



Contents

1 Welcome to the Barne Barton Neighbourhood Plan:
Chair of Barne Barton Neighbourhood Forum (BBNF)

2 How the plan is being developed

- Plan for consultation – suggested dates
- Set out process of submission – adoption

3 Why Barne Barton needs a neighbourhood plan

- How the plan was prepared
- What the plan aims to achieve
- The role of Barne Barton as part of Plymouth and the sub region
- The Barne Barton Plan
 - Vision
 - Plan: Policies – housing, natural and public spaces, employment, community and infrastructure

4 Delivering the plan



Acknowledgements

Developed in collaboration between the Barne Barton Neighbourhood Forum, Design Action, Devon and Cornwall Housing, Sanctuary Group, Affinity Sutton, Tamar View Community Complex Ltd and Plymouth City Council (2013-2015).

The Barne Barton Neighbourhood Forum grew out of a desire to drive and influence positive development in one of the most deprived areas of the City of Plymouth, in South West England. Thanks to the Localism Act of 2011, communities now have more power when it comes to planning decisions and a core group of residents in Barne Barton took up this opportunity.

An inaugural Forum meeting was held in August 2013, following months of consultation and visioning activities with a wide cross-section of the community.

Resident involvement is key in capturing the vision for the future development of our neighbourhood and the Barne Barton Neighbourhood Forum is, I believe, the first in the country to be truly resident-led. Since we first had this vision for our community, the Forum has gone from strength to strength with resident membership now standing at over 100. We have had excellent support over the past few years from officers at Plymouth City Council (Neighbourhood Regeneration and Neighbourhood Planning teams) and the much-appreciated support of our Ward Councillors and other service providers including local Housing Associations and members of the Public Health Team.

It is only through the considerable effort, expertise and enthusiasm of Forum members who have turned up to meeting after meeting, determined to make this their plan that we have been able to reach the stage we are now at.

Although there are further challenges ahead for our community our successes so far put us in an optimistic position to enable this, our vision, to become a reality.

Pat Patel

Chair, Barne Barton Neighbourhood Forum

This plan has been developed in partnership between the Barne Barton Neighbourhood Forum, Plymouth City Council, Design Action, Affinity Sutton and Devon and Cornwall Housing Association.

Plan for consultation

Consultation on the Barne Barton Neighbourhood Plan will commence on the 19th October 2015 and will run for 7 weeks prior to its final submission to Plymouth City Council.

The process of submission onward to adoption

Following consultation, the Barne Barton Neighbourhood Forum will address the comments provided by the wider community. Following this, the plan will be submitted to Plymouth City Council who will then appoint an independent inspector who will assess the plan.

Should the inspector find favour in the plan, a referendum will be held in 2016, if the community vote 50% in favour, then the plan will be adopted by Plymouth City Council.





Why we need a Neighbourhood Plan

Barne Barton has the population of a small town but without the facilities and infrastructure to support it. This is largely due to its origins as the largest Naval Estate in Britain.

Barne Barton is a strong community, our determination and dedication to improve the area will now be supported by this plan.

This plan is supported by citywide planning policy but this community need more detailed policies to support the unique needs of this community.

Information: Barne Barton covers an approximate area of 123Ha and had a total population of 5,029 in 2013. Of these 48.6% were male and 51.4% were female. 10.5% of the population was aged 0-4 years and 0.7% was aged 85+ ([Barne Barton Census Profile](#)). It ranks as the 7th most deprived neighbourhood in Plymouth ([Barne Barton Draft Neighbourhood DPD, 2012](#)) (compared to 4th in 2006, so it is moving in the right direction). Barne Barton does not compare favourably with the rest of the city in terms of:

- Numbers of benefit claimants (18% are benefit claimants, Plymouth average is 11%);
- Employment opportunities and numbers of unemployed (11% unemployed, of those unemployed 89% have never worked);
- Rate of anti-social behaviour and crime (47.5 incidents of anti-social behaviour per 1,000 population in 2011-12);
- Level of GCSE attainment (46% pupils achieving five or more A*-C grades at GCSE (including English and Maths) 2012-13);
- Working age residents whose day to day activities are limited a lot (6%);
- High levels of social housing (44.3%);
- Numbers of private sector housing stock not in a reasonable state of

repair (34.5% are not decent homes against a Plymouth Average of 33.3%);

- Barne Barton is among the neighbourhoods with this highest child poverty (Plymouth Report 2014);

The evidence listed below clearly shows that we have a long way to go before it can be considered a sustainable and successful neighbourhood:

- [Public Health Plymouth Area Profile for Barne Barton 2013](#);
- [Plymouth Housing Market Assessment 2009/10](#);
- [Barne Barton Neighbourhood Regeneration Strategy 2003](#) (paper copy only);
- [Barne Barton Accessibility Strategy 2008](#);
- [Barne Barton Sustainable Neighbourhood Assessment 2006](#);
- [Sustainable Neighbourhoods Development Plan Document for Barne Barton 2011](#);
- [Detailed 2011 Census Profile – Barne Barton \(2013\)](#);
- [West Plymouth Plan Area Assessment 2014](#)



How the Plan was prepared

The Barne Barton Neighbourhood Plan represents three years of work by the community in collaboration with public and private agencies.

