in and around the quarry site. c Use of the old Blue Circle Social Club for the residents of Plymstock for social use. d Leisure uses should take advantage of waterfront views. e Taking advantage of the site's good location and improve leisure and commuting cycle links. f Provision of out door adventure opportunities on the site, e.g. quarry faces, linked to a leisure facility. g Use of on the north facing fields, (at the Wixenford end) provides leisure opportunities, e.g. touring caravan site. h The flatter open field to east of the quarry ridge line could be used as a sports field. i Provision of some leisure parking at the top fields, off Colesdown Hill should be considered. 	<p>The developers of the site will be required to investigate these matters. See also response to BC02.</p>

What You Said	Our Response
<p>BC12. Employment and Commercial Development Opportunities The Blue Circle site should be developed as:-</p> <ul style="list-style-type: none"> a A light industry/service area and not for housing. b Preference is for the re-use of the quarry for clean/hi-tech employment development. c Develop as 'Silicon Quarry' a hi-tech science park, related to waste to energy. d There should be a balance of uses on the site with the emphasis given to employment. e Provide a hotel on the high ground to the north east of Laira Bridge. f There is opportunity for limited retail development in the quarry. g Retail use on the site should not be allowed. 	<p>The developers of the site will be required to investigate these matters. See response to BC02.</p>

What You Said	Our Response
<p>BC13. Minerals and Waste The redevelopment of the Blue Circle site should:-</p> <ul style="list-style-type: none"> a Not allow for quarrying to continue. b Not include a power station or extension to Chelson Meadow land fill. c Provide an opportunity for a waste to energy plant. d Use part of the site for landfilling of waste. 	<p>The operators of the quarry and cement works site are of the view that the site is not economically viable. However, the Council must be satisfied that this is the case before it allows the redevelopment of the site. The Council has not yet come to view on this matter.</p> <p>The site is adjacent to Chelson Meadow which is an active landfill and waste handling site. Chelson Meadow will be full by about 2006. The City Council will have to consider the development options for Chelson Meadow and the Blue Circle site and how they might impact upon each other. These issues will be addressed through the Local Plan Review.</p>

What You Said	Our Response
<p>BC14. Transport</p> <p>The potential redevelopment of the Blue Circle site has raised the following transport related issues:-</p> <ul style="list-style-type: none"> a Despite the site's generally good location, it is difficult to access by foot. b Make use of the old railway line, including the disused bridge, to service not only the site but also the rest of Plymstock and possibly the new settlement in South Hams with a mass public transport/ light rail system. This might facilitate more intensive use of the site than current road network can manage. c The site could accommodate a Park and Ride facility for the whole of Plymstock. d The main vehicular access to the site should be off Billacombe Road but not at the round-a-bout. e Take this opportunity to improve/ widen The Ride at its pinch point opposite the entrance to the main works site. f Provide separate accesses for residential and industrial uses. g Retain Colesdown Hill as a 'no through road' and do not allow it to be used as an access to any redevelopment proposals for the site. h Allow public access to all parts of the site, once developed, close to the river, so that the public can enjoy the river aspect. i Use this opportunity to provide a pedestrian/ cycle link between Lacombe Green and Saltram. j Provide a new road from Laira Bridge to Stag Lodge via Wixenford to access the Blue Circle site with access to the A38. 	<p>The developers of the site will be required to investigate these matters. The transport related implications and opportunities of potential development at the Blue Circle site will be considered as part of the Local Plan Review. The Council will also have regard to the specific suggestions and concerns raised through this Community Planning study.</p>

What You Said	Our Response
<p>BC15. Housing</p> <p>The potential redevelopment of the Blue Circle site for housing has raised the following related issues:-</p> <ul style="list-style-type: none"> a The site could physically accommodate a limited amount of housing development. However, there is a concern about the ability of the existing infrastructure in Plymstock to accommodate large numbers of houses, particularly in relation to schooling, road/ transport, health and community infrastructure. If this root concern was addressed by the development package it is considered that the site could accommodate larger scale housing development. b The open fields to the rear of properties on Colesdown hill offer an opportunity for limited housing development, but maintaining a green link through to Billacombe Green to the south. c Any development in the site should be thought of as a new village and supplied with all necessary community facilities to enable a community to grow, e.g. shops, pub, school, and health care. d If housing is provided, the bulk of it should be close to The Ride, as this offers the best residential environment. 	<p>The developers of the site will be required to investigate these matters. The potential for housing development on this site will be considered as part of the Local Plan Review. This will include the consideration of the results from the Urban Capacity Study and the Greenscape Assessment.</p> <p>The issue of the ability of all types of infrastructure; be it existing, planned or potential, to accommodate development at this site will also be considered as part of the Local Plan Review.</p>

What You Said	Our Response
<p>BC16. Provide a new police station on the site.</p>	<p>The police are providing a new temporary Police Station at the Fire Station site close to the Broadway. This is more central to the rest of Plymstock.</p>
<p>BC17. Provide a Gypsy site at land on the north side close to/in the shale quarry.</p>	<p>The needs of the Gypsy community will be considered as part of the Local Plan Review, in accordance with Government Planning Policy.</p>

Name of area: Hooe Lake and Environs

Community Planning Study Workshops were held in Oreston and Hooe/Turnchapel. Many issues about Hooe Lake and the immediate area were raised and given the existence of the Hooe Lake Planning Study it was considered appropriate to treat Hooe Lake under Area Based Issues.

