

St. PETER'S

COMMUNITY PLANNING STUDY

**Issues and ideas from residents in
St. Peter's Ward**



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

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Foreword by the Leader of Plymouth City Council

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

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

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

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

A handwritten signature in black ink, reading "Patrick Nicholson". The signature is written in a cursive style with a large initial 'P'.

Patrick Nicholson
Leader of Plymouth City Council

Acknowledgements

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- Devonport Library
- Devonport Planning Forum
- Dick Watson Community Projects
- Llewelyn Davies/ Peter Sandover Consultants
- Mount Wise Neighbourhood Centre
- Social Economy Audit
- Stonehouse Residents' Association
- Victoria Park Residents Association

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How to Use the St. Peter's 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 **69** that helps to explain any technical terms and abbreviations that you may not be familiar with.

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

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

Your starting point should be the Residents Issues Map on page **44** and the Sites with Development Interest Map on page **55**. On both maps there are numbers which mark particular sites. These numbers relate to information contained in the tables next to the maps. From the tables you can find where in the document to look for details of what was said about that site.

For example, if next to the number you are interested in it says refer to **HO03** and **TR23** you should look for the specific comments in the Housing and Transport sections of the Key Issues chapter.

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

How do I find out about places outside St. Peter's ward?

The St. Peter's 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 St. Peter's Community Planning Study. This study is a summary of all the issues raised by local people about St. Peter's 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 St. Peter's 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 St. Peter's

The Best Things about St. Peter's

What You Said	Number of Responses (Mount Wise Residents)	Number of Responses (Stonehouse Residents)	Number of Responses (West Hoe Residents)	Total Number of Responses (All Residents)
Centrally located, close to city centre.	2	7	0	9
Close to amenities.	0	4	1	5
Friendly people.	2	1	1	4
By the sea.	1	2	1	4
Quiet areas.	0	3	0	3
Close to shops.	0	2	1	3
Public transport good.	0	2	1	3
Green areas.	1	2	0	3
Nice architecture e.g. Durnford Street, Wyndham Square.	0	3	0	3
Sense of community spirit.	0	2	0	2
Play spaces.	1	1	0	2
Local parks e.g. Devonport Park.	2	0	0	2
Peninsula isolated from rest of Stonehouse.	0	2	0	2
Devil's Point and free swimming pool.	0	2	0	2
Good primary schools.	1	1	0	2
Good views.	1	0	0	1
Sense of history.	0	1	0	1
Lots of pubs and clubs.	0	1	0	1

What You Said	Number of Responses (Mount Wise Residents)	Number of Responses (Stonehouse Residents)	Number of Responses (West Hoe Residents)	Total Number of Responses (All Residents)
Close to Mount Edgecumbe.	0	1	0	1
Community centre.	1	0	0	1

The Worst Things about St. Peter's

What You Said	Number of Responses (Mount Wise Residents)	Number of Responses (Stonehouse Residents)	Number of Responses (West Hoe Residents)	Total Number of Responses (All Residents)
Vandalism/crime/drink/drugs/behavioural/noise.	1	6	1	8
Litter problems.	1	3	2	6
Lack of shops, not enough good ones.	3	2	0	5
Lack of children's play spaces.	2	3	0	5
There is nothing to do, there is little to do for young people at affordable prices.	2	3	0	5
Traffic and parking problems.	0	3	0	3
Abandoned cars.	0	2	0	2
Too many bedsits.	0	2	0	2
Condition of Devil's Point and pools.	0	2	0	2
Abandoned land/buildings.	1	0	1	2
Rundown areas.	0	2	0	2

What You Said	Number of Responses (Mount Wise Residents)	Number of Responses (Stonehouse Residents)	Number of Responses (West Hoe Residents)	Total Number of Responses (All Residents)
Boy racers.	1	1	0	2
People with no sense of responsibility, problem neighbours.	0	2	0	2
Parks unattended.	1	1	0	2
Evicted council tenants moving in.	0	1	0	1
Dockyard wall.	1	0	0	1
Being bullied.	0	1	0	1
Image of Stonehouse.	0	1	0	1
Poorly designed and maintained flats.	0	1	0	1
Badly kept pavements.	0	0	1	1
Sewage smells.	0	0	1	1
There are poor job opportunities.	0	1	0	1
Bus services are poor.	0	1	0	1
Neighbouring flats.	1	0	0	1

What did People say about.....?

Community

Mount Wise

What You Said	Our Response
<p>CO01. There is a need for more community centres in Devonport.</p>	<p>The Local Plan will include policies to support the provision of new community centres/facilities where a need is identified. Further work is required to identify the current level and standard of community facilities provided throughout the city and the need for new facilities (including site specific proposals).</p>
<p>CO02. There is a need for more evening clubs for children, and for adults. There is a problem of anti-social behaviour and bored kids.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village and through the New Deal for Communities.</p>
<p>CO03. A Neighbourhood Watch scheme is needed in Mount Wise.</p>	<p>This should be taken up directly with the police. See also response to CO06.</p>

Stonehouse

What You Said	Our Response
<p>CO04. A community centre is needed on Stonehouse Peninsula, especially for youth. Community facilities are needed at Royal William Yard to serve the Peninsula area. A facility is needed on the Peninsula for a Mother and Toddler Group.</p>	<p>Discussions are already taking place involving Leisure Services and the South West of England Regional Development Agency.</p>

What You Said	Our Response
<p>CO05. The City Council should consider the old stable site off Cremyll Street for a community centre.</p>	<p>See response to CO01.</p>
<p>CO06. There is a need for regular policing (Durnford Street).</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 St Peter's ward is APS Kelly. He has been forwarded a list of the comments raised. He can be contacted on 201890 if you would like to discuss a matter relating to the ward.</p> <p>The Police Authority has its own duty to consult with the public and produce a Policing plan. Every quarter in the Plymouth area the Police Authority holds a consultation meeting where the public can raise issues. For information about the next meeting please telephone: 01392-438 781.</p>
<p>CO07. Union Street needs a public toilet.</p>	<p>This has been discussed recently at the Union Street Forum. It has been concluded that this would not be appropriate due to the misuse of the previous facility.</p>

What You Said	Our Response
<p>CO08. Make Union Street attractive to a wider group of people.</p>	<p>The Stonehouse Area Plan has a policy of encouraging mixed land-uses including more daytime uses in Union Street (Policy SU01). This has already started happening with the opening of three new retail units including a supermarket. The policy can be included in the Local Plan Review.</p>

General

What You Said	Our Response
<p>CO09. There is a need to achieve planning gain to pay for community facilities.</p>	<p>Where appropriate the Council can apply planning obligations in issuing planning permission for major developments to enable the provision of related facilities such as play spaces. Local needs could be identified in the Local Plan Review.</p>