Initial Consultation findings

Walking audits of Barne Barton were carried out in 2003 during the preparation of the Neighbourhood Regeneration Strategy and evidence recorded under 'problems, dreams and solutions'. Since then a number of issues have been addressed however many haven't, for example:

- More local jobs (especially for young people);
- Under used garages;
- More facilities for young people;
- More accessible leisure facilities;
- Improved cycle routes (accepting that much of the historic speeding problems have been addressed)
- More effective use and maintenance of green space between buildings;
- The quality of open spaces;
- Access to the water front;

These unresolved items have influenced the proposed plan as well as more strategic drivers:

- Unlocking more Ministry of Defence (MOD) sites to assist in creating a network of accessible open space;
- Proposals for Bull Point Barracks – owned by Devon and Cornwall Housing Association;
- Phasing new infrastructure before development, accepting that the main access to Barne Barton is limited. Recent new housing (170 homes) has put more pressure on the infrastructure;
- A comprehensive network of walking routes including a coastal path celebrating a special biodiversity;

- More facilities and a coherent plan for young people (employment and leisure) with buy in from Plymouth City Council's Education and Youth Services.

The Forum's process so far

The Barne Barton Neighbourhood Forum, with support from Plymouth City Council and other partners was established in August 2013 after Design Action (commissioned by local organisation Tamar View) kick started the planning process earlier in 2013.

Design Action's work included desk research, walkabouts and workshops to understand the current context and priorities and started to involve residents and young people again in looking to the future to try and achieve positive change for our neighbourhood.

The wider community have engaged in parts of the journey along the way, and have informed the priorities highlighted in the Plan. The first opportunity for this was at the Christmas Cracker event in 2013 that saw over 200 people attend and put their views down on paper and film. Since then many opportunities were organised, from Love Barne Barton and Fun day events to BBQs and Quiz nights to encourage residents to get together informally to identify and discuss priorities for the plan.

As a Forum we meet monthly and it has become our mission to translate residents' priorities into planning policy! We have had to understand and get back to basics with planning policy and have run workshops around each theme, inviting 'experts' to work with us 'ordinary' residents so that we are clear on what Barne Barton needs to achieve.

It has been an intense and sometimes overwhelming few years but we are proud to now present our community with the results of the hard work

What the Plan aims to achieve

Delivering the vision

- Barne Barton to have a distinct identity separate from St Budeaux.
- The community must have within it the infrastructure to function more autonomously.
- Adequate facilities and services must be clustered together to give the community a real heart fitting for a population of over 5000 people.
- Facilities for young people must take priority.
- Homes and facilities must be well connected for pedestrians and cyclists as well as cars. Routes must be safe, direct accessible and free from barriers.
- Existing open space should be connected to homes and the centre to form a comprehensive network of natural safe and accessible recreational routes – a Green Infrastructure.
- Exploit the natural and historic assets of Barne Barton, notably Bull Point Barracks, Kinterbury Creek, Blackie Woods, and surrounding open space and woodland.
- New development sites must focus on employment and community facilities.
- New housing should address deficiencies in the existing level of provision such as homes for the elderly, young people starter homes, live-work, single occupancy and renovation and renewal of existing stock.
- Existing derelict or under used tracts of land should be brought back into use – this will require facilitation and support.





