

# NORTH PROSPECT AREA PLANNING STATEMENT CONSULTATION

Comments and Responses



<b>Comments received on displays at Halcyon Centre and North Prospect Community Learning Centre.</b>	<b>Local Planning Authorities reply</b>
Please do not close the Halcyon Centre. I will be lost without it, it is such a friendly community	There is no compulsion to close or to redevelop the Halcyon Centre. With the development of the Beacon however there is the opportunity to have the community facilities in one place. It is reasonable therefore to look at alternative uses for the site should the church decide to relocate.
Need some one bed flats as we have no first time accommodation for teens	There are a number of one bed flats in phases one and two which will be available to buy or rent.
Ensure that the facilities in the hub are what people want, and will use	These comments will be passed on to PCH who need to agree the final mix of uses.
Halcyon Centre knocked down ....WHAT?	With the development of the Beacon, there is the opportunity to relocate the activities carried out in the Halcyon centre to a more modern facility. There is no compulsion to move, but if it does relocate it is reasonable to consider alternative uses for the existing site.
The open space on the Hub (Beacon) should be accessible to all, and have plants and shrubs etc to attract wildlife and be colourful	Suggestion is noted. The landscaping details include native tree and shrub planting, wildflower meadow areas, climbing plants and hedgerows. Hard landscaping will include natural play features and seating etc. Details can be viewed on the Planning web site at <a href="http://www.plymouth.gov.uk/planningdoc-2?appno%3D11-01384-REM">http://www.plymouth.gov.uk/planningdoc-2?appno%3D11-01384-REM</a>
In the Hub it would be great to see an open door drop in facility linked to the café. A place where all ages feel that they can use and meet at.	These comments will be passed on to PCH who need to agree the final mix of uses.

Less Trees	We will aim to keep as many trees as possible, compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.
What is a linear park	This would be a landscaping strip as part of a northward extension of Cookworthy Green as part of the proposal to improve the appearance of Wolseley Road.
Make the banks on Wolseley Road look better, i.e. step them with landscape and shrubs instead of dirty walls.	See above.
Create more car ports, or more parking areas. More patrols for illegal parking	Noted, Car parking provision will be considered as part of future phases of redevelopment proposals. Illegal or dangerous parking would be a matter for police enforcement.
On Cookworthy Green have more space for all ages to have a good time. Also more seating for parents in children's park, but also for elders. Provide a picnic space and plant more flowers.	Phase 2 and 3 will include details for the improvements to Cookworthy Green.
Open up school facilities to make it a true community school. Instead of keeping the community out, let them in.	This possibility will be explored.
Open up Titchy Park so people know it is there but keep it safe and vandal free.	The proposal to create better access is supported.
Provide more for young people and teenagers to do.	Noted. Facilities at the Beacon should support greater provision for youth activities.
No more speed bumps only cameras	Suggestion is noted.
Halcyon Centre should be retained. The Hub will not be the right place for a replacement Halcyon	With the development of The Beacon, there is the opportunity to relocate the activities carried out in the Halcyon Centre to a more modern facility, There is no compulsion to move, but if it does relocate it is reasonable to consider alternative uses for the existing site.

