

MUTLEY & GREENBANK

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. Full copies of the representations can be viewed at the following web site:

A total of 12 representations were made in relation to the Mutley & Greenbank neighbourhood. The majority of respondents agreed with the summary of the neighbourhood as set out within the consultation leaflet.

Shopping

Comments in relation to shopping facilities were focused around Mutley Plain district centre. Generally the centre is considered adequate, however the following key issues were raised: limited parking, lack of choice for food retailing with no competition between food retailers, too many charity shops and takeaways operating within the centre, concerns over drinking establishments, support for greater diversity of uses, particularly more food retailers and more independent local shops.

Local issues

Many respondents expressed strong concerns regarding the amount of student accommodation within the neighbourhood, particularly Houses in Multiple Occupation (HMOs). Other issues raised included noise, antisocial behaviour and problems with wheelie bins and litter cluttering pavements. There is an undersupply of resident parking, which many respondents feel is a result of too many HMOs. Too many cafes have become drinking establishments along Mutley Plain and North Hill, which causes disturbance to the residential community. There is a lack of affordable in the neighbourhood, so many children in Mount Street school travel from outside of the neighbourhood. This is unsustainable. One respondent highlighted their support for more tree planting along streets.

Important Greenspaces

Most respondents identified all of the greenspaces within the neighbourhood as important, particularly given the neighbourhood's population and the fact that many people do not have access to gardens. Some greenspaces were referred to as important for specific uses such as recreational, dog walking, relaxation and children's' play areas such as MG06, whereas others were identified as too small for dog walking, such as MG04.

Potential Development Sites

One respondent would support redevelopment of the former ambulance station for residential but believes that the former police station should be converted rather than demolished due its historical importance and architectural value.

Another respondent suggested redevelopment of the Swarthmore Centre to create a wholefoods cafe, space for art exhibitions and a lively real life centre for the community.

Many respondents would like the Royal Eye Infirmary to remain, and be converted for an alternative use, other than student accommodation.

Longfield House and Mutley Court should be developed for affordable housing.

Other Comments

- Traffic is a problem and modes of sustainable travel should be prioritised, including pedestrians, cyclists and public transport.
- Air quality is poor
- Public transport between different areas of the neighbourhood needs improving
- Areas of the neighbourhood contains many structures of architectural value and these should be identified and protected
- Strong concerns over the number of HMOs
- More affordable and family housing is needed
- Limited resident parking
- Concerns over the number of drinking establishments
- Support for greater diversity of uses within the district centre, particularly food retailing and independent shops
- Problems with noise, anti-social behaviour and litter

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	Q6a	Q6b	Q7	Other comments	Upload
Pratt SNDPD12	public health improvement specialist				traffic is a huge issue				Please as you ask, reduce the impacts of traffic on Mutley. I think the Council has to be decisive on this. It could transform the area. Air quality is a problem.	
Mr Nick Furze SNDPD22	Work	Yes		The shopping facilities are mixed. However there are too many charity shops and more commercial operators should be sought to bring in potential customers. Mutley is stifled by the lack of suitable parking to service the shopping centre but due to its high density this is unlikely to be over come. It is important that Mutley has public houses to cater for university students and locals alike, however this has probably reached an acceptable limit. The Coop again has near monopoly of convenience stores and competitor should be sought such as Tesco or M&S.	Traffic- it is becoming increasingly likely that bus priority measures should be sought for Mutley Plain itself with both a south bound and a north bound lane. This will encourage modal shift onto public transport as this is one area which already suffers traffic congestion, as demonstrated by the closure of Mutley Plain for gas pipe renewals, people still shopped at Mutley and bus journey times were reduced. A bi directional bus lane should be considered for North Hill controlled by overhead light gantry similar to the Tamar Bridge. Housing should be built on the former ambulance station, however, I feel that the former police station should be converted rather than demolished due to the historical importance and the building being architecturally pleasing.	All those listed as green space is at a premium in this area.		The Royal Eye Infirmary is another building which should not be destroyed but sympathetically converted for a new use as employment or housing.		
Mr Philip Mitchell SNDPD25	resident	Yes	The area needs an Article 4 Direction and planning policy to restrict the over supply of student accommodation (shared houses in particular) which is leading to significant neighbour nuisance as well as ASB, street litter and generally prejudicing the peaceful enjoyment of residents.	Adequate if a bit tawdry.	over supply of student housing neighbour nuisance - noise and disturbance street litter	There are too few to be noticed. Central Park is the main space.		I have strong reservations about the Eye Infirmary being developed for Student housing as this will not lead to any reduction of shared student houses and thereby result in increasing the already excessive number / supply of student housing in the neighbourhood.		
SNDPD53	Resident	Yes		The Co-op has a virtual monopoly on food sales in Mutley Plain following the recent closure of Stokes. The other shops selling food on Mutley Plain have a very small range of products. Could other food retailers be enticed to rent the vacant shops? A greengrocer? A baker? Tesco Metro?	The current population density is too high for the infrastructure of the area. This is the direct result of too many houses becoming HMOs and has led to phenomenal parking problems during university term time, problems with excessive numbers of wheelie bins cluttering pavements, problems with noise, anti-social behaviour etc. The large transient population of students and young people seems oblivious to the fact that they	In this area most people do not have a garden of their own. Every single square inch of public green space is intensively used and this can easily be verified simply by observing the wear and tear on the grassed areas. Some tiny "parks" like Houndiscombe Gardens are used so much that patches of		The population density should not be increased. It would not be sensible to turn the Eye Hospital into student accommodation. The Eye Hospital is a pleasing building that tones in with the	Parts of Mutley and Greenbank merit serious preservation for their architectural value. Roads and terraces of particular merit should be identified so that PCC planners do not inadvertently allow inappropriate structural alterations to such properties that destroy the harmony of the architecture.	

