SOUTH WEST TOOLKIT

FORD KEYHAM MORICE TOWN STOKE

THE PLYMOUTH PLAN
2011-2031
Part Two
September 2015
We want to make these Toolkits as accessible and as easy to use as possible. If you have any trouble accessing these toolkits, want to view the Toolkits in a different format, have any questions about these toolkits, want to make comments on these toolkits or want to keep in touch with what is happening with the Plymouth Plan and the development of Plymouth Plan Part Two please:

Sign up to: the ‘planning’ e-newsletter at www.plymouth.gov.uk

Email: plymouthplan@plymouth.gov.uk

Visit: www.plymouth.gov.uk/plymouthplan

Call: 01752 305477

Write to: Plymouth Plan Team, Strategic Planning and Infrastructure, Plymouth City Council, Ballard House, Plymouth PL1 3BJ

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The South West Plymouth Plan Area Toolkit

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You are an expert on where you live, work and play. This is an opportunity for us all to work together to help plan the city. This toolkit has been made to help you have a really good think about what you would like to happen in your area. It contains:

**FACTS AND FIGURES ABOUT YOUR AREA**

**MAPS SHOWING SITES THAT MIGHT BE UP FOR DEVELOPMENT**

**QUESTIONS TO HELP YOU THINK ABOUT WHAT YOU MIGHT LIKE TO SAY**

**A BLANK MAP AND SPACE TO WRITE OR DRAW YOUR RESPONSES**

**STAGE ONE**...Hopefully you have heard about the Plymouth Plan, but you may be wondering about what stage we are at in the process? Well, some things have already been decided and set out in the Plymouth Plan Part One for example:

- **WE NEED 22700 NEW HOMES**
- **WE WANT TO ENSURE PEOPLE LIVE WITHIN 400M OF A GREEN SPACE**
- **WE WANT TO ENABLE PEOPLE TO MOVE AROUND THE CITY WITH EASE**

**STAGE TWO**...Use these toolkits to have conversations about your area so you help create Plymouth Plan Part Two:

- **WHERE HOUSING WILL GO AND WHAT KIND OF HOUSING IT'S GOING TO BE**
- **WHAT OTHER WAYS THERE ARE TO ENCOURAGE PEOPLE TO WALK, CYCLE AND MOVE AROUND**
- **HOW GREEN SPACES WILL BE MANAGED AND USED**

**STAGE THREE**...Consult on a draft Plymouth Plan Part Two in July 2016

**STAGE FOUR**...Submission of a combined Plymouth Plan by January 2017

**STAGE FIVE**...Public Examination by March 2017

**STAGE SIX**...Adopted by August 2017

**WHAT YOU NEED TO DO AND HOW YOU CAN JOIN IN**...we have tried to include the type of information that helps you to think about peoples basic needs like housing, food and health as well as other things that contribute to wellbeing and happiness. You are welcome to use other information you know to help you develop your ideas and thoughts.

**TALK TO YOUR NEIGHBOURS!** You can use this toolkit to discuss your area with other people. There is training and support to help you to do this www.plymouth.gov.uk/plymouthplan

**Please make your comments by 8th January 2016.**

If you want to find out more about how this toolkit was put together and a further description of the data used and their explanations, you can find this information here www.plymouth.gov.uk/plymouthplan or by email: plymouthplan@plymouth.gov.uk
What have you already said about your neighbourhoods?

These are some of the comments received during our 2012 Sustainable Neighbourhoods Development Plan Document consultation and location specific comments made during the 2014 Plymouth Plan Consultation.

