

GLENHOLT

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.

Five representations were received, the majority of whom thought that the summary of the neighbourhood was not a reasonable reflection of the situation. One respondent disagreed that there was a need for a better mix of housing type and tenure. One respondent suggests that the shops in St. Anne's Road and the church in Glenholt Road should be identified as a local centre.

Shopping

In general most comments indicated that the shopping facilities were deemed to be adequate. Specific reference was made to the importance of the shops and post office in St. Anne's Road and that Tesco and Lidl was within reasonable walking distance.

Local Issues

A number of these were identified including:

- Lack of community facilities.
- Area is becoming increasingly isolated due to poor public transport and increased traffic.
- Uncertainty over the future of the airport – increase in noise disturbance if it expands or the potential impact of development if the airport closes.
- Speeding traffic.
- Noise from engine testing.
- Pedestrian crossing on Woolwell Road to Roborough District Centre.
- A decent pub.

Important Greenspaces

Respondents have identified that greenspaces GI01, GI02 & GI03 are critical to maintain the character of the area important for leisure and recreation and should be protected from development as the area has now been overdeveloped. One respondent however stated that GI01 and GI03 are not accessible and too wooded and steep for any use to be made of them. One respondent identified another important greenspace containing mature trees to the west of Woolwell roundabout.

Potential development sites

None suggested within the neighbourhood not covered by the Derriford & Seaton Area Action Plan.

Other Comments Included

- Site known as DS16 within the Derriford and Seaton Area Action Plan should be kept for community use and should be removed from the AAP and considered as part of Glenholt.
- Airport land is primarily green space and helps give Glenholt a country village character, any future development at the airport will have an effect on Glenholt.

- Housing density shouldn't be increased – the predominance of semi and detached properties is what gives Glenholt its character.
- The grassy areas, adjoining pavements could be developed as car parking spaces.
- The proposals for the Seaton/Roborough area should be transferred to Sherford.

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	Q3a	3b	Q4	Q5	Q6	Q6b	Q7	Other comments	Upload
Mr Geoffrey Phillips SNDPD31	resident	Yes	Few people will regard the Tesco store and the open area to the north as part of Glenholt. Should really be considered part of Woolwell.	Nice to have a Post Office and the co-located shop is handy but beyond that all other shopping facilities are difficult to access.	Lack of any community facilities. Area is becoming increasingly isolated with poor public transport and general road congestion increasing. Policy decision to increase housing density inappropriate and risks altering the character of the area. The Airport threatens the area's future by either increasing noise disturbance if services expand or by being swamped by adjacent development if the airport closes.	G101, G102 and G103 are critical to maintain the character of the area.	The field immediately north of the Park and Ride shown as DS16 on the Derriford AAP was previously used as a sports field. Most people will feel this should be kept for community use. Important to recognise that the Airport land is primarily green open space. Though this is not accessible this does have a major role in giving Glenholt a country village character. If the airport does close as seems increasingly likely the consequent development will have a profound effect on Glenholt.	The DS16 site shown in the Derriford and Seaton AAP should be removed from that document. Any changes to this site must surely be viewed in the context of Glenholt and not as a supporting adjunct to Seaton from which it is clearly separate and isolated. It is disappointing that the Cobham field site was determined by outside considerations and without thought or regard for the needs of Glenholt. The Cobham field and DS16 sites are integral parts of Glenholt. It is too late to utilise the Cobham field site but the DS16 site represents the last opportunity to provide community facility co-located with Glenholt. It will be a shame if this just gets used for more high density residential development.	I disagree with the suggestion that there is an imbalance in housing types. The current predominance on private semi and detached properties is what gives Glenholt its character. Any move to increase housing density can only destroy the character that residents cherish. The plan seems to argue that the lack of community facilities is a consequence of the area's low density. This is unhelpful as the only site left available to site any community facility is too small to redress the perceived housing imbalance. If that site is used for high density residential development, Glenholt may well lose some of its essential character and still not gain any basic community facility.	
Christine Haines SNDPD104	Landowner	No	I have lived in Glenholt for 25 years and have never heard a Glenholt resident complain of airport noise. I think the developer Cavanna Homes may have put this point to their advantage possibly.	Fine	The biggest issue in this neighbourhood would be speeding traffic.	Glenholt has now been over developed so any green space is of major importance GL01, GL02, GL03.	No	There are no sites that should be developed. Glenholt has all the facilities it needs.	I am very concerned about development that has been fast tracked through planning without proper consultation in the community, i.e. The Cobham Field Development. Why have Cavanna Homes been allowed to build a so called Bung on the airport perimeter? Their explanation that it is a noise barrier what a laugh when they have built three storey priorities opposite rising above the Bung: I believe they used this to decide waste from demolition on their Southway development did they have planning permission. I am concerned that this developer has too much happening	

