Estover is located on the north west side of Plymouth. It is split into two with mainly residential areas in the south west and a large industrial estate in the north east.

The neighbourhood is situated on a high point in Plymouth in an area of rolling landscape with some steep areas and is bordered to the west by Bircham and Forder valleys.

Estover also incorporates the Plymbridge Lane and Estover Road Site of Special Scientific Interest (SSSI) which is a valuable site for biodiversity.

The residential development is characterised by post-war low density terraced housing with the majority of the properties being owner-occupied.

The neighbourhood is served by a range of local and neighbourhood facilities, as well as a handful of district facilities, including a superstore. There is however, a lack of certain community facilities such as publicly accessible spaces for sport and amenities for the younger population.

**WHAT WE HAVE FOUND OUT ABOUT YOUR COMMUNITY**

- Estover is dominated by terraced housing with lower numbers of detached properties and flats when compared to both national and city averages.
- In spite of the above, the density of development is considered to be low. The majority of properties are set back from the street with front gardens or driveways. There are also large verges and left over space along the B3432.
- Estover provides little ‘sense of place’. The houses all look very similar and although the neighbourhood is situated on high ground overlooking Plymouth, it does not make the most of the views and the natural environment.
- The major centre in Estover is not well connected to the immediate residential neighbourhood. It provides a large car parking area and with the steep hills means people are likely to drive to it. The district centre provides services to both Estover and the adjacent neighbourhood of Leigham and Mainstone. However, the pedestrian links within this neighbourhood are poor. Novorossisk Road acts as a barrier to pedestrians as vehicles are prioritised with pedestrian access in the form of subways.
- Estover Industrial Estate provides significant employment opportunities. There are also job opportunities within the existing centres and several educational facilities as well as in the adjacent neighbourhood of Derriford.
- There is a higher than average employment and lower than average unemployment. However, there is a concentration of workers in manufacturing and education attainment among residents is low.
- Reliance on the private car to travel to work is relatively high. Estover Industrial Estate is not within walking distance of the neighbourhood centres and provides on-site parking.
- There are a range of facilities in the neighbourhood. However, facilities for young persons are lacking, perhaps reflecting the local concern around anti-social behaviour.
- There is abundant green space within Estover such as the Bircham and Forder valleys and the Plymbridge Lane and Estover Road Site of Special Scientific Interest (SSSI). However, there is a shortage of publicly accessible open space for sport and recreation. The majority of green space is poorly accessible.
- Estover has poor connections to adjacent neighbourhood districts with pedestrian and cycle movement constrained by large roads, steep slopes and a lack of direct routes to facilities and services. This may account, in some part, for the below average levels of public health in the neighbourhood.
- Keswick Crescent has been identified as having a problem with speeding traffic.

**WHAT DO YOU THINK?**

Find out about events and make your comments at www.plymouth.gov.uk/ldf from 16 February to 31 March 2011

01752 304822  ldf@plymouth.gov.uk  www.plymouth.gov.uk/ldf
If opportunities arise, should improved pedestrian access to Estover District Centre be considered?

Torbridge High Campus scheme currently under construction incorporating the secondary school, primary school, a nursery school and children’s centre, a special school and a public library.

If opportunities arise, should improved pedestrian access to Estover District Centre be considered?

Estover District Centre & Estover Primary School site. Should opportunities arise in the future, additional community uses, residential development and improvements to the public realm should be considered. Do you agree?

Should opportunities arise in the future, additional community uses, residential development and improvements to the public realm should be considered. Do you agree?

Land off Blunts Lane located in Derriford neighbourhood. Potential for residential development as part of the wider development covered by the Derriford and Seaton Area Action Plan. Would you support this proposal?

Potential employment site as rounding off at north end of Estover Close. Would you support this proposal?

Do you consider the shopping facilities in this neighbourhood are adequate? If not let us know what needs to be changed.

For example, do you feel that the centres are safe and attractive?

Do you consider the shopping facilities in this neighbourhood are adequate? If not let us know what needs to be changed.

For example, do you feel that the centres are safe and attractive?

This symbol represents the green spaces in the neighbourhood.

Please identify which green spaces are of importance to you and why?

Have we missed any green spaces?
OBJECTIVES WE THINK COULD GUIDE FUTURE CHANGES IN ESTOVER

- Any new housing developments should be primarily higher density although some detached and semi-detached housing should be incorporated to increase the diversity of the housing.

- Investigate the need and potential for traffic calming measures along Keswick Crescent.

- Improvements to the public streets and spaces would provide a greater feeling of security and prosperity.

- Reduce car dependency by encouraging more use of public transport.

- Several green and open spaces should be the focus of better management and the provision of greater levels of access, for example, improved paths and entrances.

- Should opportunities arise, examine ways to improve the district centre. This could include additional community uses, homes and improvements to the public spaces.

- Improving pedestrian access to the district centre from nearby neighbourhoods.

- Review of bus routes serving the employment estates.

A GLIMPSE OF WHAT THIS MIGHT MEAN

These are some of the changes which could happen.

- Estover Community College is currently being redeveloped to form Estover campus. It incorporates a secondary school, a primary school, a nursery school and children’s centre, a special school and a public library.

- Estover Primary School is to be relocated to Estover campus. Part of that site could therefore provide a development opportunity. This could include a number of new homes and/or additional community facilities. Any development here should ensure that it is well-connected, especially with the district centre.

- Better pedestrian links and local signage could also help people move around the neighbourhood. In particular, pedestrian links along Novorossisk Road between Leigham and Mainstone and Estover district centre could be improved. A pedestrian crossing outside Estover Community College has also been suggested, as have refuge islands along Miller Way near Patterdale Close.

- Traffic calming measures along Keswick Crescent could be considered, but as this is a bus route it would need further investigation.

- Potential employment site on the estate to the area north of Estover Close.

Derriford

Although outside of the neighbourhood the following should be noted:

- The proposal for a new community park within the Derriford and Seaton Area Action Plan aims to provide, amongst other things, a recreational destination that communities and visitors can use for walking, cycling and relaxing. It aims to deliver a multiuse network of routes that link the park to the surrounding neighbourhoods.

- A site to the west of Blunts Lane in the Derriford neighbourhood has been identified for residential development as part of the wider development of the area covered by the Derriford and Seaton Area Action Plan.

Please note: The Derriford and Seaton Area Action Plan is also available for you to comment on at www.plymouth.gov.uk/ldf

No decisions have been made on any changes to the neighbourhood. We want to hear from communities about what they want in their areas.

GLOSSARY

Local Centre - a small number of shops and facilities that are generally used by people living in walking distance.

District Centre - a number of shops and facilities that people will travel for; for example it might include a larger supermarket.

Refuge islands - a stopping point in the middle of the road that helps people cross.