Name	Summary of Comments	Local Planning Authority Response
Mr D.Cumo	<p>Current private open space is much used to compensate for lack of parks and green spaces. Higher density of development will require more green spaces, and also help to reduce antisocial behaviour. Significant open space should be provided around The Beacon to encourage use of both facilities.</p> <p>Street trees are important, and should be retained. Development in proximity should be done in consultation with Plymouth Tree Partnership. Trees in Phase I were not sufficiently protected.</p> <p>If trees must be removed they should be replaced with suitable species depending upon location</p>	<p>Cookworthy Green will be enlarged and facilities improved, and additional public space be provided adjacent to The Beacon.</p> <p>Agree with the comments about the importance of trees in developments. PCC has its own tree officers who advise on all tree matters. The views of Plymouth Tree Partnership would be welcomed in relation to planning applications</p>
Mr D Styles	<p>The café at the Beacon should be managed by local people who have the well being of local community at heart. The adjacent space could be used to promote healthy eating. Food is Fun would welcome being involved.</p>	<p>These comments will be passed on to PCH who need to agree the final mix of uses.</p>
Mr R Furzeland	<p>Demolitions and empty homes are leading to vandalism and unease amongst residents. Demoralisation thorough obvious selection of returning North Prospect residents is palpable. Decanting residents will hinder community cohesion if they are not allowed to return.</p> <p>The Beacon should be handed over to residents for surety of future, and the opportunity of finance from commercial and residential rents should be included as incentive for self management.</p>	<p>Noted. These comments will be passed on to PCH as the management of the regeneration process is the responsibility of PCH.</p> <p>These comments will be passed on to PCH who need to agree the final mix of uses.</p>
Mr J Grimshaw	<p>Would prefer the same size, and look to properties and gardens.</p>	<p>Retaining the existing type and density of the development could not support the necessary regeneration. In addition, the existing stock is heavily biased to 3 bed semi detached properties, which do not meet the current housing needs.</p>

	<p>Facilities should meet the needs of residents.</p> <p>Agree that Wolseley Road needs improving. This could be done by building houses on frontage.</p> <p>Re open Floyd Close to traffic.</p> <p>There is enough open space, but Cookworthy Green needs improvements, and Titchy Park should be made bigger.</p> <p>There are too many trees, some should be cut down, and not replaced by more trees.</p> <p>Halcyon Centre could be redeveloped for houses.</p>	<p>Suggestion is noted.</p> <p>Suggestion is noted</p> <p>This idea was considered, in a previous consultation but was dropped, partly due to public opposition. Overdale Road will however be widened, and opened to 2 way traffic.</p> <p>These suggestions will be incorporated in future development proposals.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout, More suitable replacements will be sought for any tree losses.</p> <p>There is no compulsion to close or to redevelop the Halcyon Centre. With the development of The Beacon however there is the opportunity to have the community facilities in one place. It is reasonable therefore to look at alternative uses for the site should the church decide to relocate.</p>
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	<p>Make a new park at library site.</p> <p>Develop former Community Centre site at Ham Drive for residential.</p> <p>More houses and Kids area at Laurel Dene.</p>	<p>It is likely that the library site will be developed for housing.</p> <p>Suggestion is noted.</p> <p>Suggestion is noted.</p>
<p>Ms Lynch</p>	<p>Densities are suitable but houses and gardens are too small.</p> <p>Appearance of Wolseley Road should be improved by tidying up bushes at the bottom of Cookworthy.</p> <p>Keep larger green spaces, no need for Titchy Park</p> <p>The Beacon should include Dance Steps and Future Kidz Club provision</p> <p>Cut trees down without replacement Tree roots interfere with pavements.</p>	<p>Retaining the existing type and density of the development could not support the necessary regeneration. In addition, the existing stock is heavily biased to 3 bed semi detached properties, which do not meet the current housing needs.</p> <p>Suggestion is noted.</p> <p>North Prospect does not meet open space standards. All existing open spaces should therefore be retained and enhanced and opportunities taken to increase provision where appropriate.</p> <p>These comments will be passed on to PCH who need to agree the final mix of uses.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any</p>