Barne Barton's role in Plymouth & beyond

City wide policy context

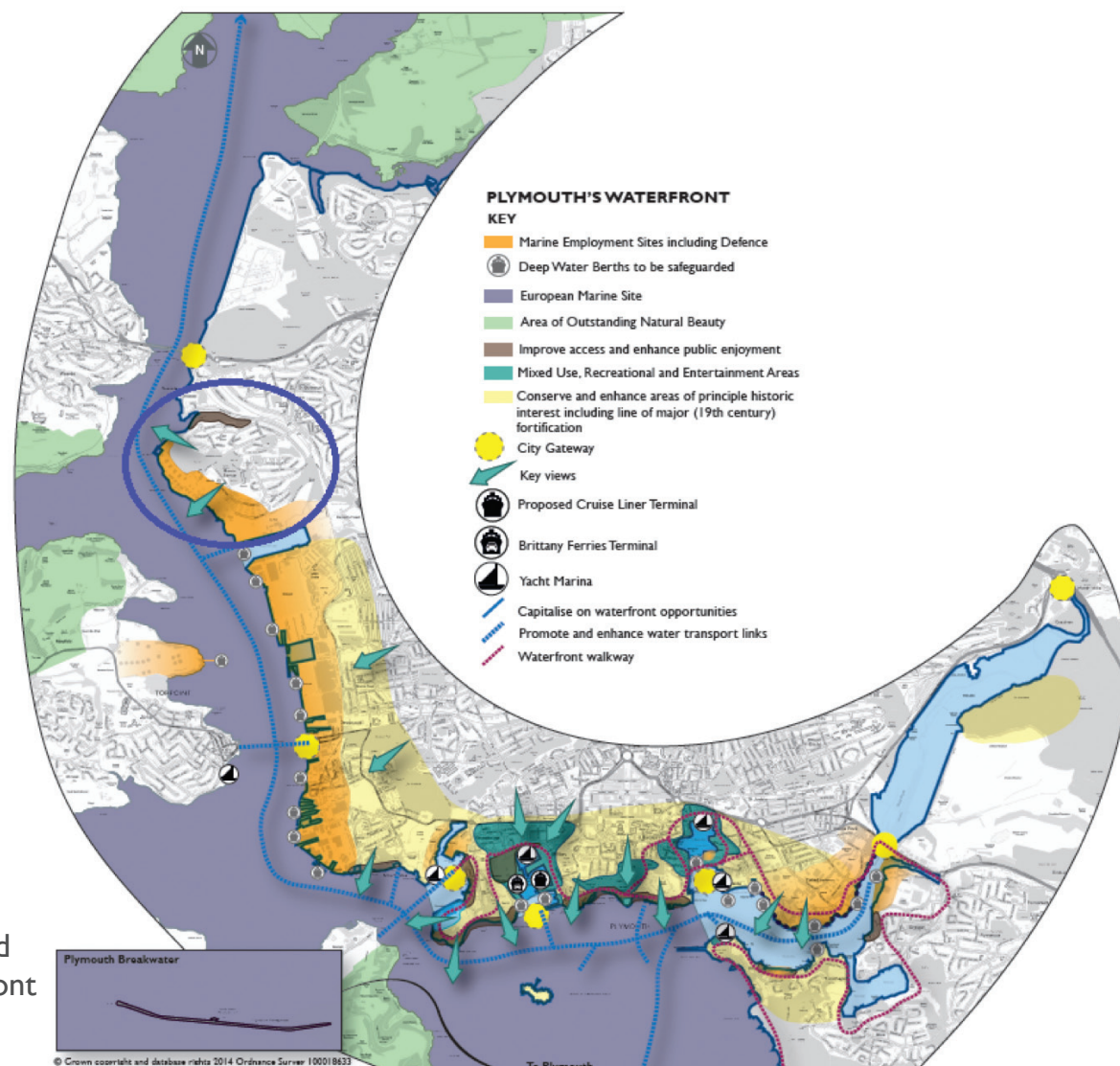
Whilst the neighbourhood plan for Barne Barton will address issues directly related to the immediate community, the plan has been considered in the context of Plymouth City and the emerging Plymouth Plan. In January 2015 Plymouth City Council consulted on the draft Plymouth Plan which sets the strategic framework to shape the future growth of the City. For the first time the Plymouth Plan is a whole city plan and seeks to coordinate partnership working between the public and private sectors within Plymouth. The Plan identifies how the City will deliver sustainable growth which balances social, environmental and economic growth. The current statutory plan for Plymouth is the Local Development Framework (LDF), it is a set of documents which guide planning and development in the Local Authority's area until 2031 and beyond.

The adopted Core Strategy 2007 does not have any specific policies with respect to Barne Barton. However, within the LDF suite of documents is a Sustainable Neighbourhoods Development Plan Document for Barne Barton 2008 and the Plymouth Sustainable Neighbourhoods Study 2006.

Once adopted, the Plymouth Plan will supersede the Plymouth Local Development Framework. As the Barne Barton Neighbourhood Plan will sit within the context of the Plymouth Plan, the Neighbourhood Plan will support a city with a growth agenda and have a place in supporting its objectives whilst ensuring the needs of Barne Barton are not lost.

The Plymouth Plan highlights the importance of Barne Barton with regards to its waterfront environment and the views which should be protected. However, what is often lost is the issue that this waterfront environment is inaccessible by virtue of the Devonport Dockyard.

Figure 1 – Plymouth's Waterfront (Plymouth Plan Waterfront Topic Paper 2014)



Barne Barton also is shown within the Plymouth Plan as a place to strengthen communities and address health inequalities, something this Neighbourhood Plan seeks to do.

Figure 2 – Plymouth Spatial Strategy (Plymouth Plan Part I 2014)



What will Barne Barton be like in 2036?

“The Neighbourhood Plan will seek to ensure that Barne Barton is a well balanced community with a good range of services and housing to support a sustainable waterfront neighbourhood where a high quality of life can be enjoyed by all.”