What You Said	Our Response
<p>Comments relating to the North Shore. HL01. a Build a bridge across the entrance to Hooe Lake to provide an important link between Turnchapel and Oreston. b There is concern about the potential implications of providing a bridge across the entrance of Hooe Lake would have on the peace and security of occupiers at the Old Wharf.</p>	<p>The construction of a bridge at this location is a proposal of the Hooe Lake Planning Study, 1993. This proposal will be considered for inclusion in the Local Plan Review.</p>

What You Said	Our Response
<p>HL02. Landscaping at the Old Wharf is not very satisfactory and some trees have already have died.</p>	<p>The City Council will not adopt open spaces until it is satisfied that the area has been properly landscaped, as set out in the grant of planning consent, and that such landscaping has satisfactorily established. The Council will review the landscaping 1-year after implementation and come to a view on any replanting that might be necessary, prior to adoption.</p>
<p>HL03 The nature conservation area at the Old Wharf is not being managed, and soil and rock has been dumped in it.</p>	<p>The land owner is required through the planning consent to submit a management plan for the site. The plan has to be agreed by the Council. This will secure the management of the site. The Council is aware of the piling of earth on the bank and is in communication with the landowner over the issue.</p>
<p>HL04 The construction of the access road to the Old Wharf development did damage nature conservation interests.</p>	<p>The issue of the impact of the access road upon nature conservation issues was considered as part of the planning application for the Old Wharf. This involved consultation with the Council's Nature Conservation Officer. Trees and vegetation had already been removed as part of the installation of a new sewer, which did not require planning consent, along the greater part of the route of the new road. There was, therefore, no significant additional impact on nature conservation interests.</p>

What You Said	Our Response
<p>HL05. Will the recent planning application for 2 new houses adjacent to Lake Cottage affect the continuity of the footpath network?</p>	<p>The route of the new footpath/ cycle way link behind Lake Cottage has been secured through legal agreement. This route is therefore protected. The planning application for two houses was refused consent.</p>
<p>HL06. An unauthorised slipway has been built on the north shore of Hooe Lake and the Council has taken no action.</p>	<p>The Council has investigated this issue. The landowner claims it is not a slipway but an access to the foreshore to be used very occasionally for maintenance of the sea wall. No one has seen or reported seeing the 'slip' in use. Therefore the file is open but no action can be taken at present.</p>
<p>HL07. The Hooe Lake Planning Study identified a piece of land on the left-hand side of the entrance to the former Bayly Bartlett site, as "potential site for allotment use". Why was this site not used as a play area instead of having spoil dumped on it?</p>	<p>The play area for the new development is to be provided in the actual housing development that it will serve. Additionally, funding has been provided to improve the Oreston recreation ground play area. This particular site did not form part of the housing application and it remains in private ownership.</p>
<p>HL08. Where will the play area for the Old Wharf go and will Tay Homes still pay for it?</p>	<p>A planning application (00/0249) for the play area was submitted to the City Council in April 2000. This has since been withdrawn. Therefore, the position is uncertain and can only be clarified in due course once the Council is made aware of the intentions of the developer.</p>
<p>HL09. Will there be monitoring of the policy to not allow development within 5 meters of the foot of the quarry face inside Boston's Boat Yard?</p>	<p>There will not be specific monitoring of this policy. However, the issue has been addressed through the planning consent granted for the use of the northern part of the former Bayly's Yard as a boat yard.</p>