Education

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

Employment

Mount Wise

What You Said	Our Response
<p>EM01. Reclaim and develop unwanted land in the Dockyard.</p>	<p>Policy AER8 in the Local Plan permits the alternative employment use of South Yard should the land be released by the Ministry Of Defence. Other uses for individual buildings could be considered. This is one of the issues which is being considered through the consultancy study for Devonport Urban Village and the Local Plan Review.</p>
<p>EM02. There is a need for employment for local residents.</p>	<p>This is one of the issues which the City Council is promoting both through the consultancy study for Devonport Urban Village and the New Deal for Communities bid.</p>

Stonehouse

What You Said	Our Response
<p>EM03. Stonehouse needs more employment land.</p>	<p>There is already a large area of unused land (17 hectares at Millbay and Royal William Yard) allocated for employment use. There are current City Council promoted projects involving the re-use of buildings at Millfields and the former Jaeger Factory for employment purposes.</p>
<p>EM04. Do something with the Royal William Yard; make it like the Albert Dock in Liverpool.</p>	<p>This is the responsibility of the owners, the South West of England Regional Development Agency , who are actively promoting re-use of the yard. Current planning policy permits a wide range of uses to be considered.</p>

What You Said	Our Response
<p>EM05. Develop land at Millbay Road.</p>	<p>Millbay is currently allocated in the Stonehouse Area Plan for employment/leisure uses and negotiations are taking place with the landowner over its future redevelopment.</p>
<p>EM06. There is no point allocating the Millbay Road area for leisure. There needs to be a mixture of housing and employment.</p>	<p>The land is currently allocated in the Stonehouse Area Plan for employment/leisure uses. This policy will be considered in the Local Plan Review.</p>
<p>EM07. Millbay should be developed to accommodate cruise liners.</p>	<p>It is understood that Associated British Ports already actively encourage this use, subject to capacity.</p>

Environment

Mount Wise

What You Said	Our Response
<p>EN01. Brighten up Mount Wise with new landscaping.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>
<p>EN02. The gateway to Mount Wise should be improved.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village and will be reflected in the Local Plan Review.</p>

What You Said	Our Response
<p>EN03. Mount Wise is too densely populated and there is not enough space.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village. Where redevelopment or new development takes place, existing Local Plan policy ARL6 makes the provision of additional open space a requirement where there is a deficiency.</p>
<p>EN04. Cumberland Road Gardens are unused and there is a problem with drug dealing.</p>	<p>See response to EN02.</p>
<p>EN05. In Mount Wise there are wasted spaces such as sheds and garage areas; public areas are dangerous wasted spaces; there are too many open spaces; and more usable spaces are wanted.</p>	<p>See response to EN01.</p>
<p>EN06. The Old Brewery site in Mount Wise is unused.</p>	<p>See response to EN02.</p>
<p>EN07. In Mount Wise there is a need for a better link to Marlborough Street, as it's a grim walk. Create the Marlborough Street link.</p>	<p>See response to EN02.</p>
<p>EN08. In Mount Wise there is a need for better routes/approaches to the waterfront.</p>	<p>See response to EN02.</p>

What You Said	Our Response
<p>EN09. Remove Devonport Dockyard wall and release land for community uses.</p>	<p>The wall is required for security. However, where there are opportunities to open the wall up the City Council supports this. Policy AER8 in the Local Plan permits alternative employment use of South Yard should the Ministry Of Defence release the land. Alternative uses for redundant individual buildings, should these be made available, could be considered, such as tourism, leisure, community or residential. This is one of the issues which is being considered through the consultancy study for Devonport Urban Village and will be reflected in the Local Plan Review.</p>
<p>EN10. Work with Ministry Of Defence to integrate South Yard with Mount Wise.</p>	<p>See response to EN09.</p>
<p>EN11. Bring the Devonport Market building back into public use.</p>	<p>See response to EN09.</p>
<p>EN12. The Dockyard wall is like Berlin Wall. If it has to stay it should be brightened up.</p>	<p>See response to EN02.</p>

Stonehouse

What You Said	Our Response
<p>EN13. Promote Devil's Point as an area of urban historic landscape and of natural beauty.</p>	<p>The land is currently part of the Conservation Area, is a designated Site of Local Importance for Nature Conservation and part is a Site of Special Scientific Interest. A new policy will be considered in the Local Plan Review to recognise and protect the area's historic interest.</p>
<p>EN14. Improve the interpretation, facilities and protection of monuments at Devil's Point.</p>	<p>Some improvements have been made recently. This matter will be further addressed in the Local Plan Review.</p>
<p>EN15. Tidy up the Royal William Yard reservoir.</p>	<p>The Royal William Yard is in the ownership of the South West of England Regional Development Agency. This comment has been passed on to the Agency for their consideration. See also responses to LE13 and LE14.</p>

What You Said	Our Response
<p>EN16. There is a need to protect Brickfields and Stonehouse Creek from development.</p>	<p>Within these areas of open space there are currently two areas allocated for development in the Stonehouse Area Plan: Brickfields off Madden Road (for housing) and the Community Centre/car park at Stonehouse Bridge (for redevelopment as a community centre and Park & Ride car park for Royal William Yard). Both developments are committed in principle by virtue of previous planning decisions.</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.</p>
<p>EN17. Millbay is an area of grubby factories and ugly buildings. Millbay should be redeveloped.</p>	<p>The area is currently allocated in the Stonehouse Area Plan for leisure/employment uses. Development will depend on suitable schemes coming forward and action by a private developer. However, the City Council is actively discussing the potential of the area with both landowners and funding bodies.</p> <p>It is recognised that change needs to occur in this important gateway to Plymouth.</p>

What You Said	Our Response
<p>EN18. The environment around the exit to the ferry port is a poor advert for Plymouth. In Union Street and Stonehouse, paint and redecorate the buildings. Plant some more flowers.</p>	<p>The City Council is currently implementing a programme of environmental and streetscape improvements in the Union Street area, together with a grant scheme for owners of commercial buildings. The success of this scheme is in part dependent on the take up of grants on offer. Other policies to improve the appearance of the area will be considered in the Local Plan Review.</p>
<p>EN19. Demolish the grain silo at Millbay Docks.</p>	<p>Although not currently in use this building is required for operational purposes by the owner, Associated British Ports. Some may argue that the building is an important landmark. Policy SL20 in the Stonehouse Area Plan states that the Council will seek to promote the external use of the silo for a public art feature that markets the City. This policy may need to be reconsidered in the light of current opinion.</p>

What You Said	Our Response
<p>EN20. There is a dog mess problem in Patna Park.</p>	<p>Owners who allow their dogs to foul public areas are acting irresponsibly and the Council is aware of the hazard and nuisance it causes. The Council has a number of initiatives to reduce this problem including education and persuasion and where appropriate prosecution. There has also been the development of dog free areas in parks and the introduction of dog bins. In light of the number of comments received regarding this matter it will be necessary for cross Council discussions to look at the most effective ways of further reducing this problem.</p>
<p>EN21. Recycling bins need to be emptied more often at Patna Place; they are a source of vandalism.</p>	<p>This comment has been passed to the Recycling Development Officer (Telephone 01752 304173).</p>