This objective fits with the Strategic Objective 1 of the Plymouth Plan which identifies that Plymouth will be a city of sustainable linked neighbourhoods which meet the needs of and provide quality places to live for all of Plymouth’s people. This Neighbourhood Plan will form one of the sustainable linked neighbourhoods.

The Barne Barton Neighbourhood Plan will therefore support Themes 1, 2 and 3 of the Plymouth Plan which will set out key strategic ambitions for Plymouth and deliver a welcoming city, a network of sustainable linked communities, and a green, sustainable city. The Themes are available here:

www.theplymouthplan.co.uk

This plan puts a heart into the area, provides a better balance of open space, homes, jobs and facilities, making it a more cohesive and liveable place with a clear identity. A variety of factors influence the plan: New and improved community facilities; Employment and training sites; increased and improved open space; improved public realm; Over time, improved housing stock, and; improved green and blue spaces for formal and informal sports, play and recreation.

Housing

The plan will seek to address the current housing imbalance towards 2-3 bedroom homes in the area by;

- Promoting single person units or homes for the elderly housing types

Nodes of activity

In addition to a new heart each district needs a local focus of activity and local assets;

- Entrances to Kinterbury Creek;
- Kit Hill Park;
- Poole Park Road/ Savage Road.

Public Realm and Wayfinding

The entrance to Barne Barton from St Budeaux and Wolseley Road will have definition and celebration. Prominent gateways should be created and interventions will include:

- Improved public realm;
- Information signage from St. Budeaux and the rail stations;
- Public art/ gateway structure;
- The entrance to the heart of Barne Barton should also be celebrated in a similar manner at the Junctions of Poole Park Road with Barne Road and Savage Road.

Employment and skills

Strategic sites have been identified for employment:

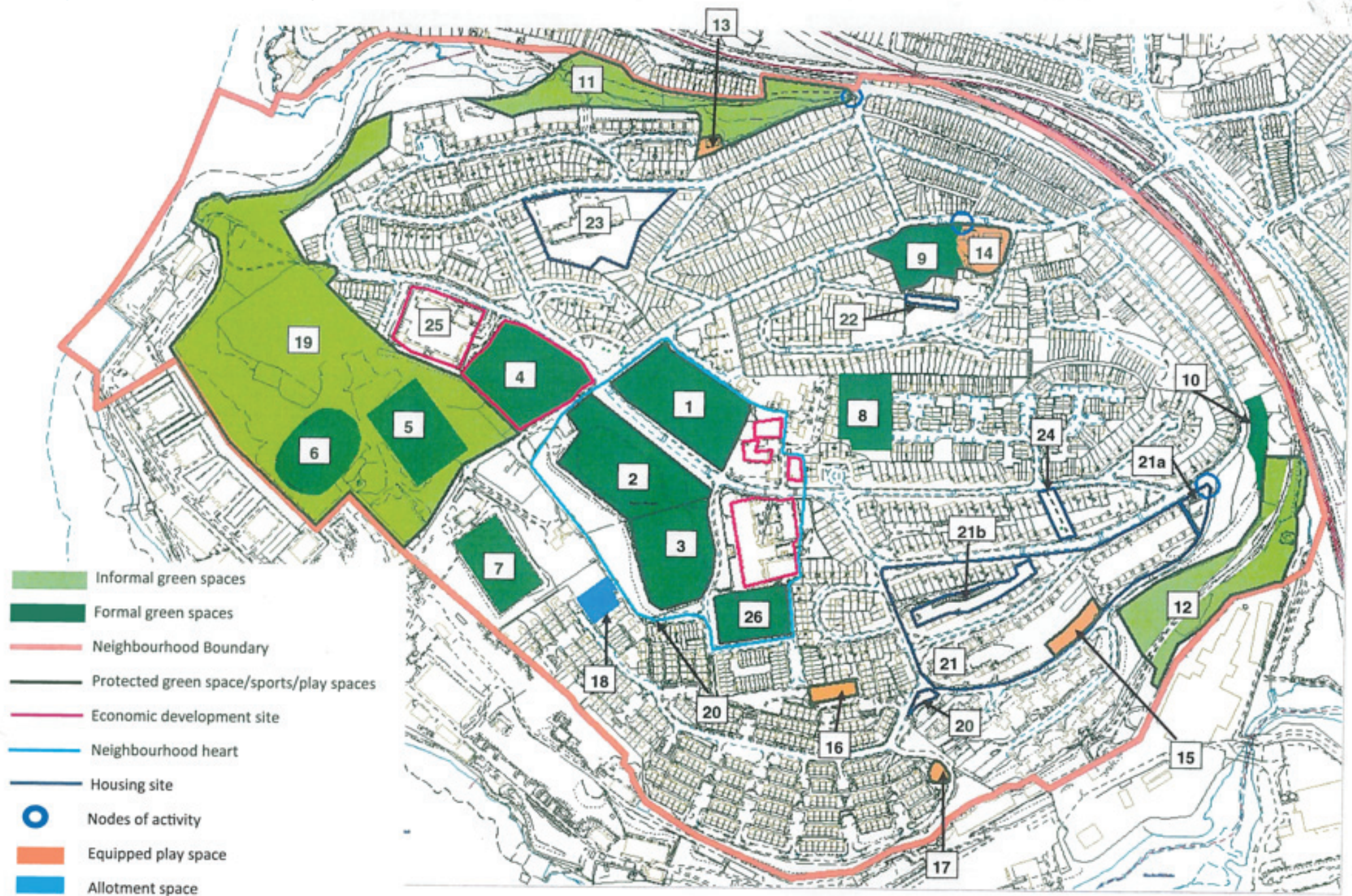
- Bull Point Barracks and the surrounding area should be promoted as an area of employment and training and support facilities such as a crèche/ nursery, cafe and recreation;
- Support for future development Local Employment Schemes.