					are living in an area where there are families, care homes for the elderly etc. Mutley and Greenbank contain many terraces of beautiful Victorian houses that are gems of architecture and merit careful preservation. But these beautiful houses are slowly but surely being turned into the slums of tomorrow by uncontrolled exploitation and overcrowding. There should be a concerted and strongly enforced policy not to allow any further conversions of properties into HMOs in this area and to encourage landlords to return houses to their former use as family homes whenever possible in order to create a more balanced community and reduce the population density. The gardens of many HMOs are unkempt and unsightly adding to the general air of decline. Landlords should be obliged, at least, to keep them clean, litter free and tidy.	grass are completely worn away. These green spaces are the "sitting rooms of the poor" in Mutley and Greenbank. They are places where people living in crowded conditions in HMOs can relax and get some fresh air. They are so intensively used that they merit additional tender loving care from the council. Every one is important. They are used by the elderly who live in the local care homes, dog walkers, mothers and children playing and relaxing, students playing ball games, visiting school parties and language school students for picnic lunches, and just for sitting in the fresh air and escaping from the claustrophobic conditions in which many people live in this area.		Victorian architecture of the surrounding houses and it appears to be solid structurally, therefore I think that the building should be preserved as it is. If it is no longer needed by the NHS perhaps the possibility of it being used as a private health care centre/hospital could be explored. Maybe, with the reduced NHS facilities of the future, the Nuffield Hospital would find a second private hospital in Plymouth financially viable? Other private health care providers could also be contacted to explore possibilities.		
MR PATRICK PENDER SNDPD83	resident	Yes		Adequate but tatty. The Co-op is quite a good food retailer but odd having 2 medium sized ones selling the same limited stock. It means shoppers always have to go elsewhere to larger stores for a full shop when it could all be sourced on Mutley Plain. Parking is also a big turn off for any serious shopping.	Drunken and rowdy behaviour at night on Mutley Plain, North Hill, North Hill Spar Shop & Sherwell Arcade. Too many cafes have become nightclubs with no planning difficulty at all. Parking. Too many students are given parking permits. The area has lost its diversity of ages and types. Most students and young singletons are not interested in caring for their area to its detriment.	All are essential and well used. The higher standards of upkeep of recent years are to be applauded and hopefully won't be allowed to go with the cuts.	All are important but I would like to see more trees planted along streets to improve the green look of the area.	The Royal Eye infirmary should not be used for more student housing. The quality of the architecture is far too high for that. Any suitable commercial use would be preferable, failing that, quality apartments for families.		
Mrs Ruth Smith SNDPD82	resident, work, school	No	A definite policy to limit H.M.O's, if the Eye Infirmary has to become housing, then mixed housing not student housing. The same applies to the Longfield House site - we need more social/family housing.	Adequate, but very student/H.M.O. based.	Student housing and parking, lack of affordable/family housing	Freedom and Beaumont Parks. Used regularly with young children.	No	Longfield House - affordable housing, Mutley Court - affordable housing.	The document mentions 'the impact of the railway' - we feel this has no impact on this area. More control over HMOs - linked to Planning Department. Change of use needs to be controlled properly by the Planning Dept. This also relates to parking issues. More control over licensed premises in this whole area particularly with regard to bottles/rubbish etc.	
Mrs Margaret Taylor SNDPD85		Yes	You have mentioned a post office at Greenbank - those facilities were taken from the little shop at Greenbank some years ago.	The shopping facilities are dreadful now. Too many take-aways, charity shops and the Co-op now has a monopoly and is charging too high a price for its goods. We are low income and low car owning residents. Also the 24 hours drinking has blighted Mutley and there are people drunk at all times of the day.- quite apart from the fact that shoppers face abuse from the open window pubs.	There is a lack of affordable homes. There are too many student and other type bedsits in the area - your consultants report and recommendations - Students Housing in local communities should be implemented. There are also too many hostels in the area. A local concern is that the Eye Infirmary will be given over too this type of social service property - we would much prefer students. The traffic problems are bearable - I am concerned that when you suggest some traffic reductions - you mean closing Tavistock road so that the	MG06 and MG04 are important community facilities. I do think that MG04 is too small to allow dogs in and I know that some residents with children will not use because of the dogs mess		MG03 could be make too look better visually.	I also am the co-ordinator of the Neighbourhood Office at Greenbank and a board member of the Mutley Greenbank Trust. Both the community at Greenbank and the community at Mutley have been part of the national HMO lobby to parliament over the impact of studentification on our areas. This is our biggest problem with families having too move out of the area because of a lack of properties	