General

What You Said	Our Response
<p>EN22. Better street cleaning is needed. There is rubbish in the parks.</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>EN23. There is a need to protect the sea front.</p>	<p>Some sections of the coastline are already protected by landscape designations: however, consideration will be given to reinforcing the protection of the coastline in the ward in the Local Plan Review.</p>

Health

<p>No Health issues raised.</p>	<p>Health policies will need to be included in the Local Plan.</p>
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Housing

Mount Wise

What You Said	Our Response
<p>HO01. Mount Wise housing should be built facing on to the street not backing onto it.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village. It is expected that design guidance will be issued for any redevelopment proposals.</p>
<p>HO02. In Mount Wise a better mix is needed, with more houses and fewer flats.</p>	<p>See response to EN01.</p>
<p>HO03. Demolish run-down areas in Mount Wise and totally refurbish the area. Ker Street should be knocked down and better houses built</p>	<p>See response to EN01.</p>
<p>HO04. Include owner-occupied housing in Mount Wise.</p>	<p>See response to EN01.</p>
<p>HO05. Get the Ministry of Defence to demolish derelict buildings in Cumberland Road, Mount Wise. Re-use derelict blocks of flats.</p>	<p>The Damerel Close flats are owned by Plymouth City Council and are to be refurbished by the City Council for housing re-use. The adjoining Raglan Barracks are in private ownership and there is a current planning application (00/00674) for redevelopment as 24 houses.</p>

Stonehouse

What You Said	Our Response
<p>HO06. Re-take South Yard off the Ministry of Defence and develop it for housing with a green riverside recreation area.</p>	<p>This is unlikely to be a feasible suggestion. See also response to HO05.</p>
<p>HO07. Renovate St Peter's Hall, Wyndham Square.</p>	<p>This building is in private ownership. The Council would support renovation if appropriately carried out.</p>
<p>HO08. Build new development in Union Street.</p>	<p>There is little scope for new development in Union Street, but the City Council is currently supporting a grant scheme to bring derelict and vacant buildings back into use.</p>
<p>HO09. Build new development in North Road West.</p>	<p>There is little scope for new build development in North Road West.</p>
<p>HO10. Car parks at Francis Street are rubbish tips: put houses on them.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>HO11. Arundel Crescent bombsite could be used for housing, possibly by a housing association.</p>	<p>See response to HO10.</p>
<p>HO12. Build more homes for sale in the North Road West area.</p>	<p>There is little scope beyond the land at St Dunstan's which is already being developed.</p>
<p>HO13. The St Dunstan's Abbey site should have been homes for sale.</p>	<p>The housing provided has met a specific need in the city.</p>

What You Said	Our Response
<p>HO14. Use brownfield land for mixed housing, e.g. Millbay Docks, Millbay Road. Millbay Road (Vospers) sites should be developed for housing.</p>	<p>See response to HO10.</p>
<p>HO15. There is a need for housing (not commercial) redevelopment in the Emma Place area. This is the only way the existing houses will be saved.</p>	<p>See response to HO10.</p>
<p>HO16. There is a need for more housing land in Stonehouse.</p>	<p>There are no significant vacant plots that could be allocated beyond the sites at Millbay which are currently allocated in the Stonehouse Area Plan for employment/leisure uses. Future opportunities will be considered in the Local Plan Review.</p>
<p>HO17. Do to Royal William Yard what was done to the Albert Dock in Liverpool. Use Royal William Yard for housing.</p>	<p>Existing planning policy already allows extensive commercial and residential development to occur. See also response to CO14.</p>
<p>HO18. A developer cannot get permission at the rear of 48 Emma Place because of Conservation issues.</p>	<p>Any proposed development will need to be satisfactorily designed to meet planning requirements.</p>
<p>HO19. There is potential for more residential development on the south side of Union Street.</p>	<p>There is unlikely to be much scope given the nature of existing land uses. See also response to HO16.</p>
<p>HO20. Neswick Street play area could be used for a sheltered housing scheme.</p>	<p>See response to HO10.</p>

West Hoe

What You Said	Our Response
<p>HO21. Use the Rusty Anchor site, Great Western Road, for housing.</p>	<p>See response to HO10.</p>

General

What You Said	Our Response
<p>HO22. Move out bad neighbours.</p>	<p>Policy AHR12 in the current Local Plan, in respect of change of use of dwellings into houses in multiple occupation, aims to ensure such conversions are not permitted where there might be nuisance to adjoining occupiers. This policy is only applicable where planning permission is needed. In many cases bad neighbour problems are not dealt with by planning control but by environmental health legislation. Specific problems can be referred to the City's Environment and Consumer Protection section on 01752 304970.</p>
<p>HO23. People should learn to respect property.</p>	<p>Noted.</p>

Leisure

Mount Wise

What You Said	Our Response
<p>LE01. There is a need for out-of-school activities, e.g. an open-air pool. Mount Wise swimming pool should be opened.</p>	<p>Mount Wise Pool is being refurbished and should be open in summer 2000.</p>

What You Said	Our Response
<p>LE02. There is a need for an indoor sports facility in Devonport.</p>	<p>See response to EN02.</p>
<p>LE03. There should be disabled access to Mount Wise pools and disabled parking.</p>	<p>The pools will be accessible for people with disabilities and there is a free car park. See also response to TO01.</p>
<p>LE04. Consult children on their recreation needs.</p>	<p>The Community Planning Studies process has involved extensive consultation with children. (See the <i>General Community Planning Study</i> for more information).</p>
<p>LE05. There is a need for more grass and recreation areas.</p>	<p>This is difficult to achieve on a large scale but will, for example, be looked at through the consultancy study for Devonport Urban Village.</p>
<p>LE06. There is a need for leisure facilities for all ages. In Mount Wise there is a need for somewhere for indoor football affordable for residents.</p>	<p>See response to EN01.</p>
<p>LE07. Use the Brewery site in Mount Wise for a sports facility.</p>	<p>See response to EN02.</p>
<p>LE08. Landscaping around Mount Wise mast is inappropriate.</p>	<p>This scheme was designed in consultation with the local community and will be completed in summer 2000.</p>

Stonehouse

What You Said	Our Response
<p>LE09. Multi-use play areas are needed in the Durnford Street area.</p>	<p>The City Council is currently undertaking a detailed survey of play area provision in the city. There is also an annual safety audit undertaken for all play areas. This information will be used to prioritise spending in coming years for Council owned play areas. It will also enable the City Council to negotiate with developers where new play areas are needed and need to be improved as part of new development proposals.</p>
<p>LE10. There is a need for a coastal path. This should include opening pedestrian access through Ministry of Defence docks, pedestrian access through Millbay Docks to the Peninsula, and improving the Richmond Walk link between Stonehouse and Mount Wise.</p>	<p>The Waterfront Walkway has recently been established as far as the Cremyll Ferry. Opportunities for improvement of the existing coastal path further west exist (Richmond Walk) and a policy could be considered in the Local Plan Review. The problems of access to the waterfront because of physical restrictions over Ministry of Defence and port land are unlikely to be overcome whilst these remain operational land.</p>
<p>LE11. There is a need for a skate board park.</p>	<p>This was tried unsuccessfully last year at Victoria Park. Other sites are being investigated.</p>
<p>LE12. There is a need for play streets on the Peninsula.</p>	<p>A Home Zone has been introduced in Morice Town. If this is successful then there is likely to be the opportunity for other Home Zones in the City.</p>