- "Ford would benefit from a one way system"  
- "There is a poor bus service in the area"
- "The permit parking should be limited to one per household"
- "Blockhouse Park is of major importance but almost unusable due to litter"
- "All greenspace is important for leisure and recreation and should be protected from development"
- "Allotments are vitally important, but waiting lists are too long."
- "New allotments behind Paisley Street would be nice."
- "There is a lack of youth facilities and other community facilities"
- "There are a lot of vandalism to the vehicles in Stoke"
- "There is a need to preserve the character of the Stoke area"
- "Houses are over occupied"
- "There is a lack of greenspace in Ford"
- "There is a lack of affordable housing"
- "There is an area between Wolseley Road shops and St.Neot's which needs to be cleaned up and improved"
- "Other facilities should be added to greenspaces such as outdoor gyms"
- "Create a community garden for food production"
- "There is a need to protect the character of the Stoke area"
- "There is an aging housing stock"
- "There is a lack of community spirit and many intimidating areas with low quality public realm"
- "There is a problem with litter around Morice Town"
- "There is a lack of community spirit and many intimidating areas with low quality public realm"
- "There is a lack of affordable housing"
- "There should be more information boards/apps about the area's history"
- "There is a lot of vandalism to the vehicles in Stoke"
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- "There is a lack of community spirit and many intimidating areas with low quality public realm"
- "There is a lack of affordable housing"
- "There should be more information boards/apps about the area's history"
What is special about the area?

The South West area of Plymouth covers the neighbourhoods of Keyham, Ford, Stoke and Morice Town, the area is defined largely by the presence of the Dockyard which restricts access to the Hamoaze, a stretch of the River Tamar to the west of the area.

The Dockyard contains many listed buildings of historical and military importance, but these are not accessible to the public. Most accesses to the Dockyard and Plymouth City College (Goshen Centre) are in this area which attracts high quantities of traffic during peak times, but Morice Town is a designated home zone which helps slow down traffic.

Much of the urban environment in Keyham and Ford is characterised by dense terraced housing with steep hills making walking and cycling challenging. Morice Town is also characterised by terraced housing and is the largest residential area in the South West. Stoke is a predominantly residential area but is also a large Conservation Area with private green areas, attractive listed buildings and street trees.

The area contains two parks of city-wide importance; Devonport and Alexandra Park which add good quality areas of public space to the area and the wider city.

Plymouth and its place

Plymouth should not be looked at in isolation. One of Plymouth’s greatest strengths is its location, not just its spectacular waterfront setting to the south but also its spectacular views to the north, its bordering of South Hams and Cornwall and its proximity to outstanding areas of beauty such as Dartmoor National Park.

To attain our ambitious growth agenda it may be that we struggle to find enough sites suitable for development which has community support within the city’s boundaries. Because of this we will need to look to the land around the city (Plymouth’s Urban Fringe). The new community at Sherford already has planning permission, but are there other places where the city could expand? And are there places where we should set limits and through the Plymouth Plan say no to more expansion?