	<p>Need more rented homes.</p> <p>Keep The Halcyon Centre.</p> <p>Former Community Centre site at Ham Drive could be used for a Skate Park.</p>	<p>tree losses.</p> <p>There will be no reduction in the number of affordable rental properties. Some people who currently rent may be able to afford to move to the private market through schemes such as New Build Homebuy</p> <p>There is no compulsion to close or to redevelop the Halcyon Centre. With the development of The Beacon however there is the opportunity to have the community facilities in one place. It is reasonable therefore to look at alternative uses for the site should the church decide to relocate.</p> <p>This is a reasonable suggestion, however it is likely that the site will be developed for housing.</p>
<p>Amada Grundy (Natural England)</p>	<p>Natural England welcomes the Area Planning Statement The provisions of the Green Infrastructure Delivery Plan is relevant with respect to Green Infrastructure (GI) assets, associated activities, the functions and benefits of GI, the delivery mechanisms, standards and priorities of future delivery of GI.</p>	<p>Suggestion is noted.</p>
<p>MR R Mitchell</p>	<p>Good quality of report.</p> <p>Support the stated objectives. Regeneration is more than bricks and mortar. There are too many inequalities e.g. health education, employment.</p>	<p>Noted and welcome the support</p> <p>Agree. Any regeneration process should aim to improve people's lives as well as improve the built environment. These comments will be passed on to PCH who are managing the</p>

	<p>Greater empathy needed for residents who have to move.</p> <p>Support increased density, however, PCH's valuations do not take account of size of existing properties/gardens.</p> <p>Support improvements to Wolseley Rd.</p> <p>Some traffic calming is desirable, but some road humps cause problems.</p> <p>Access to Titchy Park should be improved.</p> <p>Street trees are generally good, but the existing limes cause problems. Support replacement with other more suitable species.</p> <p>Need to relocate Community Learning.</p>	<p>process.</p> <p>Noted and these comments will be passed on to PCH who are managing the process.</p> <p>Noted and welcome the support. Comments on valuations will be passed on to PCH who are managing the process.</p> <p>Suggestion is noted</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>The proposal to create better access is supported</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>This will be accommodated in The Beacon.</p>
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	<p>Welcome the better mix of social and owner occupied mix.</p> <p>Redevelopment or refurbishment seems to depend on cost not on property condition.</p> <p>Halcyon Centre should be retained as a valuable facility unless substantial development on Dingle Rd takes place. The Beacon might not be affordable for local community use.</p> <p>Lack of open space for young people, perhaps Library site could be used.</p>	<p>Support welcomed.</p> <p>Redevelopment or refurbishment depends upon property condition and location.</p> <p>There is no compulsion to close or to redevelop the Halcyon Centre. With the development of The Beacon however there is the opportunity to have the community facilities in one place. It is reasonable therefore to look at alternative uses for the site should the church decide to relocate.</p> <p>This is a reasonable suggestion, however it is likely that the site will be developed for housing.</p>
<p>Ms J Tatum</p>	<p>Wolseley Road looks OK.</p> <p>On traffic calming – old people are not given enough time to cross road Do not like to use crossing at bottom.</p> <p>Safer for children if access to Titchy Park is kept.</p> <p>Noise from cars at traffic lights is intrusive.</p>	<p>Comment is noted.</p> <p>Comment is noted.</p> <p>Noted, but the proposal to create better access is supported.</p> <p>Comment is noted.</p>

	Trees should be kept where they are not a problem, however some are too large.	We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.
Mr and Mrs Rowe	<p>Wolseley Road is very scruffy.</p> <p>Keep traffic calming, there are excessive speeds on Beacon Park Road.</p> <p>Happy with proposals for improvements to open space, and to open up entrance to Titchy Park.</p> <p>Like to see more trees, and any removed to be replaced</p> <p>Mix of occupancy proposed is about right.</p> <p>Zebra crossing is intermittent.</p>	<p>Noted and welcome the support to seek improvements.</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>Noted and welcome the support</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Comment is noted.</p> <p>Comment is noted.</p>
Ms J Tomasson	No to new and old community mixing.	It is important that existing and new residents are encouraged, and given the opportunity to