What You Said	Our Response
<p>LE13. The old reservoir at Devil's Point should be used as a sunken garden.</p>	<p>This is a possible use not requiring planning permission, provided that any nature conservation issues are taken into account.</p>
<p>LE14. The old reservoir at Devil's Point should be used as a sports facility.</p>	<p>This is a possible use, provided that any nature conservation issues are taken into account. This use is currently under discussion between residents and the owner, the South West of England Regional Development Agency. See also response to LE13 and EN15.</p>
<p>LE15. There is a need to open Devil's Point pool. Devil's Point paddling pool is not properly maintained.</p>	<p>The pool has recently been repaired and is cleaned and opened for the summer season. It is regularly patrolled throughout the season.</p>
<p>LE16. There is a need for more parks and play schemes in the Cecil Street area.</p>	<p>There is limited space; however this is something that could be considered in the refurbishment design of the flats.</p>
<p>LE17. There is a need for a play area/park in North Road West.</p>	<p>There is no land for additional parks. There may be a need to improve the existing parks at Victoria Park and Patna Place.</p>
<p>LE18. Improve Francis Street (Neswick Street) playground.</p>	<p>See response to LE09.</p>
<p>LE19. Make better use of Stonehouse Arena.</p>	<p>This is used by the Community Recreation Team. The suggestion has been passed to Leisure Services for consideration.</p>
<p>LE20. Refurbish parks and playgrounds: e.g. Neswick Street.</p>	<p>See response to LE09.</p>

What You Said	Our Response
<p>LE21. There is a need for a kick-about area off High Street Stonehouse.</p>	<p>See response to LE09.</p>
<p>LE22. Royal William Yard should provide for youth adventure or training facilities linked to marine activities; also youth hostel style accommodation.</p>	<p>Existing planning policy (Policy ARL37) already allows this development to occur. See also responses to EM03, HO17, and LE23.</p>
<p>LE23. Have an art gallery, or a marine history centre, in the Royal William Yard.</p>	<p>See response to LE22.</p>
<p>LE24. Improvements are needed to Victoria Park including: seating, lighting, litter bins, fencing, children's play area, sandpit, and a dog free zone. Better security is also needed.</p>	<p>Recent improvements have been carried out to the park. The Friends of Victoria Park are actively involved in working with the City Council to improve the park further.</p>
<p>LE25. Develop the Grain Silo into an Arts Centre.</p>	<p>Although no longer in use this building is required for operational purposes by the owner, Associated British Ports. If feasible a use as an arts centre could be considered.</p>
<p>LE26. Peel Street Clinic should be used for a community centre or play space.</p>	<p>Consultation on the future of the sites is being carried out by the Housing Department, who hope to implement a scheme in 2001 following the use of the site as a contractor's compound. Subject to detailed design, this development would be in accordance with the Stonehouse Area Plan (Policy SL02).</p>

What You Said	Our Response
<p>LE27. Millbay Docks should be used for marinas.</p>	<p>Existing planning policy (Policy ARL36) already allows this development to occur. However there are likely port operational and physical constraints (e.g. the need for locks).</p>

General

What You Said	Our Response
<p>LE28. There are enough play areas.</p>	<p>See response to LE09.</p>
<p>LE29. There are not enough play areas. There is a need for more parks and more facilities for children and teenagers. There is nothing for 8-10 year olds.</p>	<p>See response to LE09.</p>

Minerals

<p>No Minerals issues raised.</p>	<p>Minerals policies will need to be included in the Local Plan.</p>
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Shopping

Mount Wise

What You Said	Our Response
<p>SH01. More shops are needed in Mount Wise, e.g. a Post Office, and a greengrocer. A Plymco is needed in Mount Wise.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village. A small convenience store is under construction at the Old Chapel in Duke Street.</p>

What You Said	Our Response
<p>SH02. The Brickfields housing site should be used for retail.</p>	<p>This proposal will be considered in the Local Plan Review.</p>

Stonehouse

What You Said	Our Response
<p>SH03. There is a need for more up market shops and restaurants on Union Street.</p>	<p>Policy SU01 in the Stonehouse Area Plan promotes a land use framework to make Union Street a vibrant commercial and community focus. It is hoped that the regeneration of the area will bring new investment.</p>
<p>SH04. Clean/smarten/renovate the buildings on Union Street.</p>	<p>The Council has designated a Commercial Improvement Area in the Union Street area where generous grants are available to property owners to improve their buildings. 20 schemes are currently in progress.</p>
<p>SH05. Union Street needs to be promoted as a local shopping centre.</p>	<p>A policy could be considered in the Local Plan Review designating Union Street as a district centre to prevent too many changes of use to non-retail.</p>
<p>SH06. Shopping should be developed in the Royal William Yard.</p>	<p>The current planning policy permits a wide range of uses to be considered, including retail. See also responses to EM03, EM04, HO17, LE22, and LE23.</p>

Tourism

Mount Wise

What You Said	Our Response
<p>TO01. There is a need for visitor parking at Mount Wise pools.</p>	<p>The existing free car park will remain for the foreseeable future. See also response to LE03.</p>
<p>TO02. Mutton Cove Gate should be opened to give public access to the museum, ropery, gazebo, and other listed buildings.</p>	<p>Policy AER8 in the Local Plan permits alternative employment use of South Yard should the Ministry Of Defence release the land. Other uses for individual buildings could be considered. This is one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>

Stonehouse

What You Said	Our Response
<p>TO03. Tourism on the waterfront should be promoted, including Drake's Island.</p>	<p>Tourism is already promoted, for example the Waterfront Walkway, but there will be scope for increasing visitor numbers should developments at Drake's Island and Royal William Yard take place. There is a current planning application for development of a visitor attraction and hotel on Drakes Island. This planning application has yet to be determined.</p>
<p>TO04. Use Reservoir House, Devil's Point as an interpretation centre</p>	<p>Existing planning policy (Policy ARL37) already allows such a development to occur. However, there are no current proposals.</p>

Transport

Mount Wise

What You Said	Our Response
<p>TR01. The bus service should be extended beyond Mount Street to St Michael's Court.</p>	<p>The City Council has a limited budget through which it subsidises additional bus routes to meet a variety of needs not met by 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>TR02. Traffic calming is needed especially in Mount Street. There is a problem of 'boy racers'.</p>	<p>The City Council has a long-term objective to treat all residential areas with traffic calming or 20 m.p.h. zone status. This is one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>
<p>TR03. There is a need for a one-way system for James Street/Mount Street.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>
<p>TR04. Clowance Lane needs resurfacing.</p>	<p>Unfortunately there is an unresolved issue of responsibility for completing the highway works in this location. The matter has been referred to Transport Services for further consideration.</p>

