

ESTOVER

Sustainable Neighbourhoods Development Plan
Document Consultation 16/02/2011 – 30/03/2011



SUMMARY OF RESPONSES

This is a summary of some of the key issues emerging from the consultation process. Fuller versions of the representations can be viewed below.

Nineteen individual representations were received and opinion was split as to whether the summary of the neighbourhood was a reasonable reflection of the situation. In particular there was disagreement with the statements in the leaflet on housing stock, lack of publicly accessible open space, the need for community facilities, pedestrian access to the district centre and over educational attainment.

Shopping

The majority of respondents indicated that the shopping facilities were more than adequate. There was however concern over the quality of the environment around the district centre. In particular there is concern about litter around the centre and that parts of the centre are not well overlooked and feel unsafe.

Local issues

A number of these were identified including:

- Traffic and parking.
- Fly tipping in lanes and hedgerows.
- Reliability of public transport and cost.
- Unattractive.
- Lack of youth and adult facilities.
- Anti-social behaviour/vandalism.
- Poor quality parks.
- Street cleaning.

Important Greenspaces

Some respondents indicated that all green spaces were important. Specific reference was made to spaces ES01, ES02, ES03, ES04, ES06, ES07 and ES08 as being important for wildlife, recreation and leisure.

Potential Development Sites

- Primary School site should be used for community facilities, residential development or to provide better access to the district centre.
- Provision of a green area with seats outside Torbridge High Campus.
- Land off Blunts Lane ES08 has been put forward as a potential development opportunity.

Other Comments Included

- Concern about future development compromising the setting of Plymbridge Woods.
- The two fields near Riverford at the end of Estover Close should not be developed.

- Improvements to the airport to encourage business and tourism.
- Asda could have a single entrance which may ease traffic on the roundabout.
- Improved signage required to raise awareness of library within Torbridge campus.
- Land off Blunts Lane, should remain as greenspace and not be developed for housing.

Q2 – How are you connected with this neighbourhood?

Q3a – Do you generally agree with the summary of this neighbourhood?

Q3b – If not, what would you like to change?

Q4 – What do you think of the shopping facilities?

Q5 – Briefly in order of importance, what do you think are the biggest issues in the neighbourhood? e.g. youth facilities, traffic, affordable homes etc.

Q6a – Which green spaces/parks are important to you and why? (please identify them using the numbers on the map)

Q6b – Are there any areas of green or open space that are not shown which you feel should be protected? Please explain why

Q7 – Identify any sites you feel should or could be developed and for what purpose?

Full Name	Q2	Q3 a	3b	Q4	Q5	Q6	Q6b	Q7	Other comments	Upload
Mr Michael Bullard SNDDP75	resident in nearby Mainstone	Yes		<p>Estover shopping area below Asda is very dated & needs redevelopment; it is not overlooked & appears unsafe.</p> <p>The area around Asda is constantly full of litter, this is virtually all from customers of Asda, and therefore Asda should be made responsible for keeping the area within 100 metres of the store litter free.</p>						
Mr Michael Phelan SNDDP200						<p>Please find below details of a letter written to the City Planning Department in 2008:</p> <p>'We have been residents of Riverford for 21 years. We moved to this area because we were overwhelmed by its outstanding beauty, tranquil surroundings and abundance of wildlife. We decided it would be the perfect place to live and bring up a family. In the 21 happy years we have lived here we have seen our small community being slowly hemmed in from all sides with the erection of numerous industrial units. This has caused terrific increase in traffic, pollution, noise, additional lighting, flooding, not to mention the loss of wildlife that shared our existence. We understand that progression</p>				