Please let us know your thoughts!
Issues and Opportunities

<table>
<thead>
<tr>
<th>What are the issues and challenges in the area?</th>
<th>Plymouth Plan Theme</th>
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</thead>
<tbody>
<tr>
<td><strong>Deprivation</strong> is fairly high in the area, particularly around Morice Town and Keyham.</td>
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<tr>
<td>The area has a major <strong>employer</strong> in the form of the Dockyard, as such it is a focus for congestion on routes leading towards it during morning and afternoon peak times.</td>
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<tr>
<td><strong>Unemployment</strong> is relatively high throughout the area and correlates with deprivation and long-term sick.</td>
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<tr>
<td>Most areas are within a 10 minute walk of <strong>local shops</strong> and services. However, studies have shown that there is a gap in main foodstore shopping within the west / south west of the city.</td>
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<tr>
<td>While <strong>educational attainment</strong> is average throughout most of the South West, parts of the area such as Morice Town and parts of Keyham perform below average.</td>
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<tr>
<td>Wolseley Road is a key route into and out of the City from the North-West (Cornwall) and is in need of redevelopment. Wolseley Road suffers from congestion at peak times.</td>
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<tr>
<td>Stoke Village is a large shopping hub for the area which would benefit from some environmental improvements to improve <strong>walkability</strong> and <strong>cycle</strong> access.</td>
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<tr>
<td>Sustainable modes of <strong>transport</strong> are popular with most people using buses, walking or cycling. This could relate to reduced car ownership, as most of the area has between 26 per cent and 44 per cent of its population with no car, with Morice Town in particular having between 53 per cent and 66 per cent of its population with no car.</td>
<td></td>
</tr>
<tr>
<td>In some areas and there are large numbers of homes in Stoke and Keyham which are not within a 10 minute walking distance to <strong>local shops</strong>.</td>
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<td>There is a good mix of private ownership and private rented housing in the South West of Plymouth. The small amount of social housing is located in specific areas such as Morice Town.</td>
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<tr>
<td>The area is mostly dominated by terraced housing with very low numbers of detached properties. This leads to a lack of green space.</td>
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<thead>
<tr>
<th>What are some of the opportunities in the area?</th>
<th>Plymouth Plan Theme</th>
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<tbody>
<tr>
<td>Investigate ways to improve <strong>deprivation</strong> levels such as through community cohesion and social enterprise.</td>
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<tr>
<td>Identify location for new main <strong>foodstore</strong> shopping within the west / south west of the city.</td>
<td></td>
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<tr>
<td>Explore ways to improve <strong>educational attainment</strong> in the area.</td>
<td></td>
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<tr>
<td>Explore options for <strong>waterfront access</strong> to the west; any development should seek to improve links between neighbourhoods.</td>
<td></td>
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<tr>
<td>Investigate ways to improve <strong>mobility</strong> around the areas with steep topography, Keyham for instance.</td>
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<tr>
<td>Car as a means of travelling to work is lower than average in this area and further promotion of <strong>sustainable modes</strong> of travel such as the train/bus will improve access to employment opportunities.</td>
<td></td>
</tr>
<tr>
<td>Wolseley Road and the surrounding area may potentially benefit from <strong>Neighbourhood Planning</strong> in order to improve the local area and encourage cohesion between different communities where Wolseley Road currently acts as a barrier.</td>
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<tr>
<td>Areas such as Morice Town and Keyham could benefit from a more mixed tenure of <strong>housing</strong>.</td>
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</table>
Planned infrastructure for the area

**What is infrastructure?** Infrastructure is the term for all the services and facilities that you rely upon on a daily basis, this can include schools, shops, roads, green spaces, community facilities, emergency services and more! It plays a significant role in developing and growing Plymouth and will be crucial in maintaining Plymouth's connectivity as it grows.

We are currently going through the process of identifying what infrastructure is required and the information on this page provides you with a summary of the projects which have been identified so far.

**Context** - The South West area is likely to face limited growth when compared to other areas in the Plan, this does not however mean there are not infrastructure requirements for the area.

**Education** - Plymouth City College as part of the Growth Deal has just commenced a multi-million pound development of a new STEM (science, technology, engineering and maths) Centre, providing a bespoke new education facility for Plymouth.

**Transport** - Improvements are also identified in the area as part of the City Centre and Waterfront Strategic Cycle network to improve the cycling and pedestrian routes in the area and their connections to the City Centre. To the north of the area, public realm works along the Wolseley Road Corridor are also proposed to improving this important corridor of the city.

**European Marine Site** - To ensure that Plymouth Sound and Estuaries European Marine Site (EMS) is a well valued, protected and managed multi-functional blue space the significant nature and historical conservation interest within the site will be protected and enhanced whilst proactive sustainable management of the site will provide residents and visitors with the opportunity to access the wealth of opportunities the marine environment offers.

**We need your help!** The process of identifying infrastructure is still an ongoing process and we want your input! Do you think there are other requirements we should be considering? All information will inform an Infrastructure Delivery Schedule which will inform the production of Part Two of the Plan and will be used to coordinate the provision of infrastructure throughout the city. Stay tuned for the draft of the Infrastructure Delivery Schedule.

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<table>
<thead>
<tr>
<th>Infrastructure projects we know of...are there more?</th>
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<tbody>
<tr>
<td>City College Growth Deal development of a new STEM Centre (science, technology, engineering and maths)</td>
</tr>
<tr>
<td>Potential refurbishment and replacement of nursery at College Road Primary School</td>
</tr>
<tr>
<td>Enhancements to the Strategic Cycle Network in the City Centre and Waterfront area</td>
</tr>
<tr>
<td>Wolseley Road Corridor Improvement Programme, to include improvements and enhancements to the public realm along to corridor</td>
</tr>
</tbody>
</table>

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Are there any other infrastructure projects you think we should be considering?
Don't Panic! These pages look at locations where we need you to help us to assess what would be the best use of particular land in Plymouth. Don’t worry! No decisions have been made yet about what the Plymouth Plan should say about these sites and your views and opinions will count as we work to make these decisions.