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Miss J E A Croucher SNDPD203	Resident	No	<p>You have omitted the post office and shops in St Anne's Road and the church in Glenholt Road, both of which are local centres the new building area at the top of Glenfield Road you say is part of Derriford and Seaton. The impact of this area on the surrounding bungalows is disastrous most have very short gardens in both St Anne's Road and Westwood Avenue. The 3 storey building is totally inappropriate they overlook and overshadow all the existing buildings. I now see why there was no consultation in Glenholt when the plans were first proposed.</p>	<p>The post office and convenience store (which you have ignored) is a vital centre for most things one big problem is the hill up from the mobile home park. Tesco's at Woolwell is within easy walking distance as is Lidl's.</p>	<p>Transport. I understand you propose to charge the park and ride facility £50,000 per annum. One very good way to make the transport system even worse.</p>	<p>G 101 and 103 are totally inaccessible and too wooded and steep for any use to be made of them. G 103 is a children play park. (The only thing for children in the area) I use it for access to Glenholt Close.</p>		<p>We have asked for a community centre for years you have consistently ignored us - the field beside the park and ride was suggested but I gather you want more houses there.</p>	<p>I also see why no notice was taken of our suggestions and aspirations for this area.</p> <p>A further impact upon Glenholt will be the 100 or so cars that this development will generate as soon as the owners discover that it takes as much as 10 - 15 minutes to turn right into Plymbridge Road they will all turn left and so go down part of Glenfield Road and along St Anne's Road, which is already restricted by parking outside the shops (which you have totally ignored). The route is then up to the top of Glenholt Road to the new roundabout at the end of Morgan Road.</p> <p>If this new development is in Derriford and Seaton why have you included a photograph of it in the Glenholt Leaflet?</p> <p>Access to the shopping centres at Tesco and Woolwell is perfectly straightforward on foot, it takes about 25 minutes and is mainly level. Several people use their invalid buggies. As the 57 bus is only hourly it is almost easier to walk.</p> <p>Your supposition that the shopping centre at Woolwell is inaccessible is totally wrong.</p> <p>You might just as well say the new area you want to develop on the corner of Dark view</p>

									<p>Lane is in Derriford and Seaton and be done with it. You will develop it whatever we say so I see no point in the exercise.</p> <p>The displays at the park and ride of planning proposals are totally inadequate. Only a very small portion of the population ever uses the park and ride.</p> <p>Your opening heading what we have found out about your community almost suggests spying on us. You should have in your council records all the information you need why not just say what we know about your area.</p> <p>If you buy a property on a main road or by an airfield you have no right to complain of any noise they generate. I have lived here for 40 years and have no complaints in that area.</p>	
Mr John Freeman SNDPD354	Resident	No	We see no need for change in the housing type size and tenure.	In order to access Tesco's from Glenholt a crossing for pedestrians is required in Woolwell Road.	Noise from engine testing at the airport. Pedestrian crossing on Woolwell Road to Roborough district centre. A decent pub.	G102 for the grandchildren G101 for walks in the woods.	The green space and mature trees to the immediate west of Woolwell Roundabout.		People move to Glenholt because of its pleasant character.	
Mr John J Jones SNDPD377										File Attached