	<p>Houses and gardens are too small.</p> <p>Agree with improvements to Wolseley Road.</p> <p>Need more road humps.</p> <p>Cookworthy Green could be bigger.</p> <p>NPCLC activities should continue.</p> <p>Happy with trees as long as they are cut back.</p>	<p>come together to build a strong community.</p> <p>Comment is noted however retaining the existing type and density of the development could not support the necessary regeneration. In addition, the existing stock is heavily biased to 3 bed semi detached properties, which do not meet the current housing needs.</p> <p>Noted and welcome the support</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>This suggestion will be incorporated in future development proposals.</p> <p>This will be relocated to The Beacon.</p> <p>Agree that more sensitive tree maintenance is required. We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p>
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	<p>Need more rented homes in next phase.</p> <p>Halcyon Centre is used for functions need more space.</p> <p>Library could be developed for houses, along with sites at Laurel Dene.</p>	<p>One of the aspirations for north Prospect is to Create a better balance between private and rented property, increasing the number of rental homes will not assist in this.</p> <p>There is no compulsion to close or to redevelop the Halcyon Centre. With the development of The Beacon however there is the opportunity to have the community facilities in one place. The Beacon will accommodate community uses,</p> <p>Suggestion is noted.</p>
Mrs Temme	<p>Lovely houses- look like old houses.</p> <p>Agree Wolseley Road needs improvement.</p> <p>More traffic calming required.</p> <p>Good idea for Titchy Park.</p>	<p>Comment noted.</p> <p>Noted and welcome the support.</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>Noted and welcome the support.</p>

	<p>Less trees (Allenby). If trees are removed they should be replaced with more suitable species.</p> <p>Tenure split is fair.</p> <p>Halcyon centre should be used for Play group.</p> <p>Former Community Centre Site Ham Drive should be a sheltered Elderly person Scheme.</p>	<p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Comment noted.</p> <p>There is no compulsion to close or to redevelop the Halcyon Centre. With the development of the Beacon however there is the opportunity to have the community facilities in one place.</p> <p>Comment Noted.</p>
<p>Ms M Butland</p>	<p>New houses look nice but are smaller with smaller gardens.</p> <p>Request yellow lines are re painted.</p> <p>Need benches on Wolseley Road and more parking.</p> <p>There is enough traffic calming along North Prospect Road .Leave Halcyon Rd bollards in place.</p>	<p>Comment Noted.</p> <p>Comment Noted.</p> <p>Comment Noted.</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of</p>

	<p>Beacon could be used for Tea dances.</p> <p>Stop parking on pavements at Allenby.</p> <p>Tree at rear garden of Allenby Road should be pruned back. Any trees replacements should be small trees.</p>	<p>the streets.</p> <p>Comment Noted.</p> <p>Comment Noted.</p> <p>Comment Noted.</p>
Mrs Moore	<p>Wolseley Rd definitely needs to be improved. Would like to see it all developed</p> <p>Speeding at Beacon Park Rd /Wolseley Rd needs monitoring.</p> <p>In favour of stopping people parking on pavements which causes problems for pedestrians and mobility scooters.</p> <p>More speed cameras, but not sure about humps.</p> <p>Problems with anti social behaviour at Titchy Park, I do not think it is</p>	<p>Noted and welcome the support.</p> <p>Comment noted.</p> <p>New development will better address parking issues. In other areas it would be a police enforcement issue.</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority t remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>Noted and welcome the support to seek</p>