						is good for the employment that it brings coupled with the increased revenue from new development, but progression comes at a cost if industrial/residential units are built at the expense of common sense. This wonderful place should be preserved for everyone to benefit and enjoy. Do not allow building on the remaining two fields. Use areas that are more appropriate and keep this hamlet a designated area of natural beauty. We ask the planning committee to visit our homes and see for yourselves what this idyllic place has to offer. You will be most welcome.'				
Mr Neil Emery Lacey Hickie Caley SNDPD141										File Attached
Mrs EA Hugh SNDPD151	Resident	Yes		Not bad, could do with a bank.	Traffic & Parking, Fly tipping, the state of lanes and hedgerows (which need to be preserved)	All green spaces are important to the environment and for health and leisure of the communities which should be protected.		The primary school site should be used for community purposes NOT residential development. Such as a sports facility/youth club/football/rugby/leisure/modern church	I'd like to see improvement to the airport. As this is a wonderful opportunity for businesses to commute to the City of London. Also for bringing business to Plymouth and foreign students at Marjons, also students from up country. As this will encourage more jobs at Estover factories. Holidays to Plymouth by Plymouth airport will encourage tourism. Asda could have one entrance in and one entrance out - might ease traffic on the roundabout. Keswick Crescent a nightmare for buses and parking.	
Norah Yeale SNDPD154	Resident & work	Yes	The summary is a fair one.	Asda is very good value. We do not need 2 chemists, we could do with a bank and £1 shop, maybe a pet shop as the nearest is Crownhill and hard to get to from here if you don't drive.	Not just Youth facilities, what about us grown ups too. Places that don't cost too much - badminton, cycle hire - we are close to the woods, use it.	ES06 and ES04 are close to me & Plymbridge Woods needs preserving for future generations.	Cann Woods needs preserving for future generations to enjoy.	A green area with seats could be useful outside the Torbridge High Campus and picnic area for use after school hours, then people could use the library and enjoy a picnic and read their books too.	The signs to show that there is a public library inside the school are very poor, not many people, even those living in the area know it is there. If you spend money to open and supply these services why don't you let people know it is here, otherwise we will lose it.	
Miss Helen Cocks SNDPD166	Resident	No	We don't believe there is a lack of publicly accessible space for sport and amenities because the green space on the Tor Bridge High Campus is large and sufficient ES06, especially alongside the	Very good - good value supermarket, pharmacy and post office all used regularly by our household.	Reliability of public transport and cost of journeys unattractive boarded public house on district centre site on street parking is overcrowded.	ES06 This green space is located directly opposite our home we are disappointed to see the Tor Bridge High Campus has erected fencing around this previously open green space.	No			

			<p>playgrounds and space at ES04.</p> <p>There is also the community facility at the Elm Centre Church Hall and the sports hall and facilities at the Tor Bridge High Campus.</p> <p>We don't believe the pedestrian links are poor to access the district centre access from Thornbury is no problem there are subways to allow access to Estover and Mainstone and a refuge island and a pedestrian bridge to cross Novorossisk Road to Mainstone and Leigham.</p> <p>We don't understand why the summary is recommending development of additional community facilities because there already are community facilities that are not used. e.g. The Elm Centre Church Hall, The Mainstone Club and Hall. These facilities could be improved or supported rather than more money spent on building new facilities that may not be used (based on current trends). Previously the community facility, the Fursdon, has closed down due to lack of use.</p>						
Mrs G P Pease SNDPD164	Resident	No	Don't agree education attainment is necessarily low	Shopping facilities are ok.	Youth facilities - parking in some areas	<p>ES08 - don't think should be used for housing</p> <p>ES04 - litter is a problem</p> <p>ES03 - Concerned for wildlife if school ever closes and houses built</p> <p>ES06 - concerned trees and hedges demolished and litter inside new fence.</p>		Estover primary school when it moves would be a good site for more housing.	I think when Estover Primary School moves this would be a good site for extra low cost houses - no houses at bottom Blunts Lane, however as this would impinge too much on the wildlife and nature reserves.
Sam Ridholls SNDPD220	School			I think the shopping facilities are good	Some people swear as they go past your house or people getting into trouble with police.			More shops or parks because there are not that many.	