Community

The plan sets out to reinforce the strong sense of community in Barne Barton:

- Introduce a sense of identity and civic pride with a real centre (or heart).
- Increase the level of community facilities across the area to ensure the young, elderly, parents, toddlers, and disabled are well served.
- Create a local employment and training hub.

Figure 3 – Barne Barton Neighbourhood Plan Sites



SITE MAP KEY	Green Space Publicly accessible?	GSS Category	Size (hectares)
1. MOD rugby pitch	N	PP	1.185
2. MOD 'dog walking' pitch	N	IGS	1.292
3. PCC Estuary Way pitch	Y	PP	0.976
4. MOD football pitch	N	PP	1.135
5. MOD football pitch	N	PP	0.763
6. MOD cricket pitch	N	PP	0.676
7. MOD football astro turf pitch	N	PP	0.596
8. PCC Red Brick field	Y	IGS	0.534
9. PCC Kit Hill park	Y	IGS	0.555
10. MVV Savage Road kick-about area (MOD owned)	Y	IGS	0.162
11. Kinterbury Creek (MOD owned/PCC managed)	Y	NGS	1.732
12. Blackie Woods (MOD owned, MVV leased)	N	NGS	1.370
13. Creek Park play area	Y	EPS	0.050
14. Kit Hill play area	Y	EPS	0.312
15. Affinity Sutton play area (Savage Rd)	Y	EPS	0.153
16. DCH 'Cage'	Y	EPS	0.093
17. DCH Furze Park play area (MOD owned)	Y	EPS	0.039
18. DCH owned allotment space	N	A	0.143
19. MOD informal green spaces	N	IGS	7.272
20. DCH Junction Site			
21. Housing Regeneration Area. 21a) Corner Garage site, 22b) Garages site			
22. Kit Hill Housing site			
23. Focus School site			
24. Sloped mixed ownership informal green space			
25. DCH Barracks			
26. Riverside school pitch			



Strategic objectives

The Plan therefore highlights the following 4 key strategic objectives covering the issues highlighted through evidence gathering and consultation to fully realise the strategic vision for Barne Barton, these are:

STRATEGIC OBJECTIVE 1 – HOUSING

Create a better range of available types of houses and tenures to encourage a more evenly balanced and mixed community in the neighbourhood. This will ensure new housing meets local needs identified in Policy 18 of the Plymouth Plan.

STRATEGIC OBJECTIVE 2 - DELIVERING AN ACCESSIBLE AND USEABLE NATURAL ENVIRONMENT

To set a spatial planning framework through the Barne Barton Neighbourhood Plan that supports the local aspirations improve the quantity and quality of its natural spaces, which benefit social well-being. This will be through;

1. Safeguarding, enhancing, and promoting access to Barne Barton's green spaces and coastal environments that are of local importance in terms of defining the character of Barne Barton as a waterfront neighbourhood, which supports recreation, wellbeing and other benefits.
2. Minimising the loss of greenspace, ensuring that where greenspace is created, it is accessible, and achieves more significant benefits relative to the function and importance of the greenspace, including new sports uses and local produce growing.

STRATEGIC OBJECTIVE 3 - EMPLOYMENT

Provide more opportunities for improving skills and training provide space for new businesses/Local Enterprise and room for existing businesses to grow.

STRATEGIC OBJECTIVE 4 – COMMUNITY & INFRASTRUCTURE

To create an accessible and liveable environment where local people have the facilities they need and are able to move around with ease.



Questions - Introduction and Vision

1. Does the overall vision reflect a community you see for the future?

2. Is there anything you would add to the vision?

3. Do the strategic objectives represent the needs of Barne Barton and the future prospects for the area? Is there anything you would add or change?