	<p>very friendly. Needs better lighting and more accessible.</p> <p>Support the use of trees but need to think about how and where they are located. Maggots are a problem. Retain trees, but leaves cause problems with drains.</p> <p>More help needed for people with tenancy issues.</p> <p>Need to be strict with condition of gardens.</p>	<p>improvements.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Noted. These comments will be passed on to PCH as the management of the regeneration process is the responsibility of PCH.</p> <p>It is easier to control condition of rented properties. It would be only be possible to control the condition of private gardens via the planning system if the problem was severe.</p>
Mr Fish	<p>Support the aims and objectives in broader sense. However ensuring new development reflects the character of the area may not meet existing and future needs and aspirations of the community. It may be necessary to move away from built form to achieve this.</p> <p>Improvements are needed on Wolseley Road, but by who, and what priority.</p> <p>Enough open space is proposed, but who will pay for its upkeep. How can</p>	<p>The need for new development to be appropriate to its location is a requirement of the Core Strategy, and the North Prospect strategies prepared by Levitt Bernstein on behalf of PCH.</p> <p>Some improvements will be achieved directly as a result of PCH's redevelopment such as the Linear Park identified in PCH's Strategy document. Other improvement will arise through S106 Contributions, to highway and junction improvements, or contributions to public realm improvements.</p> <p>PCH and PCC will be responsible for Open</p>

	<p>you make some residents pay for this which will be used by everyone?</p> <p>Whilst current development meets certain standards this might change in future due to cuts in funding e.g. paragraph 3.19 mentions rainwater harvesting this is not the only answer</p> <p>Each proposal should be looked at on its own merits taking into account community benefits and infrastructure. Recognise the effect that land form can have impact on density.</p> <p>Retention of trees should not be seen as an absolute, as many block out daylight and are a problem to cars. New species should be planted where suitable to lessen impact of tree losses. Existing trees should not be retained in all cases, if there are other ways, and other trees that can be used to enhance the area.</p>	<p>space in their respective ownerships. If open space is provided as a necessary part of a development, then the owner would be responsible for its maintenance. If it wanted PCC to take it over then a commuted payment for its maintenance for a specified period of time (normally 20 years) would be required.</p> <p>Any development needs to provide for its own needs and to help to build sustainable communities. If it fails to take account of these needs because of viability, it could suggest that it is unacceptable Unless there are other overriding considerations.</p> <p>This would normally be the case however in a regeneration scheme such as this which is delivered over a number of phases; it is prudent to consider the cumulative effect of developments in order to properly plan the delivery of infrastructure etc. This is also recognised by PCH in the commissioning of the North Prospect Spatial Strategy, and the Design Code.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p>
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	<p>Proposed development sites should not be seen as planning statements, but each treated on its merits, in particular the proposed use of Laurel Dene is only one potential use.</p> <p>Some matters appear in summary of key principles without prior reference in the body of report, e.g. transport assessments, travel plans and maintenance of gardens.</p>	<p>There may be a range of options for development of sites, but future uses of potential development sites need to be considered in order to assess cumulative effects.</p> <p>References to travel plans are included in the text in Access and Transport section of Chapter 2 Transport Assessments and travel plans are standard requirements of applications of the type proposed at North Prospect. Garden maintenance will be referred to in the text.</p>
K Hammond	<p>Houses look nice but not massive.</p> <p>Rubbish on Wolseley Road needs cleaning more than benches.</p> <p>More speed humps across the area.</p> <p>Need more play areas for under 8 year olds. Keep single entrance to Titchy Park.</p>	<p>Noted</p> <p>Noted.</p> <p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>Noted</p>

	<p>Beacon should provide for all age groups.</p> <p>Leaves are a problem .Like the Lime trees but not both sides of the roads. If trees are removed they should be replaced by a more suitable species.</p> <p>Housing tenure is a fair split.</p>	<p>The Beacon is a community resource and will provide for all age groups.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Noted.</p>
Mr D Goldston	<p>New densities are good for the community.</p> <p>Improve appearance of walls on Wolseley Road and add speed humps. Put a barrier at bottom of steps and benches. Traffic calming needed at Rosedown, Keep Halcyon Rd and open Floyd Close</p>	<p>Welcome comments, Retaining the existing type and density of the development could not support the necessary regeneration. In addition, the existing stock is heavily biased to 3 bed semi detached properties, which do not meet the current housing needs.</p> <p>Note the support for improvements to Wolseley Rd. Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets Installing speed humps on bus routes can cause problems and needs careful consideration Floyd Close is likely to remain closed, but Overdale Road will be widened to accommodate 2 way traffic.</p>