					University can have a traffic free campus - that is not what residents want.				particularly social housing. We also fought against the proposed Aldi site adjacent to the fire station but now regret it because of the Co-ops monopoly - they should not be allowed to convert the Hillpark pub into yet another co-op.
Mr R.P Yates SNDPD92	Resident - owner occupier	Yes		Probably adequate.	Noise from student accommodation in particular from houses in multiple occupation. Also litter and parking.	MG06/MG07 for relaxation and dog walking etc MG02 playing field for Mount Street Primary School MG01 Drake's Place Park		The eye infirmary should be redeveloped for residential housing including affordable housing.	I support the suggestion that consideration should be given to including this and surrounding neighbourhoods within an area of control for houses in multiple occupation. PCC have failed miserably and are still failing to take this on board and to face up to the consequences of ignoring this issue!!
Mrs] Woodman SNDPD214	Live near and use Mutley Plain	Yes		Can no longer do all shopping here. Now no greengrocer and no electrical shop.	Volume off motor traffic means cyclists use pavements. Plain is already difficult for pedestrians I feel unsafe crossing Ford Park Road from and to the co-op because of turning cars. Crossing Hyde Park Road involves unnecessarily long red phase at lights - people get fed up and cross anyway.				
Mrs Lynn Fearon SNDPD111	Resident	Yes		Greater diversity on Mutley Plain would be preferable as in the distant past -too many charity shops and pubs/clubs. North Hill also has too many pubs/ clubs, the so-called cafes very quickly become licensed and turn to clubs. This is problem with planning law.	The inevitable increase in student population has resulted in late night noise as result of the associated night time drinking culture, increased litter and parking problems. The huge increase in HMOs has had massive impact rendering it an unsustainable community. Mount Street School, is an excellent primary school but large numbers of children come from outside the area due to lack of family homes in Greenbank. There should definitely be control on future conversion to HMOs, ideally through implementation of Article4 direction. I acknowledge that not all HMOs are filled with students. The above is a contributing cause to the late night neighbourhood noise , litter and parking problems. Far too many permits have been issued. They should be restricted particularly on conversion to HMO. (In 2002 when 35 Armada St was a business the owners obtained planning permission for conversion to residential flat. They were given the permission but on condition NO parking permit was allocated. MG Trust subsequently bought for community office but the parking condition apparently remains, so it can be done!) There are too many licensed premises on North Hill with early morning extensions. These should be restricted. Noise is particularly bad around Sherwell Arcade from whence it wafts across Drakes reservoir and around the Spar shop on North Hill in the early hours.	MGO6 is a great park for relaxation, dog walking, children's play area. It is a good 'family' park with space for young people, often students, also to play football. The grandchildren love it. Its transformation has been real plus for the area with youth club in the cafe. It is good the police have now obtained an order to move on those drinking alcohol, which has become a recent problem. MGO5 -Central Park is one of Plymouth's jewels, just as it is, a good piece of country in the centre of the city- use regularly for dog walking and general recreation. Drakes Place Park on edge of area is another very welcome peaceful development		The REI and Longfield House should be developed for affordable housing NOT for student accommodation.	The Greenbank area is a great place to live, with proximity to the city centre, not only for students and families but also for the elderly, for whom those who are mobile can walk to the shops or to North Hill to catch a bus to many places in the city and beyond. There are large numbers of elderly living in the community, mainly in warden controlled homes which were built before the huge increase in student population. Unfortunately the two lifestyles are fairly incompatible. It is therefore important to try to modify the problems in the area to make it a more sustainable community.