What You Said	Our Response
<p>Comments relating to The Lake HL10.</p> <ul style="list-style-type: none"> a Protect Hooe Lake from development. b There should be no marina and no floating pontoons at Hooe lake. c Hooe Lake should be a boating lake. d The Hooe Lake Planning Study, Policy 5.23, states that proposals for marinas in Hooe Lake will be "resisted". This is not strong enough such proposals should be "refused". 	<p>The issue of the planning policy approach to development proposals that might effect Hooe Lake itself will be considered through the Local Plan Review.</p> <p>It should be noted that not all proposals, such as types of low key moorings, require planning consent because they do not constitute development under the Town & Country Planning Acts. Additionally planning consent is not required for development solely below the mean low water mark. In these circumstances the Harbour Authority is a regulatory authority.</p>
<p>HL11. Remove 'industrial litter' in and around Hooe Lake, particularly the rotting hulks from Hexton Quay.</p>	<p>Some derelict areas will be given attention in the Local Plan Review, such as Hooe Lake Quarry.</p> <p>Most of the actual lake bed is in private ownership. The Council can require the cleaning up of privately owned 'untidy land' as it did at Hexton Quay. However, to do so the Council must be able to demonstrate that the alleged 'untidiness' is having a detrimental effect on an area's amenity. This is a subjective judgement, and is difficult to state at which point the line is crossed when the activities associated with a working lake are demonstrably 'untidy'. The situation is monitored and the Council will respond to issues as they are raised.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>HL12. Hooe Lake should remain as a tidal area so that it continues to provide a feeding ground for waders.</p>	<p>The Council has no plans to dam the lake. It is considered that it is highly unlikely that any private interest would come forward with such a proposal.</p>
<p>HL13. Planning enforcement measures to keep the lake tidy have failed after fruitless action.</p>	<p>No enforcement action has been taken or attempted to be taken to tidy the actual lake. Planning powers relate to land only, which is defined as everything above mean low water mark. The City Council has taken legal advice which has suggested that it has limited ability to take enforcement action in parts of the lake. See also response to HL11. The Council did implement a derelict land grant clearance scheme to remove wrecks from the lake in the mid-1990's.</p>

What You Said	Our Response
<p>Comments relating to the East Shore HL14.</p> <ul style="list-style-type: none"> a The old boathouse and adjacent buildings in Radford Park are falling to pieces and need conserving. b Radford quarry should be a secure and restricted access nature conservation park. c Any housing development on Hooe Lake East Shore will interfere with the quiet and casual enjoyment of the area. d No enhanced public recreation facilities are needed for Radford Park. e No cycle track is required or desired in the Hooe Lake and Radford Lake area. Pedestrians and cyclists do not mix without danger to both. f A junction enhancement at Lower Saltram/Plymstock Road will not improve the approach road and Oreston can not accommodate further traffic movements. g Footpath No. 10 and the waterfront on the east shore of Hooe Lake should be free from traffic, but service vehicles do need access. h Public parking and a dingy park on Hooe Lake's East Shore would increase traffic in the area, contrary to current general policy. 	<p>Issues relating to the potential for development in the vicinity of the East Shore of Hooe Lake, and areas or features that should be enhanced or protected from development, will be assessed through the Local Plan Review.</p>

What You Said	Our Response
<p>i There is no need to create more public open space on the East Shore of Hooe Lake as there is plenty there at the moment.</p> <p>j There is no need for enhanced landscaping on the East Shore of Hooe Lake as there is plenty of natural vegetation there at present.</p> <p>k The area around Hooe Lake's East Shore is just how residents like it, rural and natural. If it is enhanced it will be less attractive and urbanised.</p> <p>l An alternative cycle path should be provided on the west side of Radford lake as originally proposed.</p> <p>m Ban vehicular access down to the castle on the East Shore, particularly motor bikes.</p> <p>n In the light of the number of houses built in the Oreston and Plymstock area, is there now any capacity in the local highway network to accommodate any development in the area of the Hooe Lake's East Shore, particularly when there has been no material improvement to the local highway infrastructure?</p> <p>o Can the Castle, on the causeway, be used as a Head Quarters and nature Study area?</p> <p>p Any car and dinghy park provided in association with potential development at Hooe Lake's East Shore should be inside the spoil heap with access from a new road to the east of footpath 10.</p>	

What You Said	Our Response
<p>q It is hoped that if development is approved at the East Shore of Hooe Lake, that it will not resemble the residential site on the North Shore.</p>	
<p>HL15. Repairs to the sea wall at the East Shore of Hooe Lake are less important than keeping the dam between Radford and Hooe Lake in good repair, to prevent water loss on the fresh waterside.</p>	<p>The structure between Radford Lake and Hooe Lake is a causeway. It was not built as completely watertight dam. During periods of low water flow into Radford Lake the water level in the lake does drop. Conversely water flows, particularly on spring tides, from Hooe Lake into Radford Lake. This makes Radford Lake slightly brackish, in which species of plant and animal reliant on brackish water are found. Repairs have been carried out on the Hooe Lake side of the causeway to secure the structure.</p>
<p>HL16. Who now owns the former English China Clay land at the east shore of Hooe Lake?</p>	<p>This land is now owned by Wain Estates Ltd.</p>