2. Housing



Aims and justification

Barne Barton has around 2000 homes with most (apart from the Victorian houses in Wolseley Road and Coldrenick St) houses built post 1955 for MOD workers and staff. The housing stock was predominantly built during MOD use:

- Semi-detached rendered cottage style dwellings typical of the Post War period covering most of the north side.
- 1962-72 more modernist homes to the south including apartment blocks and maisonettes.

Post MOD housing surrounding Redbrick playing fields and recent houses at Estuary Way, Foulston Avenue and Poole Park Rd are noticeably smaller developments.

Many areas of housing are surrounded by communal green spaces that are a legacy of managed MOD estates. A lot of this grass area is not really useable and can often be neglected.

What the evidence tells us

- Tenure is largely socially rented. Total rental property varies from 22% in the north to 86% rented in the south. Private rented is low as 16% in the north to 7% in the south.
- 31% occupiers are single parent families.
- Nearly 35% of homes do not meet Decent Home Standard.
- The predominance of 3 bedroom homes (average 2.6 in the centre and 2.2 in the south against a UK average of 2.7).
- 31% vulnerable families (Plymouth average 13%).
- Only 5% retired population (against a Plymouth average of 15%) indicates a population imbalance due in part to a lack of housing

suitable for the elderly. Only 2% of the population is over 75.

- Consequently, Barne Barton has 44% of its households where there are dependent children, against a city percentage of 27%.

The housing provision is reflected in the demographics and social profiles that suggest an unbalanced community. New development must address this demographic imbalance and gaps in housing type provision by providing new homes that do not replicate the major provision already in the neighbourhood and provide high quality homes to suit the type not provided for at the moment. This aims to comply with the National Planning Policy Framework (NPPF) paragraphs 22, 50, 69.

Additional housing will add additional pressure on infrastructure - traffic on the only road access in to Barne Barton, parking, drainage, energy and community facilities. No more housing is needed without the social and community facilities to support them and ensuring that priority is given to retain access to green spaces in line with objective 2.

In terms of meeting the requirements for a sustainable community to comply with currently adopted local planning policies and emerging policies in the Plymouth Plan, the following policies are required in order to ensure Barne Barton is more balanced.

STRATEGIC OBJECTIVE 1 – HOUSING

Create a better range of available types of houses and tenures to encourage a more evenly balanced and mixed community in the neighbourhood. This will ensure new housing meets local needs identified in Policy 18 of the Plymouth Plan.

Policy 15 of the Plymouth Plan identifies that new housing meets local needs and the Barne Barton Neighbourhood Plan will support this Policy.

Policy 39 of the Plymouth Plan also identifies that the 22,766 new homes will need to be built in the city through to 2031.

Policy BBH1 - New Housing

Within the plan area, a presumption in favour of the development of new housing address deficiencies will apply, specifically in the supply of market and affordable homes such as homes for the elderly, starter units, live work or single family occupancy. Other types of housing should be robustly justified, and should comply with strategic objective 1

Redevelopment of existing homes with new homes will provide high quality homes of the above type with at least 20% meeting Lifetime Homes standard.

New housing shall be designed to reflect a mixture of town housing, with architectural interest and innovative use of materials. The housing shall make use of district heating and other Low carbon technologies.

New housing shall only be built on previously developed land except for the specific allocated sites for new housing should these sites come forward:

- **Kit Hill Crescent** – Housing to frame the walk through Kithill Park from and to Landulph Gardens (area 22, Figure 3);
- **Former Junction Site** – Support development of housing (area 20, Figure 3)
- **Focus School Site** - To be brought forward for housing (area 23, Figure 3)
- **Footpath and Grass Bank** - Between Roberts Road and Poole Park Road, to be brought forward for housing (area 24, Figure 3)

Policy BBH2 - Regeneration Area 21

This area (Area 21, Figure 3) will be redeveloped to a comprehensive 3D masterplan that creates new blocks and streets that provide complimentary public space to the adjoining areas and urban form that runs with the topographic challenges. The masterplan shall meet Building for Life 12 (BfL) requirements in full with a 'Green' grade. Any masterplan

shall be produced in a manner that involves close engagement with the local community.

The development of area 15 shall retain the existing equipped play space, or re-provide an equipped play space with the same or greater size and quality within that re-development.

Policy BBH2 - Conversion, improvement and renewal

Within the neighbourhood plan area, there is a presumption in favour of upgrading, conversion, improvement of existing dwellings rather than new housing on previously undeveloped land. Conversion to additional occupation will only be permitted where separate dwelling units are created.

This will help contribute towards supporting Policy 15 of the Plymouth Plan and ensure new housing helps meet local needs.

Policy BBH3 - Infrastructure contributions

Additional dwelling developments must make contributions to fund improvements to a signalised full flow Wolseley Road junction as well as other local play, green space and public realm infrastructure, community employment and social funds.

Although this is not identified on in Policy 44 of the Plymouth Plan as strategic infrastructure needs, but is considered local in nature and deliverable to help mitigate new development.