The sites on the map are a ‘library of sites’, some of which will be suitable for development such as new homes or places for businesses to locate, some of which will not be suitable. We need your help to make these decisions…

<table>
<thead>
<tr>
<th>Ref</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW1</td>
<td>St. Levan Road Site</td>
</tr>
<tr>
<td>SW2</td>
<td>Cambridge Road</td>
</tr>
<tr>
<td>SW3</td>
<td>Cross Hill Villas</td>
</tr>
<tr>
<td>SW4</td>
<td>Stonemasons Arms, 142-144 Albert Road</td>
</tr>
<tr>
<td>SW5</td>
<td>2 Milehouse Road And 1, 3, 5 &amp; 7 Wolseley Road</td>
</tr>
<tr>
<td>SW6</td>
<td>Land at Paradise Road/Albemarle Villas</td>
</tr>
</tbody>
</table>
1. Which sites do you think are simply not suitable for development?

2. Which sites are suitable for development and could help to meet the needs of your community?

3. Are there any sites we have missed that you think we should be assessing which are not shown on the maps?

To view the SHLAA 2014, the ELR 2015 and details of sites put forward by developers please visit: http://www.plymouth.gov.uk/pp evidencebase.htm
Green Space Designations

These maps concern the green space in the city, while two maps are shown here, there are others further in the toolkit concerning play spaces, allotments and playing pitches. This section is an opportunity to protect sites using the new Local Green Space designation and to identify green space quality improvements.

This map shows designated green spaces.

Can you identify any additional green space you would like to see protected?

You will need to demonstrate that the space is of local significance in terms of beauty, historic significance, recreational value, tranquility and/or richness of wildlife. You can also provide information about community involvement and any formal management of the site. To see further guidance and to nominate a site, visit www.plymouth.gov.uk/localgreenspace.

The Plymouth Plan states everyone will have access to high quality natural space within 400m of where they live.

Can you identify new green space to plug the gaps?

Use the map to identify green space quality improvements.

*Meaning the majority of the site is accessible.

This data was extracted from internal Plymouth City Council sources.
*Meaning the majority of the site is accessible
Population Density in the South West Plymouth Plan Area

This data was extracted from www.nomisweb.co.uk/census/2011.
Key Area Features

Aerial Photograph

Historic Environment
- Listed building
- Scheduled ancient monument
- Registered park and garden
- Conservation area

Topography
- -1.6m - 30.7m
- 30.7m - 63m
- 63m - 95.3m
- 93.3m - 127.7m
- 127.7m - 160m

Flood Risk

This data was extracted from internal Plymouth City Council sources and the Ordnance Survey.
Key Area Statistics

Those who identify as Christians are lower here than the rest of Plymouth (58.1 per cent).

- Christian: 52.1%
- No Religion: 37.8%
- Religion Not Stated: 7.6%
- Buddhist: 0.4%
- Hindu: 0.3%
- Jewish: 0.1%
- Muslim: 1.1%
- Sikh: 0.06%
- Other: 0.6%

This area is much more diverse than other areas in Plymouth with more people in the Black and Minority Ethnic (BME) category and those who don’t have English as their first language.

- South West Area Population
- South West Male
- South West Female
- Plymouth Average

The amount of people who have their day to day activities limited is less than the Plymouth percentage (20.4 per cent).

- England: 7.6%
- South West: 19.2%
- Plymouth: 20.4%
- South West: 5.9%
- Plymouth: 5.2%

...However, those who are long term sick or disabled are higher in this area than the rest of Plymouth.

- England: 19.3%
- South West: 17.6%
- Plymouth: 20.4%

This data was extracted from www.nomisweb.co.uk/census/2011
Deprivation

Severe deprivation (those deprived in 3 or 4 of the deprivation areas) is higher in this area with over 1 in 10 households in these categories. To compare, 6.9 per cent of households in Plymouth are severely deprived.

To be classed as a deprivation level 3 or 4, a household would have 3 or 4 of the above deprivations in any combination.