	<p>Enough open space at Cookworthy green entrance to Titchy Park on Allenby.</p> <p>Junior and senior facilities needed at The Beacon.</p> <p>Any trees removed should be replaced with more suitable species.</p> <p>There should be more rental property.</p> <p>Alternative use for Halcyon Centre would be probation centre.</p> <p>Car park at library site and community centre site should be used for school parking.</p> <p>Laurel Dene sites for park/sitting area for older people.</p>	<p>Noted.</p> <p>The Beacon is a community resource and will provide for all age groups.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>One of the aspirations for north Prospect is to Create a better balance between private and rented property, increasing the number of rental homes will not assist in this.</p> <p>Noted, but not likely to happen.</p> <p>Thank you for your comment, however this does not represent the most practical use of these sites.</p> <p>Noted.</p>
J. Warren	<p>New houses look small but are different, nice design.</p> <p>Keep bollards but no more speed humps including Wolseley Rd.</p>	<p>Noted.</p> <p>Historically, traffic calming has been installed</p>

	<p>Support an extra entrance to Titchy Park for child safety.</p> <p>The Beacon could have more cultural content/ art and a decent coffee shop and a community café.</p> <p>Like existing trees but if they are removed they should be replaced by a more suitable species.</p> <p>Housing mix is about right.</p> <p>Library site suitable for housing.</p> <p>Former community centre Ham Drive could be a youth club, something for younger children.</p>	<p>by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>Welcome the support.</p> <p>Noted, These comments will be passed on to PCH who need to agree the final mix of uses.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Noted.</p> <p>Suggestion is noted.</p> <p>This is a reasonable suggestion; however it is likely that the site will be developed for housing.</p>
Mrs Bates	Wolseley Rd is OK.	Noted, but consider that improvements would be beneficial.

	<p>Open Floyd Close due to Cookworthy being closed.</p> <p>Cookworthy Green is not used by some children because of older users.</p> <p>Like the trees, but cut back and retain.</p> <p>Tenure mix is good.</p> <p>Halcyon Centre is ok for more houses.</p> <p>Library site should be a decent park.</p> <p>Keep Laurel Dene sites as car park, or 2 houses.</p>	<p>Floyd Close is likely to remain closed, but Overdale Road will be widened to accommodate 2 way traffic</p> <p>Enlargement and improvement of the green should encourage wider usage.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Noted.</p> <p>There is no compulsion to close or to redevelop the Halcyon Centre. With the development of the Beacon however there is the opportunity to have the community facilities in one place. It is reasonable therefore to look at alternative uses for the site should the church decide to relocate.</p> <p>This is a reasonable suggestion; however it is likely that the site will be developed for housing.</p> <p>Noted.</p>
Mrs Stephens	Road closures should stay keep speed humps.	Noted.