Questions - Housing

1. Do you understand what we are trying to do with housing in Barne Barton?
2. What changes do you think needs to be made in the area, related to housing?
3. Does the current housing create a balanced community?
4. What do you think your housing needs will be in 5 and 10 years?
5. Housing generally creates funding for other local projects, where do you think new housing should go?
6. If new housing does come forward, what will be needed to support the new housing?
7. Would you agree that terraced housing could be developed at Kit Hill?

3. Natural & Public Spaces



Natural & Public Spaces

Aims and justification

To shape and form a significant neighbourhood eco-park from the present disparate landscape assets of playing fields and scrub to enhance the significant landscape of the area with its strategic views of the Tamar and the Lynher valley and help display Barne Barton as a place of value and real character, whilst protecting key views to the water front. The areas topography allows for direct views from Barne Barton onto the river which are picturesque and help provide a real unique character. It is important that these strategic views are protected and enhanced. Policy 46 of the Plymouth Plan recognises that it will be identifying views of rivers and estuaries.

Policy 17 of the Plymouth Plan identifies that the natural environment will be optimised through ensuring every child in Plymouth can access high quality play spaces that encourages development and activity. The Barne Barton Neighbourhood Plan will support this policy.

A strong neighbourhood eco-park identity, featuring both hill top and riverside, will help in raising profile and value of the neighbourhood, providing robust community facilities, higher quality public access, stronger and clearer management practices and local employment opportunities. Good quality green spaces add to land values, increase health and reduce stress.

The plan will establish a network of walking and cycling routes to provide recreational and healthy environment for people in the immediate and wider locality.

It will also provide a linked green network to provide linked biodiversity systems and opportunities for wildlife habitats to connect.

What the evidence tells us

There are 4 large areas of green space within Barne Barton making up around 30 hectares of potentially high quality green space. Only about 5 hectares is in public ownership and accessible.

1. MOD playing fields (Kinterbury Road) – approx. 18 ha. of

the grounds of Kinterbury House all in Ministry of Defence (MoD) ownership, that includes former access routes to the docks at Bull Point at Kinterbury Road and Poole Park Road. Two playing fields are permitted for use by local community through agreement. The MOD area has five grass pitches and a cricket pitch, the latter with dramatic views over the Tamar and Lynher. In addition it has a sports club and floodlit all-weather pitch on the lower part of Kinterbury Road.

2. Kinterbury Creek – a Local Nature Reserve of around 3.3 ha. and managed by Plymouth City Council with play area and woodland.

3. Blackie Woods – approx. 5 ha. of deciduous woodland on steep slopes in private (MoD) ownership and accessed informally by public without permission. Includes old rail track siding that used to link main line to Western Mill.

4. Kithill Crescent (Barne Park) – 1.25 ha. public park with play area.

Other green spaces include Red Brick Field (city council) 0.6 ha. of flat former playing field and the hillside (0.5 ha.) behind Bridge View (off Poole Park Road), 0.9 ha. approx.

Currently, whilst Barne Barton appears to have a large quantity of greenspace, much of this is in MOD ownership, the natural spaces policies seek to protect and enhance existing greenspaces.



Left: Green space in Barne Barton (excluding MOD operational land within dockyard).

STRATEGIC OBJECTIVE 2 - DELIVERING AN ACCESSIBLE AND USEABLE NATURAL ENVIRONMENT

To set a spatial planning framework through the Barne Barton Neighbourhood Plan that supports the local aspirations improve the quantity and quality of its natural spaces, which benefit social well-being. This will be through;

1. Safeguarding, enhancing, and promoting access to Barne Barton's green spaces and coastal environments that are of local importance in terms of defining the character of Barne Barton as a waterfront neighbourhood, which supports recreation, wellbeing and other benefits.
2. Minimising the loss of greenspace, ensuring that where greenspace is created, it is accessible, and achieves more significant benefits relative to the function and importance of the greenspace, including new sports uses and local produce growing.

Policy BBNS1 – Natural Spaces

The function of the Barne Barton Natural Spaces policy is to protect and support a diverse and multi-functional network of green spaces and waterscape, through;

1. Protecting the network of locally important Greenspace Areas identified in figure 3 , area numbers 1, 2, 3, 4, 5, 6, 8, 9, 11, 12, 18 and 19. Development on or adjacent to these Greenspace Areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area unless:
 - The development of area 2 is for the provision of community sporting facilities.
 - The development of area 4 is in relation to enabling either the viability of Policy BBE2 (Bull Point Barracks) or the viability of community sports facilities (4G) on pitch no.2
2. Identifying improved connectivity and access to existing natural spaces.
3. Development proposals must seek to improve the quality and quantity of accessible green space, where appropriate, and also to improve links to the waterfront, where possible.