What You Said	Our Response
<p>TR05. There is insufficient car parking in Mount Wise.</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. However, this is one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>
<p>TR06. Ker Street needs a parking area.</p>	<p>See response to TR05.</p>
<p>TR07. Parking is a problem in George Street.</p>	<p>See response to TR05.</p>
<p>TR08. The Cumberland Road subway is unpopular at night and it floods.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>
<p>TR09. Crossings are needed across Chapel Street.</p>	<p>This request will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria. This is also one of the issues which is being considered through the consultancy study for Devonport Urban Village.</p>
<p>TR10. Establish a water taxi service from Mount Wise.</p>	<p>Water taxis already operate commercially within Plymouth Sound. Further provision rests with expansion by private sector involvement, as it is unlikely that the City Council will be able to fund such provision.</p>

What You Said	Our Response
<p>TR11. There is a need for a pedestrian link to George Street through United Services land.</p>	<p>This is one of the issues which is being considered through the consultancy study for Devonport Urban Village, however there are likely to be insurmountable security implications.</p>

Stonehouse

What You Said	Our Response
<p>TR12. An improved bus service is needed in North Road West. It is suggested the Council replace the discontinued one from Eldad Hill and Victoria Park.</p>	<p>See response to TR01.</p>
<p>TR13. Close Devil's Point (Western King) car park after dark: there is a drugs and prostitution problem.</p>	<p>This proposal is considered to be potentially expensive to operate and may have minimal effect. A trial may be appropriate. This will be considered further.</p>
<p>TR14. Traffic calming is needed in North Road West.</p>	<p>This scheme is considered by the City Council to be a high priority for implementation.</p>
<p>TR15. Traffic calming is needed in Wolsdon Street and Lane.</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>This request will be added to the extensive list of requests to be considered for implementation in accordance with specific criteria. However this scheme is not currently recognised as a priority.</p>

What You Said	Our Response
<p>TR16. There is a problem of speeding cars around the Peninsula (near the Butchers Arms) between 9 PM - 3 A. The speed bumps are ineffectual. Let's have some like Octagon Street. A 20 m.p.h. speed limit on the peninsula is needed.</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. Traffic calming has already been carried out on Stonehouse Peninsula and this proposal is unlikely to have a high priority.</p>
<p>TR17. A pedestrian crossing should be installed on Octagon Street: road humps are not enough.</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>TR18. Drains in North Road West need clearing and are a source of flooding.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action.</p>
<p>TR19. Many parts of Stonehouse have insufficient parking.</p>	<p>See response to TR05.</p>
<p>TR20. There is inadequate parking on the peninsula. There are also too many double yellow lines.</p>	<p>See response to TR05.</p>
<p>TR21. Access to Royal William Yard should be water-borne and not by car.</p>	<p>This matter has been discussed at a public inquiry and a Park and Ride system from Stonehouse Creek car park has now been agreed. However, a combination of integrated transport access would be the best solution.</p>
<p>TR22. There is a need for improvements to St Mary's Street.</p>	<p>See response to TR18.</p>

What You Said	Our Response
<p>TR23. The pedestrianisation of Neswick Street is causing problems and should be looked at.</p>	<p>Highway and Footway conditions are regularly inspected and areas in need of repair are identified for action. Unfortunately there are no resources currently available to remodel the street but this issue will be noted as a possible scheme for future funding bids.</p>
<p>TR24. Francis Street car park is not being used and alternative uses should be considered.</p>	<p>This site has planning permission for use as a car park to support use of the former buildings of St Peters Primary and Secondary School. Dependent on the use of these buildings, this site could be considered for alternative use in the Local Plan Review.</p>

West Hoe

What You Said	Our Response
<p>TR25. There is a rubbish problem in the West Hoe car parks.</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. The Council also responds quickly to reports of illegal dumping of rubbish.</p>

What You Said	Our Response
<p>TR26. Traffic calming is needed in Pier Street area.</p>	<p>See response to TR15.</p>

General

What You Said	Our Response
<p>TR27. There are hazardous pavements in the ward.</p>	<p>See response to TR18.</p>
<p>TR28. More pavement bollards are needed.</p>	<p>Bollards can deter pavement/verge parking but can also be obstructions to pedestrians and detract from the street scene. There are cost and maintenance implications. Before being considered their need should be carefully assessed, and this can only be done on a case by case basis.</p>
<p>TR29. Dropped kerbs for wheelchair access are needed.</p>	<p>This is already current policy, being implemented as opportunities and funding permit.</p>

Waste

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

General

What You Said	Our Response
<p>GE01. No one cares about the Stonehouse area.</p>	<p>A large number of regeneration initiatives are being promoted by the City Council. It is recognised however that there is still a long way to go.</p>
<p>GE02. Stonehouse Peninsula is a distinct entity.</p>	<p>Noted.</p>
<p>GE03. Facilities should be based on community need not geographical distance or ward boundaries.</p>	<p>The need for facilities is based on different criteria including social, geographic and economic needs.</p>
<p>GE04. Living conditions and the quality of life has not been addressed for many years. There is a need for better co-ordination between Council departments in Devonport.</p>	<p>The service that the City Council offers is now open to independent scrutiny through "Best Value". The residents of Plymouth will be fully consulted on Best Value and asked for their views on the service offered.</p>

Index to Residents' Issues Map

Map code	Location	Response and Comment Reference
1	South Yard (Dockyard).	EM01, EN09, EN10, EN12, HO06.
2	South Yard Workshops.	TO02.
3	South Yard Ropery etc.	TO02.
4	South Yard: Marlborough Street link.	EN07.
5	James Street Car Park.	LE03.
6	Mount Street/Ker Street.	TR02, TR03.
7	Chapel Street.	TR09.
8	Chapel Street area.	EN07.
9	South Yard Old Market Building.	EN11.
10	Mount Wise: Mount Street-Ker Street residential area.	EN01, EN03, EN05, HO01, HO02, HO03, HO05, LE05, LE06, TR05, TR06.
11	Clowance Street.	TR04.
12	Bus service, Mount Wise.	TR01.
13	Old Brewery, James Street.	EN06, LE07.
14	Mount Wise waterfront and pools.	EN08, LE01, LE08, TO01.
15	George Street.	SH01, TR07.
16	Ker Street approach.	EN02.
17	Old Chapel Ker Street.	SH01.
18	Cumberland Road Gardens and Subway.	EN04, TR08.
19	Cumberland Road.	HO05.
20	The Brickfields.	EN16, SH02.
21	United Services Officers Club.	TR11.
22	Richmond Walk.	EN08.
23	Old Stables Cremyll Street.	CO05.
24	Durnford Street – Cremyll Street.	LE12, TR16, TR20.
25	Royal William Yard.	CO04, EM04, HO17, LE22, LE23, SH06, TR21.
26	Stonehouse Creek.	EN16.
27	Royal William Yard Reservoir.	EN15, LE13, LE14, TO04.
28	Devil's Point recreation area.	EN13, EN14, TR13.
29	Devil's Point pool.	LE15.
30	Millbay Docks Grain Silo.	EN19, LE25.
31	Millbay Docks East Quay.	HO14.
32	Pier Street.	TR26.