	<p>Open space for Over 8's, and alternative entrance to Titchy Park is a good idea.</p> <p>Trees are messy and need cutting back. If trees are removed they should be replaced with smaller trees.</p> <p>Need more rental property.</p> <p>Halcyon Centre could be a children's area.</p> <p>Library site should provide local facilities for local people or local green space.</p> <p>The former Ham Drive Community Centre site could be developed for houses.</p>	<p>Welcome the support.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>One of the aspirations for North Prospect is to create a better balance between private and rented property, increasing the number of rental homes will not assist in this.</p> <p>Suggestion noted. There is no compulsion to close or to redevelop the Halcyon Centre. With the development of the Beacon however there is the opportunity to have the community facilities in one place. It is reasonable therefore to look at alternative uses for the site should the church decide to relocate.</p> <p>This is a reasonable suggestion; however it is likely that the site will be developed for housing.</p> <p>Noted: it is likely that the site will be developed for housing.</p>
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<p>Plymouth Tree Partnership. (A Young)</p>	<p>Support level access to houses from road, which will lead to loss of trees. Re planting, will be required with adequate planning and maintenance.</p> <p>Garden trees are only of landscape value If visible from roads. And require future control and aftercare. Expensive.</p> <p>Street trees are able to transform the neighbourhood and raise quality of life provided well designed and maintained. Trees need good rooting conditions away from services. Best practice should be used. Effective management and maintenance is required.</p>	<p>Agree with the comments about the importance of trees in developments. PCC has its own tree officers who advise on all tree matters. The views of Plymouth tree Partnership would be welcomed in relation to planning applications</p>
<p>Mr &amp; Mrs Jones</p>	<p>Will resist any proposal to develop car park in Grassendale Ave as it serves Drummond and Maunsell</p> <p>If trees are removed they should be replaced.</p> <p>Tenure mix is about right.</p> <p>Wolseley Rd should be improved.</p> <p>Keep traffic calming.</p> <p>There is sufficient green space.</p> <p>The Beacon should have toilets and a café.</p>	<p>Noted; Comments passed on to PCH.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout; More suitable replacements will be sought for any tree losses.</p> <p>Noted.</p> <p>Suggestion noted.</p> <p>Suggestion Noted.</p> <p>Suggestion Noted.</p> <p>Noted; Comments passed on to PCH.</p>
<p>No Name</p>	<p>Wolseley Road should be improved.</p>	<p>Suggestion noted.</p>

	<p>No speed humps or traffic calming.</p> <p>There are plenty open space /parks/greens in the area.</p> <p>The Beacon should have a café and coffee shop.</p> <p>Reasonable payments should be made for property without the use of Compulsory Purchase Orders.</p> <p>The area needs a public house.</p> <p>Will next generation of new properties be free of damp/ mould?</p>	<p>Historically, traffic calming has been installed by way of adding features to the existing highway network. This generally required speed cushions or humps. However, it is the intention of the Highway Authority to remove as many of these 'bolt-on' features as possible thus controlling the speed through design of the streets.</p> <p>Comment noted.</p> <p>Noted; Comments passed on to PCH.</p> <p>Noted. These comments will be passed on to PCH as the management of the regeneration process is the responsibility of PCH.</p> <p>Suggestion noted.</p> <p>New homes are being built with efficient heating, and to high energy efficiency standards</p>
<p>No name</p>	<p>Densities seem OK.</p> <p>Residents moving to new homes will adjust; new comers will not question space.</p> <p>Largest number of new homes is 2 bed 4 person if these are intended for 2 adults and 2 children, what happens when children require separate</p>	<p>Comment Noted.</p> <p>Comment Noted.</p> <p>Comment Noted.</p>

	<p>rooms?</p> <p>Wolseley Rd should be improved.</p> <p>Keep traffic calming, but improve it.</p> <p>There is probably enough open space but opening up Titchy Park will be difficult.</p> <p>The Beacon should have an advice centre.</p> <p>Better maintenance of private gardens otherwise it will detract from the area.</p> <p>Any trees that are removed should be replaced.</p> <p>Doubt if there will be mortgages for private buyers.</p>	<p>Comment Noted.</p> <p>Comment Noted.</p> <p>Comment Noted.</p> <p>Noted; Comments passed on to PCH.</p> <p>Agree, but unfortunately there are limited planning powers to require people to maintain private gardens unless the condition is severe.</p> <p>There can be greater control for rental properties.</p> <p>We will aim to keep as many trees as possible compatible with a satisfactory layout. More suitable replacements will be sought for any tree losses.</p> <p>Whilst mortgages have become more difficult to obtain, than previously they are still available and Barratts have been reporting steady sales.</p>
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	Development of former community centre site seems ideal for housing for elderly due to proximity to bungalows and shops.	Noted: it is likely that the site will be developed for housing.
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