Chloe Matten SNDPD222	Resident/School	No	Everything for children/teens like parks etc.	Good - but it could be better	Traffic, parks (playing facilities), not very many dog friendly sites, places to do things lots of vandalism.	Estover/Thornbury Park/Leigham Park				
Mr Graham Browne Tor Bridge High SNDPD380	Combined rep from Tor Bridge School who are Residents/school attendees	Yes		No shop in Mainstone, all shops could be better although food shops are really good.	Traffic problems, more zebra crossings required. More youth facilities and youth clubs for teenagers to attend.	Improvements to all parks, especially for older children/teenagers. Places to sit and have picnics. Feel unsafe in parks, there is a lot of vandalism due to graffiti which could be repainted. Car crime is a problem.	Keep all green spaces and don't keep building on spaces where we play.			
Mr Calder National Trust SNDPD337	Landowner - see attached.									File Attached
Mr and Mrs Michael Phelan SNDPD335	See attached									File Attached
Mrs Claire Harrison SNDPD338	Resident		See attached information.							File Attached
Mr H Grimshaw SNDPD251	Leigham resident	No	Any inadequacies within the area can only be blamed on past planning.	Adequate	Traffic on Miller Way will always be a problem due to it being an arterial road serving numerous cul-de-sacs which serve others. More homes will have to destroy green spaces! Youth facilities are provided for, e.g. Elm centre, youth Club and Torbridge High could be utilised at evenings and weekends. There are numerous play areas around Estover (swings and roundabouts) the majority of green spaces are accessible from various directions.	Green spaces are the 'lungs' of any area - ES01 to ES08 should be preserved and protected including Bircham Valley LNR, particularly units 5&6 to rear of Dockray Close.	Bircham Valley LNR should be protected - its main purpose is for the wellbeing of flora and fauna.	None!! Oppose potential development of land off Blunts Lane North of Poole Farm - vehicular access would cause its own problems and it's a flood area. ES08 should remain a green space, as this is the only section that the deer feel safe during daylight hours due to human activity elsewhere.		
Courtney Steel SNDPD236	School	Yes		Not brilliant could improve by adding more.	Parks					
Megan Seward SNDPD235	School	Yes		Not brilliant could have more shops as only Asda, Keswick	Traffic, Youth Facilities	Leigham Park				

				etc.						
Mr M J Woodman SNDPD299	Resident	No	Too generalised. Most of the users of the District Centre and employees of the industrial estate come from outside of the area. The area does not overlook Plymouth; it overlooks Eggbuckland and Forder Valley. What housing estate has housing that does not look similar?	more than adequate	Youth misbehaviour mostly caused by alcohol sourced cheaply from ASDA. Traffic Street Cleaning. Dog Owners	ES07 this is the only safe green area for children to play within this area of the Estate.	The area coloured grey alongside B3432 (Novorossisk Road) running from Forder Valley Road up to Miller way. More Development means more traffic, and bigger strain on local services/facilities.	There has been enough development in the north of Plymouth, and this has caused the traffic problems in the area. More development means more traffic.	This appears to be an exercise to find areas for further development, which will only cause more problems for current and future generations. Steep hills are mentioned as a reason for people using their cars. The hills are there, they are not going away, accept it.	
Ms Judith Woodman SNDPD366	Resident - Home Owner	No	Your perception of what is at present a good place to live. Leave it alone.	More than adequate but access to the district centre is now dangerous due to increased number of users.	Youth drunkenness facilitated by the sale of cheap alcohol. Street cleansing - this is only done (off street) when residents complain loudly. Density of traffic infrastructure cannot cope with rising levels of housing at Glenholt and Derriford and the schools and Derriford Hospital at certain times it is impossible to cross from Langdale Gardens into Miller Way.	The area shaded grey alongside the B3432 should be maintained at all costs. Two generations have now been able to allow their children to play safely here without restriction - it is not in the interest of the residents for this land to be developed.	As above.	The area is not suitable for more development - the infrastructure cannot cope at present. The Council cannot afford to clean the streets, the police do not have the manpower to contain the present problems any further development would only exacerbate the situation. The primary school site should be used to provide better access to the district centre.	You state that properties are set back with wide verges. These houses were built 30 plus years ago with no thought for vehicles therefore on-street parking is necessary for those who have cars. I am disabled and my car is vital as I cannot walk to Miller Way to catch a bus. Public Transport is a good idea if it is accessible here in Lansdale Close it is not. You state that the houses all look similar to quote a well known reason for refusing Planning Permission 'not in keeping with the local environment'. Perhaps that is why all estates over the past 50 years have been designed in this manner! Most properties in Plymouth are on hillsides - this is no excuse for poor health, the reason is laziness.	
Bethan Roberts SNDPD381	Resident - Home Owner									File attached