What You Said	Our Response
<p>Comments relating to the West Shore HL17.</p> <ul style="list-style-type: none"> a Protect Hooe Lake Quarry from development, it is a haven for wildlife. b Hooe Lake quarry would make an ideal site for a water based activity centre, together with marine based light industry, but no housing. c Protect the lime kilns in Hooe Quarry. d Parts of the Hooe Lake Quarry are of greater conservation value than Radford Quarry, but the former British Gas 'bowl' could be put to good use as a skate board/car park. e There should be an aim to protect the embankment wall near Hooe Lake Quarry. f A plaque to mark the old Turnchapel railway station should be added to the end of any footbridge, should one be built. The old railway station access steps could be used to access that end of a footbridge. 	<p>The issue of the potential for development at Hooe Lake Quarry and what land and features should be protected from development will be considered as part of the Local Plan Review and in reference to the Greenscape Assessment and the Urban Capacity study.</p> <p>Individual ideas for enhancements to the west shore will be considered in the light of the Local Plan Review.</p>
<p>HL18. Prevent storage of commercial vehicles at Hooe Quarry.</p>	<p>There is a temporary planning consent for storage of vehicles. The permission is temporary until the long-term future of the whole quarry area can be established.</p>

What You Said	Our Response
<p>HL19. The City Council should have accepted the gifting of Hooe Lake Quarry to the City, as this would have safeguarded its future.</p>	<p>The City Council wanted in principle to accept any part of the land holding at Hooe Lake Quarry, if it was gifted. However, this would have been irresponsible of the Council when the liabilities and risks associated with the derelict and contaminated land were not known. An application for Derelict Land Grant to establish those risks was not approved. In the circumstances the Council could not proceed, as transfer of ownership of the land to the Council could have imposed a significant financial liability, which the Council could not afford.</p>
<p>Comments relating to the South Shore HL20. The boat yard at Hexton Quay has mushroomed and looks very unsightly.</p>	<p>The planning enforcement team is aware of these concerns about the amount of activity at Hexton Quay. The issue is monitored and investigated when new complaints arise. Some enforcement action has been taken in the past and land and foreshore was tidied up. The site has an industrial history as a quarry quay and Hooe Lake has traditionally been a working lake. Tensions in respect to this site have resulted from it being put back into active use after many years of being vacant.</p>
<p>General & Area Wide Comments HL21. People are generally concerned about over development of the Hooe Lake Area.</p>	<p>The ability of the area to accommodate further development whilst protecting its acknowledged qualities and also seeking to enhance it's degraded areas will be considered through the Local Plan Review.</p>

Plymstock Radford Community Planning Study, July 2000

What You Said	Our Response
<p>HL22. Wooden kissing gates around Hooe Lake are continually vandalised they should be replaced with metal ones.</p>	<p>This issue has been raised with the Heritage and Leisure Service of the City Council.</p>
<p>HL23. Policies of the Hooe Lake area plan should be up-graded into the Local Plan.</p>	<p>This issue will be considered in relation to the Local Plan Review.</p>
<p>HL24. Set a timescale for making Hooe and Radford Quarries into nature reserves for recreation.</p>	<p>Setting a time scale for such proposals is difficult in that these sites are in private ownership and they both have significant development constraints. If any proposals are put into the Local Plan Review they should be implemented within the Local Plan Review time scale, this being 2001 to 2011.</p>
<p>HL25. Copies of the Hooe Lake Planning Study should be made available to all new Councillors.</p>	<p>Copies of the Hooe Lake Planning Study are available, as they always have been, to any person in the community.</p>
<p>HL26. The use of the phrase "not normally" in policies contained in the Hooe Lake Planning Study should be deleted and replaced with language that gives greater certainty.</p>	<p>This issue will be considered as part of the Local Plan Review.</p>
<p>HL27. Any residential development on the periphery of Hooe Lake should be set well back.</p>	<p>This issue will be considered as part of the Local Plan Review.</p>
<p>HL28. What is the specific information that is intended to go on information boards in the Hooe Lake area?</p>	<p>Broadly the intention was to provide information on the area's footpaths and nature conservation interests.</p>