					Late night litter on North Hill and front gardens of Queen Anne Terrace impacts on a main route to the city centre.					
Libby Carswell Yvonne Florist SNDPD129				<p>As a small independent business owner on Mutley Plain I find the fact we are classed as "city centre", with rent and rates reflecting this title, is incorrect. I feel we receive very little support from Plymouth City Council compared to the actual city centre we are very much treated as the "poor cousin" but are expected to pay high council tax rates for the privilege of being classed as "city centre". At the moment it feels like Mutley Plain is treated as little more than a cross between a dual carriageway and a glorified bus station by day and another "Union Street" by night.</p> <p>There are a disproportionate amount of charity shops (nine in total...</p> <p>so far) who pay a VERY low council tax bill (I believe they receive an 80% rebate) and my understanding is landlords receive a tax incentive if renting to charity groups. I have just had my business council tax raised by over £50 per month for what exactly? Is this in order for others to continue receiving large rebates? Perhaps the way forward is for businesses whose turnover is low can also receive a greater council tax rebate this would encourage other small businesses to come to Mutley Plain either on ground floor level or on first floor level where there are many vacancies. This would create a more diverse shopping area and bring some life back to a once vibrant shopping community.</p> <p>Most of the businesses on Mutley are large national/multi-national companies, banks, estate agents or franchises. The few independent shops that are struggling to survive the recession and ever rising costs will soon be extinct and what of Mutley Plain then? The news that a Tesco is soon to open will be more of a threat as they can offer huge discounts that small companies can not hope to match.</p> <p>Different ideas to attract custom and business that would need financial backing from the council (not raised council taxes):</p> <p>*A weekly or monthly street/farmers market on one of the side streets, encouraging those who may not want (or able to afford) permanent premises can show & sell their wares.</p> <p>*Discounted or free parking one day per week or month.</p> <p>*Where the pavements are wide put in short stay parking bays(20 mins) to enable the disabled to gain easier access to shops banks, etc.</p>						

<p>Ms R Stevens SNDPD297</p>	<p>Resident</p>	<p>Yes</p>	<p>Mutley Plain would be a wonderful area for small local shops (Delicatessen, crafts, clothes, even furniture in t he old days.</p> <p>I do not feel that a supermarket is needed.</p>	<p>The Eye Hospital should stay as an eye hospital. This is a facility second to none and a centre of excellence: a ward or two at Derriford could not replace this.</p>	<p>All - I actually useMG04, 06, 07. I believe MG03is private, if so could it not be open to all? MG05 of course is the school playing field, but it is beneficial by its presence (perhaps MG02 is the same</p>	<p>Any greenspace should be protected especially where housing is dense. As there are no allotments what about garden sharing scheme?</p>	<p>A play space near the cafe would attract the young. With the co operation of the Quakers why not develop Swarthmore along the lines of Bird House Totnes- whole food cafe, space for art exhibitions and a lively real life centre for information which is needed for people to get together. Rescue some of the courses.</p>	<p>Better public transport, routes between areas is poor.</p> <p>Traffic, a matter of balance, remember local residents need access.</p> <p>I feel the incinerator plans are (If carried through) going to have an adverse effect on all areas of Plymouth, possibly on health, and most likely on businesses and tourism Plymouth is able to attract. With wind direction all areas could be affected.</p> <p>The plans for dismantling nuclear subs and the current storage of laid up subs with their radioactive cores still in place are I believe working against the interests of all Plymouth as a desirable centre for business or holidays.</p>		
----------------------------------	-----------------	------------	---	--	--	---	---	---	--	--