Map code	Location	Response and Comment Reference
33	Millbay Road.	EM05, EM06, EN17, EN18, HO14, HO15.
34	Union Street area.	CO07, CO08, EN18, HO08, HO19, SH03, SH04, SH05, TR19.
35	Peel Street old clinic.	LE21, LE26.
36	Octagon Street.	TR17.
37	Neswick Street.	TR23.
38	Francis Street car park.	HO10, TR24.
39	Neswick Street playground.	HO20, LE18, LE20.
40	St Peters Hall Wyndham Square.	HO07.
41	Wolsdon Street.	TR15.
42	North Road West.	LE17, TR12, TR14, TR18.
43	North Road West/ St Dunstan's Abbey site.	HO09, HO12, HO13.
44	Victoria Park.	LE24.
45	Arundel Crescent.	HO11.
46	Patna Park.	EN20, EN21.
47	Stonehouse Arena.	LE19.
48	Cecil Street area.	LE16.
49	Millbay Docks.	EM07, LE27.
50	Seafront.	EN23, LE10, TR10.
51	Rusty Anchor Great Western Road.	HO21.
52	Drake's Island.	TO03.
53	St Mary's Street.	TR22.
54	West Hoe car parks.	TR25.

What is Your Vision for St. Peter's

A place where:

- People are proud of their community, sharing a sense of community spirit and responsibility.
- The local economy is prospering and diversified, providing local people with access to more jobs and shopping facilities.
- There is continuing investment in housing and with more variety of tenure and type.
- Schools, lifelong learning, training and support facilities are top ranking.
- People have access to a range of community facilities, activities and groups.
- Public areas, green spaces and play facilities are safe and well maintained.
- There is appropriate re-use and improvement of vacant land and buildings.
- Policing is first class and un-neighbourly activity is controlled.
- Public transport is high quality and frequent, and streets are designed for pedestrian safety and convenience.

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
PP01. Marine Projects Newport Street, Plymouth. 99/1499 Erection of new assembly building including part demolition of existing assembly building.
PP02. Stonehouse Community Centre Kings Road, Devonport, Plymouth. 0098/95 Construction of new landscaped parking area with coach park & bus shuttle terminus. Retention of community centre & provision of parking area.
PP03. Community Centre Car Park 1 Kings Road, Devonport, Plymouth. 97/1346 Erection of 4 level multi-storey car park with vehicular access off Kings Road & pedestrian access off Kings Road & Stonehouse Bridge.
PP04. The Brickfields, Madden Road, Plymouth. Outline application to redevelop site by extension to and floodlighting of athletics track, construction of floodlit all weather pitch, indoor sports hall, ancillary accommodation including spectator stand and car and coach park.

Previously Developed Sites

The thrust of current Government planning policy is to focus development wherever possible on previously developed land (often called "brownfield" land) so that building on "greenfield" land is minimised.

On 19 May 1998 the Government announced an initiative (called the National Land Use Database) to identify all vacant and derelict sites over a certain size across the whole country. In September 1998 it asked all authorities to commence collection of the required data. Unlike many other authorities the City Council decided not to rely simply on existing databases and records, but undertook a very detailed survey across the whole city. This was completed in December 1998 with the database of vacant and derelict sites being concluded in February 1999.

In February 2000 the City Council published its National Land Use Database report containing 279 vacant and derelict sites in Plymouth. These sites were identified on maps forming part of the workshop sessions undertaken as part of the Community Planning Studies so that local people could comment on the future of the sites. Shortly the City Council will be updating the database in line with new Government requirements.

Location	Our Response
PD01. Between 4-13, Arundel Crescent.	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 H011).
PD02. 96, Union Street.	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. 98, Union Street.	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.
PD04. 160-162, Union Street.	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.
PD05. Royal William Yard, Former Reservoir, Admiralty Cottages.	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 EN15, LE13, and LE14).
PD06. Off Admiralty Cottages, Royal William Yard, Royal William Yard.	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.
PD07. Royal William Yard, Royal William 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 EM03, EM04, HO17, LE22, LE23, and SH06).
PD08. Grain Silo, Millbay Docks, Camber 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 LE25).

Location	Our Response
PD09. Adjacent to Millbay Docks, Great Western 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 LE27).
PD10. Inner and Outer Basin Quays, Millbay Docks, Brunel Way.	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).
PD11. Signal Station Quay, Millbay Docks, Custom House Lane.	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.
PD12. Rear of Vospers, Millbay 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.
PD13. Millbay Inner Basin, rear of Dock Office, Millbay 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 PD09).
PD14. Staddon House, Cliff 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.
PD15. 1a, Pier Street.	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. Old Custom House, Great Western 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 HO21).
PD17. Marina Site, Millbay Docks, Great Western 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.
PD18. 53-61, Union Street.	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.

Location	Our Response
PD19. Opposite Tamar House, Sawrey Street.	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.
PD20. British Legion HQ, Bath Place West.	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.
PD21. Public House Premises, Market 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.
PD22. Premises adjacent to Depository, Millbay 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.
PD23. Laundry Premises, George Place.	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 EM05, EM06, EN17, and HO14).
PD24. Depository Premises, Millbay 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.
PD25. Garage Premises, Hobart Street.	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 EM05, EM06, EN17, and HO14).
PD26. Warehouse and Garage Premises, Phoenix Street Island site, Millbay 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 EM05, EM06, EN17, and HO14).
PD27. Adjacent to 30, Millbay 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.

Location	Our Response
PD28. Club Premises, Emma Place Ope.	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.
PD29. Works Premises, 10, Stonehouse Street.	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.
PD30. Warehouse Premises, 24, Stonehouse Street.	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.
PD31. Garage Block, adjacent to 33, Cremyll Street.	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 CO05).
PD32. Opposite Cumberland Centre, Devonport 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.
PD33. Old Brewery, adjacent to Mount Wise School, James Street, Devonport.	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 EN06).
PD34. 13-15, Cumberland Street.	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.
PD35. Adjacent to Haystone Villas, Haystone Place.	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.
PD36. Rear of Pavilion, Haystone Place.	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.
PD37. Between 6 And 9, Haystone Place.	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.

Location	Our Response
PD38. Adjacent to 10a, Haystone Place.	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.
PD39. Old Clinic, Peel Street.	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 LE26).
PD40. Works Premises, Alice Street.	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.
PD41. Adjacent 8, Battery Street.	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.
PD42. Works Premises, Manor 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.
PD43. 6, Bath Place West.	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.
PD44. Brickfields, Fore Street.	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 EN16 and SH02).
PD45. Hammonds Cottage, rear Of 55, Wolsdon Street.	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.
PD46. Drakes Island, The Sound.	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.
PD47. Various Buildings, South Yard, Granby Way.	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 EN09 , EN10 and EN11).