Index to Residents Issues Map

Map Code	Location	Response and Comment Reference
1	Mount Batten Peninsula.	EM05, EN17, EN18, HO09, HO10, LE30, LE31, LE32, LE33, LE34, TO01, TO02, TR22, PP01, PP02.
2	Mount Batten Gun Tower.	EN15.
3	Building at the end of the Breakwater.	EN16.
4	Waterfront Walkway at Yacht Haven Marina.	TR23.
5	Clovelly Bay cliff, Mount Batten.	EN14.
6	Play area at Mount Batten.	LE29.
7	St. John's Road.	TR53.
8	Junction of Stamford Lane and St. John's Road.	TR52.
9	Stamford Lane.	TR55.
10	Church Hill Road.	TR11.
11	Field at Jennycliff.	LE06.
12	Land rear of Lalebrick Road.	EN21, EN22, HO06, ML05.
13	Hooe Allotments.	LE11.
14	Hooe Lake Quarry.	HO05, HL17, HL18, HL19, HL24, ML01, ML02, ML03, PD06.
15	Lalebrick Road.	TR24.
16	Belle Vue Road Play Area.	LE13.
17	Woods at Staddiscombe.	EN22, EN23, EN24, EN26.
18	Land at Staddiscombe.	HO07, EN22, EN23, EN24, ML04.
19	Hooe Road.	TR07, TR12, TR15, TR19, TR21.
20	Hooe Barn.	HE02, TR08, CO08, PD11.
21	Hooe shopping precinct.	SH01.
22	McMullins Garage, Westway, Hooe Road.	EN28, TR08.
23	Hooe Green Play Area.	LE12.
24	Hooe Green.	LE14, TR09.
25	Entrance to Hooe Lake.	HL01.
26	Hooe Lake.	EN30, HL10, HL11, HL12, HL13.
27	Hexton Quay.	HL20.
28	Land above Hexton Quarry.	EN31.
29	Radford Woods, (also known as Warren Plantation, Ashery Woods and Rookery).	EN29, EN30, EN31.
30	Jack's Castle.	HL14 (o).
31	Lake Side Cottage.	HL05.
32	Former quarry opposite the Old Wharf.	EN10, HL03, HL04, HL09, ML10.

Plymstock Radford Community Planning Study, July 2000

Map Code	Location	Response and Comment Reference
33	Old rail line to the Old Warf.	TR30, TR38, HL05
34	Boston's Boat Yard, Oreston.	HL07, ML10.
35	Boston's Boat Yard, Oreston.	EN11 ML10.
36	The Old Warf housing development.	LE15, LE16, HL02, HL06, HL08.
37	The 'Old Boat House' and adjacent buildings at Radford Lake.	LE09.
38	West side of Radford Lake.	HL14 (l).
39	Radford Park Road.	TR06.
40	Mt. Batten Way.	TR24.
41	Radford Park	HL14 (a, d, e,).
42	Radford Quarry.	HO01, HO03, LE27, HL14, HL16, HL24, ML07, PD12, PD14.
43	Old allotments adjacent to Radford Quarry.	HO02, HL14, HL16, ML07, PD12, PD14.
44	Plymstock Road.	TR32.
45	Approaches to Radford Park.	TR36, HL14.
46	Oreston recreation grounds and school grounds.	EN03, LE19, LE20, LE22, LE24, LE25, LE26.
47	Highway in Oreston Village.	TR25, TR26, TR27, TR37.
48	Oreston Road	TR32.
49	Site adjacent to garage premises, some times known as 'the old scrap yard site' and adjacent slipway at Turnquay.	EN04, EN08, TR29, PD17.
50	Oreston Quay and Green	CO02, EN05, EN06, LE17, LE21, TR31, TR33, TR34.
51	Oreston Slip	EN05, TR26, TR28.
52	Land off Breakwater Road.	EN07, ML09, PD01.
53	Dean Cross junction.	TR16.
54	Radford Oil Fuel Depot.	EN25, HO08, PP04, PD18.
55	Community Centre, The Broadway.	CO06.
56	Broadway car park.	TR04.
57	The Broadway.	CO04, CO05, LE37, SH03, SH04, SH05, SH06.
58	Former Police Station site, Horn Cross Road.	HO04, SH02.
59	Dean Cross playing fields and facilities.	LE35, LE36.
60	Forester's Field.	LE38.
61	Pomphlett Road.	TR42, TR43.
62	Home Farm, Bedford Road, & Manor Road.	TR41.

Plymstock Radford Community Planning Study, July 2000

Map Code	Location	Response and Comment Reference
63	Play area at the end of Spencer Road.	LE05.
64	Fairway Furniture at Billacombe Road.	LE04.
65	Billacombe Road.	TR40, TR45, TR58.
66	Pomphlett Creek.	EN20.
67	Rocker Pindar Boat Yard boundary wall.	EN19.
68	Roundabout outside Safeway food store.	TR39.
69	Dissenters Cemetery, Howard Road.	CO13, LE02.
70	Laira Bridge to Pomphlett roundabout.	TR47, TR46, TR48, TR49, TR50, TR51.
71	The River Plym.	LE03.
72	Chelson Meadow.	LE01, WA02.
73	Blue Circle Quarry and Cement Works.	EM03, LE38, TR44, WA01, BC01 to BC17, PD03, ML06.
74	Jennycliff Café.	LE08.
75	Hooe Hill to Staddon Lane.	TR10.
76	Homer Park/ Hooe Rd junction.	TR13.
77	Lime Kilnes at Hooe Lake Quarry.	HL17(c).
78	Land East of Westcombe Crescent.	LE51.

What is Your Vision for Plymstock Radford?