Deprivation is measured by the four different areas illustrated.

3 in 10 children living in this area are classed as living in poverty.
Housing Type and Tenure

Most dwellings in this area are rented, much higher than the Plymouth percentages, consequently property ownership is much lower.

Over half of the accommodation in this area are terraced properties.

This data was extracted from www.nomisweb.co.uk/census/2011
Housing Issues

The amount of those living in crowded accommodation is higher than the Plymouth percentage.

This area has higher a proportion of households made up of families with dependent children and lone parents.

This data was extracted from www.nomisweb.co.uk/census/2011
Between April 2012 and April 2015 84 houses were built in gardens representing 3.6 per cent of overall housing delivery in Plymouth.

Between April 2012 and April 2015 84 houses were built in gardens representing 3.6 per cent of overall housing delivery in Plymouth.

This data was extracted from Devon and Cornwall Police and internal Plymouth City Council sources.
Access to Healthcare and Employment

8.8% of residents in this area provide unpaid care to either family or friends, this is lower than the rest of Plymouth (10.7%) and England (10.3%).
Employment and Education

Household Income

- Household salary likely to be less than £20,000
- Household salary likely to be more than £40,000

Schools Capacity

- < 92%
- 92-95%
- > 95%

7,131 people work in this area, the top 5 jobs people are employed in are...

- **1085** Human health and social work
- **1532** Transportation and storage
- **488** Wholesale and retail trade; repair of motor vehicles and motorcycles
- **629** Accommodation and food service activities
- **1533** Education

More people in this area have GCSE's or an apprenticeship as their highest level of education.

- **20.3%** South West no qualifications
- **22.3%** Plymouth no qualifications
- **14.2%** South West 1-4 GCSE or equivalent
- **13.5%** Plymouth 1-4 GCSE or equivalent
- **18.0%** South West 5+ GCSE or equivalent
- **16.8%** Plymouth 5+ GCSE or equivalent
- **4.4%** South West apprenticeship
- **5.2%** Plymouth apprenticeship

This data was extracted from www.nomisweb.co.uk/census/2011 & Experian Mosaic
Many people in this area use more sustainable methods of transport than in other areas.

A majority of people travel short distances to work. However, there is a higher proportion of people that travel to work over 60km, therefore outside of the city.
Health and Wellbeing

Compared with the rest of the city, people tend to associate themselves more with better health.

In the South West area over 2 in 10 pupils are classed as obese.

In Plymouth nearly 3 in 10 pupils are classed as obese.

People in Bad and Very Bad Health

Hospital admissions (Rates per 10,000 population)

In the South West area over 2 in 10 pupils are classed as obese.
Allotments and Play Spaces

This data was extracted from internal Plymouth City Council sources.

- **Percentage of homes within 600m of play spaces**
  - **South West Area**: 91%
  - **Plymouth**: 87%

- **South West Area**
  - 15.1 plots per 1000 people

- **Plymouth**
  - 7.7 plots per 1000 people

This data was extracted from internal Plymouth City Council sources.

Q. How do these play spaces meet the needs of your neighbourhood?

Q. In which other outdoor spaces, not shown on this map, do your children play in?
Activity and Diet

70.8 per cent of adults participate in some moderate physical activity in the past seven days when compared with the Plymouth average 76.6 per cent.

62.3 per cent of adults eat 5 portions of fruit and vegetables a day when compared with the Plymouth average of 63.4 per cent.

More adults drink alcohol on four or more occasions a week than the rest of Plymouth.

More adults smoke in the South West when compared with the rest of Plymouth.

This data was extracted from internal Plymouth City Council sources.
Personal Growth and Esteem

The south west area has more people who have their highest level of qualification to degree level than the Plymouth percentage.

- 12.4% England
- 16.6% Plymouth
- 15.3% South West Area

- 2+ A Levels or equivalent (Level 3)
- BA/BSc Degree or higher (Level 4)

- 27.4% England
- 21.5% Plymouth
- 23.1% South West Area

This data was extracted from www.nomisweb.co.uk/census/2011 and Experian Mosaic and internal Plymouth City Council sources.