Major Landowner Sites

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

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

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

Location	Our Response
<p>ML01.</p> <p>Site: Ministry of Defence, Mount Wise.</p> <p>Suggested Use: Mixed Residential, Employment and Leisure.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>

Location	Our Response
<p>ML02. Site: Millbay Territorial Army Centre, Walker Terrace.</p> <p>Suggested Use: Not Specified.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>ML03. Site: Royal William Yard, Stonehouse.</p> <p>Suggested Use: Mixed Residential and Commercial.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>
<p>ML04. Site: Brickfields Recreation Ground, Stonehouse.</p> <p>Suggested Use: Residential.</p>	<p>The future of this site will need to be considered as part of the city's Urban Capacity Study that is being prepared as part of the Local Plan Review.</p>

Index to Sites with Development Interest Map

Map Code	Location	Response and Comment Reference
1	Between 4-13, Arundel Crescent.	PD01.
2	96, Union Street.	PD02.
3	98, Union Street.	PD03.
4	160-162, Union Street.	PD04.
5	Royal William Yard, Former Reservoir, Admiralty Cottages.	PD05.
6	Off Admiralty Cottages, Royal William Yard, Royal William Yard.	PD06.
7	Royal William Yard, Royal William Road.	PD07.
8	Grain Silo, Millbay Docks, Camber Road.	PD08.
9	Adjacent Millbay Dock, Great Western Road.	PD09.
10	Inner and Outer Basin Quays, Millbay Docks, Brunel Way.	PD10.
11	Signal Station Quay, Millbay Docks, Custom House Lane.	PD11.
12	Rear Of Vospers, Millbay Road.	PD12.
13	Millbay Inner Basin, Rear Of Dock Office, Millbay Road.	PD13.
14	Staddon House, Cliff Road.	PD14.
15	1a, Pier Street.	PD15.
16	Old Custom House, Great Western Road.	PD16.
17	Marina Site, Millbay Docks, Great Western Road.	PD17.
18	53-61, Union Street.	PD18.
19	Opposite Tamar House, Sawrey Street.	PD19.
20	British Legion HQ, Bath Place West.	PD20.
21	Public House Premises, Market Road.	PD21.
22	Premises Adjacent Depository, Millbay Road.	PD22.
23	Laundry Premises, George Place.	PD23.
24	Depository Premises, Millbay Road.	PD24.
25	Garage Premises, Hobart Street.	PD25.
26	Warehouse and Garage Premises, Phoenix Street Island Site, Millbay Road.	PD26.
27	Adjacent 30, Millbay Road.	PD27.
28	Club Premises, Emma Place Ope.	PD28.
29	Works Premises, 10, Stonehouse Street.	PD29.
30	Warehouse Premises, 24, Stonehouse Street.	PD30.

Map Code	Location	Response and Comment Reference
31	Garage Block, adjacent to 33, Cremyll Street.	PD31.
32	Opposite Cumberland Centre, Devonport Hill.	PD32.
33	Old Brewery, adjacent to Mount Wise School, James Street.	PD33.
34	13-15, Cumberland Street.	PD34.
35	Adjacent Haystone Villas, Haystone Place.	PD35.
36	Rear of Pavilion, Haystone Place.	PD36.
37	Between 6 And 9, Haystone Place.	PD37.
38	Adjacent 10a, Haystone Place.	PD38.
39	Old Clinic, Peel Street.	PD39.
40	Works Premises, Alice Street.	PD40.
41	Adjacent 8, Battery Street.	PD41.
42	Works Premises, Manor Gardens.	PD42.
43	6, Bath Place West.	PD43.
44	Brickfields, Fore Street.	PD44.
45	Hammonds Cottage, Rear Of 55, Wolsdon Street.	PD45.
46	Drakes Island, The Sound.	PD46.
47	Various Buildings, South Yard, Granby Way.	PD47.
48	Marine Projects, Newport Street.	PP01.
49	Stonehouse Community Centre, Kings Road.	PP02.
50	Community Centre Car Park, Kings Road.	PP03.
51	The Brickfields, Madden Road.	PP04.
52	Ministry of Defence, Mount Wise.	ML01.
53	Millbay Territorial Army Centre, Walker Terrace.	ML02.

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.

Timetable for the Local Plan Review

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 St. Peter's Like?

Key Facts about St. Peter's

Environmental Characteristics

Natural Environment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Environmental Designations.	2.1	22.4	18

CHARACTERISTIC	WARD	CITY
Sites of Special Scientific Interest.	3	9
Local Nature Reserves.	0	6
Community Woodlands.	0	9

Built Environment

CHARACTERISTIC	WARD	CITY
Scheduled Monuments.	25	45
Unscheduled Monuments.	8	36
Hectares of land covered by Conservation Areas.	66.5	281.0
Listed Buildings.	189	737
Vacant/Derelict Sites and Buildings.	47	157

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Housing Stock.	5,315	105,000	10
New Homes Built (1991 – 1999).	433	4,100	3
New Homes Built (1995 – 1999).	80	1,700	7
% New Homes Built (1995 – 1999) on Previously Developed Land.	100.0	53.8	1=

Shopping

CHARACTERISTIC	WARD	CITY
District Centres.	0	8
Local Centres.	7	60

Transport

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Number of bus stops.	70	1,689	17

CHARACTERISTIC	WARD	CITY
Existing traffic calming schemes.	4	34

Recreation & Leisure

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Land covered by Public Parks.	7.2	5.5	5
Children's Play Areas.	15	170	2=

Sources:

“City of Plymouth Local Plan First Alteration”, Plymouth City Council, May 1996.

“Revised List of Buildings of Special Architectural or Historic Interest (District of Plymouth)” (with subsequent amendments), Department for Culture, Media and Sport, November 1998.

“The List of Scheduled Monuments” (with subsequent amendments), English Heritage, March 1999.

“Provisional Local Transport Plan 1999 – 2006”, Plymouth City Council, September 1999.

“Housing Development and Land Availability in Plymouth 1998/99”, Plymouth City Council, December 1999.

Plymouth City Council Development Planning Division unpublished survey data, 1999 – 2000.