A place where:

- The character and strong sense of identity with the different urban villages, which make up the area, is protected and enhanced.
- The natural environmental assets of the coast, countryside setting, green areas and woodlands, which are highly appreciated by residents, are protected and enhanced.
- Opportunities for new development on previously used land is taken where there would be no unacceptable impact upon the environment.
- There is sufficient physical recreational, social, transport, educational, commercial and economic infrastructure to meet the needs of existing residents and potential new residents.
- The high quality residential environment, which makes the ward desirable place in which to live, is protected.
- The Broadway, other local shopping centres, and their associated facilities are protected and enhanced.
- 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 Gymnasium Site, Lawrence Road, Plymouth. Erection of two storey 48 bedroom hotel including function room and formation of car parking area.</p>
<p>PP02. Former Gymnasium Site, Lawrence Road, Plymouth. Erection of 20 houses.</p>
<p>PP03. Former Police Station Site, Horn Cross Road, Plymouth. Erection of retail food store (964 sq./ m gross).</p>
<p>PP04. Radford Oil Fuel Depot Site, Hooe Road, Hooe, Plymouth. Outline permission granted, subject to the completion of a S106 Planning Agreement, to develop land with approximately 120 houses.</p>

Previously Developed Sites

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

Plymstock Radford Community Planning Study, July 2000

Location	Response
PD01. British Gas Site, Breakwater 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 ML09, PD01, and EN07.
PD02. Breakwater Wharf. Land between Sea Structures and Southern Paper, Breakwater 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.
PD03. Blue Circle Quarry and Cement Works.	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 ML06, BC01 to BC17, EM03, LE38, TR44, and WA01.
PD04. Depot and Railway North of Billacombe 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 response to ML08.
PD05. Former railway land South of Rock Gardens.	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.
PD06. Hooe Lake Quarry, Barton Road, Hooe.	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 ML01, ML02, ML03, HO05, HL17, HL18, HL19, and HL24.
PD07. Land North of Car Park, Boringdon Road, Turnchapel.	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.
PD08. Former Boat Repair Yard, The Quay, Harbour View.	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.
PD09. Land North of Undercliff Road, Turnchapel.	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.

Plymstock Radford Community Planning Study, July 2000

Location	Response
PD10. Land Adjacent to 29 Pollard Close.	The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. See also response to ML11 .
PD11. Barn, rear off Lake Stores, Hooe 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 CO08, HE02, and TR08 .
PD12. Radford Quarry, Lower Saltram.	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 ML07, PD14, HO01, HO02, HO03, HL14, HL16, HL19, and LE27 .
PD13. 125 Plymstock 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.
PD14. Land opposite Radford Quarry, Lower Saltram.	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 ML07, PD12, HO01, HO02, HO03, HL14, HL16, HL19, and LE27 .
PD15. Land South of 'Cozie Quarrie', Broad Park, Oreston.	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.
PD16. Land rear of 30-32 Marine 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.
PD17. Land Adjacent to garage premises, Turnquay, Oreston.	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 EN04, EN08, and TR29 .

Location	Response
<p>PD18. Former Radford Oil Fuel Depot.</p>	<p>This site now has outline planning consent for residential development of the site, subject to the completion of a Section 106 Planning Agreement, with approximately 120 houses. See also responses to EN25 and HO08.</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	Response
<p>ML01. Site: Hooe Lake Quarry. Suggested Use: Residential, Community, Employment, Open Space.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also responses to ML02, ML03, PD06, HO05, HL17, HL18, HL19, and HL24.)</p>

Plymstock Radford Community Planning Study, July 2000

Location		Response
ML02.		
Site:	Hooe Lake Quarry.	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 ML01, ML03, PD06, HO05, HL17, HL18, HL19, and HL24.)
Suggested Use:	Residential, Community, Employment, Open Space.	
ML03.		
Site:	Hooe Lake Quarry.	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 ML01, ML02, PD06, HO05, HL17, HL18, HL19, and HL24.)
Suggested Use:	Residential, Community, Employment, Open Space.	
ML04.		
Site:	Land at Staddiscombe, East of Hooe 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 HO07, EN22, EN23, and EN24)
Suggested Use:	Residential.	
ML05.		
Site:	Land South of Lalebrick 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 EN21, EN22, EN23, EN24, and HO06.)
Suggested Use:	Residential.	
ML06.		
Site:	Blue Circle Quarry and Cement Works.	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 PD03, BC01 to BC17, EM03, LE38, TR44, and WA01.)
Suggested Use:	Mixed uses including Residential, Employment, Community, Open Space, Nature Conservation.	

Plymstock Radford Community Planning Study, July 2000

Location		Response
ML07.		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 PD12, PD14, HO01, HO02, HO03, HL14, HL16, HL19, and LE27.)
Site:	Land west of Radford Quarry.	
Suggested Use:	Residential.	
ML08.		The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also response to PD04)
Site:	Land Rear of Billacombe Road.	
Suggested Use:	Residential.	
ML09.		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 PD01 and EN07.)
Site:	Land of Breakwater Road, Oreston.	
Suggested Use:	Residential.	
ML10.		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 EN10, EN11, HL03, HL04, HL07, and HL09.)
Site:	Former Bayly Bartlett Site (currently Boston's Boat Yard).	
Suggested Use:	Residential.	
ML11.		The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review. (See also response to PD10.)
Site:	Land adjacent to 29 Pollard Close.	
Suggested Use:	Residential.	
ML12.		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.
Site:	Milk Marque Offices, Horn Cross Road.	
Suggested Use:	Residential or Retail.	

Index of Sites with Development Interest Map

Map Code	Location	Response and Comment Reference
1	Former Gymnasium site, Mount Batten.	PP01, PP02, EM05, EN17, EN18, HO09, HO10, LE30, LE31, LE32, LE33, LE34, TO01, TO02, TR22.
2	Former boat repair yard, The Quay, Turnchapel.	PD08.
3	Land of Boringdon Road, Turnchapel.	PD07.
4	Land North of Undercliff Road, Turnchapel.	PD09, HO05, HL17, HL18, HL19.
5	Hooe Lake Quarry.	ML02, PD06, HO05, HL17, HL18, HL19, HL24.
6	Hooe Lake Quarry.	ML01, PD06, HO05, HL17, HL18, HL19, HL24.
7	Hooe Lake Quarry.	ML03, PD06, HO05, HL17, HL18, HL19, HL24.
8	The Barn, Hooe.	PD11, CO08, HE02, TR08.
9	Land Adjacent to 29 Pollard Close.	PD10, ML11.
10	Land South of Lalebrick Road.	ML05, EN21, EN22, EN23, EN24, HO06.
11	Land at Staddiscombe.	ML04, HO07, EN22, EN23, EN24.
12	Former Radford Oil Fuel Depot, Hooe Road.	PP04, PD18, EN25, HO08.
13	Former Police Station, Horn Cross Road.	PP03, HO04, SH02.
14	Radford Quarry.	ML07, PD12, PD14, HO01, HO03, LE27, HL14.
15	Land West of Radford Quarry.	ML07, PD12, PD14, HO02, HL14, HL16, PD13.
16	Land South of 'Cozie Quarry', Broad Park.	PD15.
17	Land rear of 30-32 Marine Road, Oreston.	PD16.
18	Land Adjacent to garage premises, Turnquay, Oreston (also known as 'The Old Scrap Yard').	PD17, EN04, EN08, TR29.
19	Land of Breakwater Road.	ML09, PD01, EN07.
20	Breakwater Warf.	PD02.
21	Former railway line, South of Rock Gardens.	PD05.
22	Land North of Billacombe Road.	ML08, PD04

Plymstock Radford Community Planning Study, July 2000

Map Code	Location	Response and Comment Reference
23	Blue Circle Quarry and Cement Works.	ML06, PD03, BC01 to BC17, EM03, LE38, TR44, WA01.
24	Former Bayly Bartlett Site.	EN10, EN11, HL03, HL04, HL07, HL09, ML10.
25	Milk Marque Offices, Horn Cross Road.	ML12.

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 Radford Like?

Key Facts about Plymstock Radford

Environmental Characteristics

Natural Environment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Environmental Designations.	42.2	22.4	1

CHARACTERISTIC	WARD	CITY
Sites of Special Scientific Interest.	2	9
Local Nature Reserves.	0	6
Community Woodlands.	0	9

Built Environment

CHARACTERISTIC	WARD	CITY
Scheduled Monuments.	4	45
Unscheduled Monuments.	5	36
Hectares of land covered by Conservation Areas.	3.1	281.0
Listed Buildings.	47	737
Vacant/Derelict Sites and Buildings.	18	157

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Housing Stock.	4,690	105,000	16
New Homes Built (1991 – 1999).	242	4,100	6
New Homes Built (1995 – 1999).	204	1,700	4
% New Homes Built (1995 – 1999) on Previously Developed Land.	97.5	53.8	9

Shopping

CHARACTERISTIC	WARD	CITY
District Centres.	1	8
Local Centres.	3	60

Transport

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Number of bus stops.	86	1,689	9=

CHARACTERISTIC	WARD	CITY
Existing traffic calming schemes.	2	34

Recreation & Leisure

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Public Parks.	4.5	5.5	12
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).	17.0	20.3	16
% Adults (16 – Retirement).	58.7	61.4	16
% Retired.	24.3	18.3	1

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Owner Occupied.	83.2	63.7	4
% Council/ Housing Association.	6.4	23.2	16
% Private Rented.	9.9	12.8	11