Social Characteristics

Population

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Children (0 – 15 years).	19.4	20.3	13
% Adults (16 – Retirement).	62.2	61.4	6
% Retired.	18.3	18.3	11

Housing

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
% Owner Occupied.	22.3	63.7	20
% Council/ Housing Association.	55.5	23.2	2
% Private Rented.	22.2	12.8	5

Health

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Standard Mortality Ratio.	129.4	108.3	2
- Deaths from Coronary Heart Disease. (rate per 100,000 population)	153.9	119.3	5
- Deaths from Cancer. (rate per 100,000 population)	262.2	173.7	1
- Deaths from Accidents. (rate per 100,000 population)	53.4	20.7	1

Education

CHARACTERISTIC	WARD	CITY
Primary Schools.	8	69
Secondary Schools.	2	16

Crime

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Total Reported Crimes.	2,723	26,406	2
Burglaries.	358	3,772	2
Vehicle Crime.	601	8,108	3
Crimes against the Person.	806	3,915	1

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.			1
Number of Income Support Beneficiaries.	1,922	18,472	1
% Households with No Car.	62.6	34.3	1

Unemployment

CHARACTERISTIC	WARD	CITY	WARD RANKING (1 – highest, 20 – lowest)
Unemployment Rate (%).	12.8	4.6	1
% Long-Term Unemployed (Over 12 Months).	2.8	0.9	1

Sources:

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

Department of Social Security Data (1998).

1991 Census of Population, Office for National Statistics.

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

How Have People Been Involved So Far ?

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

Community Planning Studies Leaflet and Questionnaire

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

Presentations

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

Workshops and Focus Groups

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

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

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

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

Schools Consultation

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

Community Events

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

Unstaffed Exhibitions

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

Library Exhibitions

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

Targeted Groups

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

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

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

Events in St. Peter's

Event	Date	Details of Event	Residents Involved
Devonport Library Exhibition.	01/02/99 to 14/02/99	Community Planning Exhibition.	Not recorded.
Stonehouse Residents Association.	19/04/99	Community Planning Presentation.	38
Communities Against Poverty Staff Meeting.	05/01/99	Community Planning Presentation.	12
Devonport Planning Forum.	08/03/99	Community Planning Presentation.	15
Victoria Park Fun Day.	21/08/99	Community Planning Exhibition at Fun Day	131
Mount Wise Urban Village Study, Public Meeting.	10/11/99	Community Planning Study representative in attendance as part of wider meeting.	Not recorded.
Mount Wise Community Representatives Briefing.	09/02/00	Community Planning Presentation.	9
Total Number of Events held in St.Peter's.			7
Total Number of Residents consulted in St.Peter's.			205
Number of Questionnaires received from St.Peter's.			46

In addition to the Community Planning Studies consultation, parallel consultation exercises have been carried out in recent years for the following purposes:

- Mount Wise Community Action Planning Event, 1997.
- Stonehouse Area Plan, 1997.
- Mount Wise Urban Village Study, 1999-2000 (now known as Devonport Urban Village).

The results of these consultations have been incorporated into the St. Peter's Community Planning Study, alongside residents' questionnaire responses, where those comments were relevant to the Local Plan Review.

Events Near St Peter's

Event	Date	Details of Event	Residents Involved
Victoria Residents Association.	26/06/99	Presentation and discussion on the Local Plan.	39

City-Wide Events

Event	Date	Details of Event	Residents Involved
Respect Festival.	25/10/98	Exhibition as part of Festival.	90
Green Week.	24/10/98 to 31/10/98	Exhibition as part of Green Week.	100
Communities Against Poverty.	05/01/99	Community Planning Presentation.	10
Federation of Civic and Amenities Societies.	08/02/99	Community Planning Presentation.	10
Plymouth Tenants and Residents Association.	08/02/99	Community Planning Presentation.	20
Environment Forum.	16/02/99	Community Planning Presentation.	15
Central Library.	01/02/99 to 28/02/99	Library Exhibition.	Not recorded.
Local Agenda 21 Roundtable.	27/02/99	Workshop as part of a Local Agenda 21 seminar.	33
Senior Citizen's Forum.	09/04/99	Community Planning Presentation.	6
Transport and General Workers Union Retired Members Association.	25/05/99	Community Planning Presentation.	27
Plymouth Access Group.	03/06/99	Community Planning Presentation.	7

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

Event	Date	Details of Event	Residents Involved
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 St. Peter's Ward 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.
- "The Stonehouse Observer": bi-monthly community newspaper.
- "The Street" Report of the Social Economy Audit's Union Street Survey, July 1997.
- "Mount Wise Community Action Planning Event", September 1997: The Way Forward" Report.
- "Stonehouse Area Plan", Plymouth City Council, December 1997.
- "Report to City of Plymouth Planning Committee", Stonehouse Area Plan approval following public consultation 5 December 1997. (This report summarises all the comments received on planning and related issues prior to December 1997).
- "Listen for a Change", video produced by Communities Against Poverty, 1998.
- "Minutes of the Mount Wise Community Action Planning Event Team Reunion" January 1999.
- "The Regeneration of Devil's Point", Stonehouse Residents Association, January 1999.
- "Achievement Report 1993-98", Plymouth Development Corporation, 1999.
- "Mount Wise Urban Village Study" Progress Reports for the Steering Group, Llewelyn-Davies, Sandover Associates, January to April 2000.
- "Union Street Forum": meets every 2-3 months to consider improvements to the Union Street area arising from the Stonehouse Area Plan. Progress reports are also made in *Forum News*, circulated to all addresses in the Union Street area.
- "Evening Herald" Articles (25/09/98, 01/01/99, 09/03/99, 30/04/99, 14/05/99, 19/06/99, 06/08/99, 13/08/99, 14/08/99, 03/09/99, 08/10/99 16/10/99, 22/10/99, 19/11/99, 10/12/99, 27/12/99, 03/03/00).

GLOSSARY OF TERMS

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

Allotments Strategy

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

Article 4 Direction

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

Best Value

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

Coastal Preservation Area

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

Conservation Area

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

Devon Structure Plan

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

Economic Development Plan

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

Empty Homes Strategy

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

Environmental Policy and Action Plan

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

European Regional Development Fund

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

Facilities Planning Model

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

Greenscape Assessment

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

Greenscape Strategy

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

Health Action Zone

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

Heritage Strategy

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

Home Zone

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

House in Multiple Occupation (HMO)

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

The Housing Needs Survey

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

Housing Investment Programme

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

Listed Building

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

Local Agenda 21

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

Local Nature Reserve

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

Local Plan

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

Local Transport Plan

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

National Strategy for Neighbourhood Renewal

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

National Land Use Database

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

Neighbourhood Renewal Area

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

New Deal For Communities

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

Pathfinder Strategy and Action Plan

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

Planning Obligation

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

Planning Policy Guidance Note (PPG)

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

Play Areas Survey

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

Playing Pitch Strategy

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

Plymouth Shopping Study 2000

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

Public Open Space

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

Quality of Life

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

Single Regeneration Budget

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

Site Locally Important For Nature Conservation (SLINC)

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

Site of Special Scientific Interest (SSSI)

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

Supplementary Planning Guidance

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

Stonehouse Area Plan

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

Sustainable Development

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

Sustainability

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

Transport Strategy

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

Tree Preservation Order

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

Urban Capacity Study

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

Urban Village

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

Use Class Order

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

Waterfront Walkway

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



St. Peter's Community Planning Study

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

July 2000