Health

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Standard Mortality Ratio.	75.5	108.3	20
- Deaths from Coronary Heart Disease. (rate per 100,000 population)	97.9	119.3	16
- Deaths from Cancer. (rate per 100,000 population)	152.9	173.7	17
- Deaths from Accidents. (rate per 100,000 population)	17.1	20.7	13

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.	544	26,406	17
Burglaries.	60	3,772	20
Vehicle Crime.	173	8,108	17
Crimes against the Person.	49	3,915	18

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.			16
Number of Income Support Beneficiaries.	479	18,472	18
% Households with No Car.	23.9	34.3	15

Unemployment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Unemployment Rate (%).	3.6	4.6	14
% Long-Term Unemployed (Over 12 Months).	0.8	0.9	10=

Sources:

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

Department of Social Security Data (1998).

1991 Census of Population, Office for National Statistics.

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

How have People been Involved So Far?

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

Plymstock Radford Community Planning Study, July 2000

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 Radford

Event	Date	Details of Event	Residents Involved
Plymstock Forum.*	10/03/99	Community Planning Presentation.	50
Plymstock Library.*	01/03/99 to 03/03/99	Library Exhibition.	Not recorded.
Plymstock Library.*	15/03/99 & 26/03/99	Staffed Library Exhibition.	10
Radford & Hooe Lake Preservation Association.	29/04/99	Community Planning Presentation.	30
Oreston Carnival	10/07/99	Staffed Exhibition stall at Carnival.	48
Plymstock Forum Community Planning Workshop.*	14/07/99	Community Planning Workshop.	23
Pomphlett Primary School.	12/07/99	Schools Consultation.	30
Billacombe Community Planning Workshop.*	02/08/99	Community Planning Workshop.	52

Plymstock Radford Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
Oreston Community Planning Workshop.	24/08/99	Community Planning Workshop.	55
Hooe & Turnchapel Community Planning Workshop.	09/09/99	Community Planning Workshop.	10
Hooe Green Fun Day.	11/09/99	Staffed Exhibition at Fun Day.	12
Hooe & Turnchapel Scout Group.	16/09/99	Consultation with scouts.	19
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 Radford.			13
Total Number of Residents consulted in Plymstock Radford.			387
Number of Questionnaires received from Plymstock Radford.			66

Events Near Plymstock Radford

See table above.

Note

* - Denotes that these events were joint events with Plymstock Dunstone 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

Plymstock Radford Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
Federation of Civic and Amenities Societies.	08/02/99	Community Planning Presentation.	10
Plymouth Tenants and Residents Association.	08/02/99	Community Planning Presentation.	20
Environment Forum.	16/02/99	Community Planning Presentation.	15
Central Library.	01/02/99 to 28/02/99	Library Exhibition.	Not recorded.
Local Agenda 21 Roundtable.	27/02/99	Workshop as part of a Local Agenda 21 seminar.	33
Senior Citizen's Forum.	09/04/99	Community Planning Presentation.	6
Transport and General Workers Union Retired Members Association.	25/05/99	Community Planning Presentation.	27
Plymouth Access Group.	03/06/99	Community Planning Presentation.	7
Central Library.	01/06/99 to 30/06/99	Library Exhibition.	Not recorded.
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

Plymstock Radford Community Planning Study, July 2000

Event	Date	Details of Event	Residents Involved
EcoExpo.	25/10/99 to 26/10/99	Exhibition as part of larger event.	Not recorded.
Respect Festival.	31/10/99	Exhibition as part of larger event.	120
Access Focus Group.	04/11/99	Focus Group aimed specifically at people who have an interest in disability issues.	38
University of Plymouth Students Union.	04/11/99	Exhibition aimed at University students.	Not recorded.
Plymouth College of Further Education.	23/11/99	Exhibition aimed at College of Further Education students.	Not recorded.
Plymouth Architectural Trust.	23/11/99	Community Planning Presentation.	16
College of St. Mark's and St. John's.	25/11/99	Exhibition aimed at students.	Not recorded.
Pathfinder Visioning Conference.	16/05/00	Conference to discuss the Overall Vision for Pathfinder.	200
Federation of Civic and Amenities Societies.	19/06/00	Community Planning Presentation.	13
National Plans - Local Views Consultation Event, Civic Centre, Plymouth.	21/06/00	Cabinet Office Local Listening Event on the National Strategy for Neighbourhood Renewal.	110

What Other Documents have been used for the Study?

The following documents were used to compile the Plymstock Radford 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 (05/12/98, 16/01/99, 25/04/99, 07/08/99, 14/08/99, 28/08/99, 15/09/99, 22/01/00, 29/01/00, 18/03/00).
- Plympton, Plymstock & Ivybridge News Articles (05/02/99, 30/07/99, 06/08/99).

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 Radford Community Planning Study

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

July 2000