Policy BBNS2 – Kinterbury Community Park

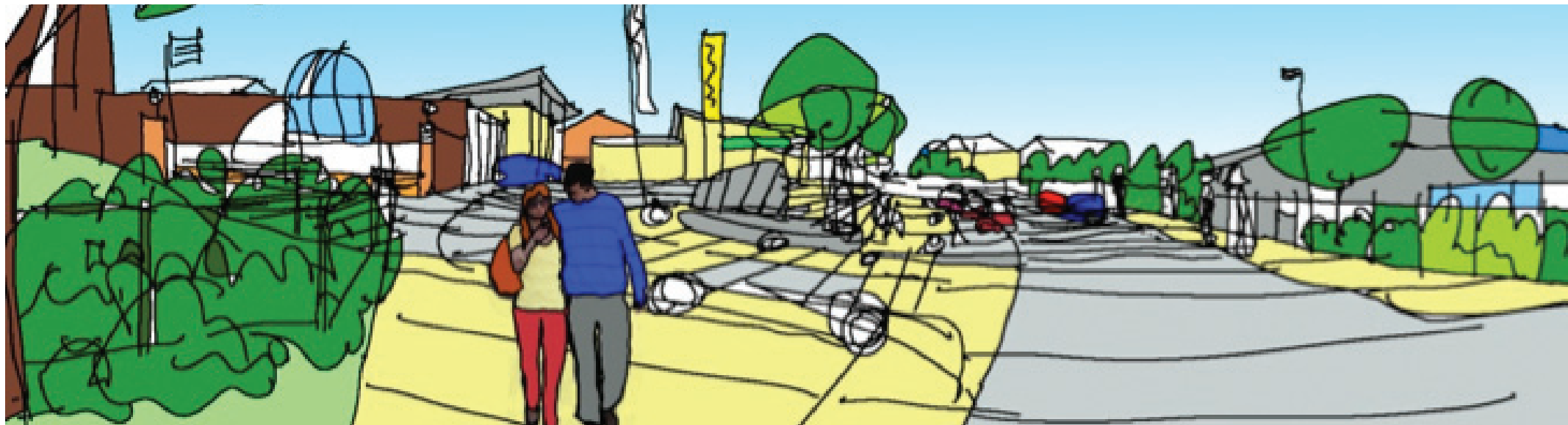
Figure 5 PS1 Kinterbury Community Eco Park with maintained access routes indicated

Redefine and link the green spaces of Kinterbury Road and Kinterbury Creek into a 21C eco-park centred on Bull Point Barracks and its promenade link with the Neighbourhood Heart. This will be established by creating a strong identity to the park through a series of well-designed entrances, suitably defined boundaries, pathways, signage and rural park furniture and limited lighting in key areas.



Figure 5 PS1 Kinterbury Community Eco Park with maintained access routes indicated.

Create high quality walking and cycle links and amenities suitable as a high quality neighbourhood park. Include food production and/or small



farm or smallholding. Manage the sports field provision requirements of community and MOD within the wider scope of the park and provide for local horticultural employment and training for adults/youth with special needs. To include:

- Biodiversity and habitat creation improvements
- Solid and loose laid footpaths, steps/ramps and main access lighting
- Signage
- Seating and shelters
- Natural play areas
- Parking clusters

Potential to link the park to the docks and Bull Point waterside should they become non-operational will be maintained.

Policy BBNS3 – Playing Pitches

In addition to the effect of Policy BBNS1, the development of areas 1, 2 and 3 (in figure 3) will be specifically resisted. Their use as playing pitches will be safeguarded and opportunities to improve public access to them are encouraged. The community recognises the pitches' importance and the potential for them to be a significant facility to Barne Barton and the wider area.

Policy BBNS4 – Tamar View Public Space

New Public Square at Poole Park Road Neighbourhood heart. To provide traffic calmed landscaped shared street space that provides a safe school entrance, enhanced social meeting and event/ market space, public art, high quality lighting, shelter and seating.

Provide for a high quality boulevard along Pool Park Road to act as a pedestrian and cycle promenade to link neighbourhood heart to Bull Point Barracks. Retain and enhance views south to the Tamar.

This will help support Policy 15 of the Plymouth Plan and deliver a strong and safe community and a good quality neighbourhood.

See area 26 in figure 3.

Policy BBNS5 – Equipped Play Spaces

The equipped play spaces, areas 13, 14, 16 and 17 (shown in figure 3), shall be retained and no development shall be allowed that conflicts with their function unless:

- The development of area 15 is in accordance with policy BBH2 and specifically re-provides an equipped play space of the same or greater size and quality within that re-development.



Questions – Natural Infrastructure:

1. Do you agree with development on greenspaces if the development will enable other projects to happen? Such as employment or youth provision?
2. What would you like the greenspaces to be used for?
3. Would you like more MOD owned greenspaces to be made more accessible?
4. Would you like to be able to access the waterfront?
5. What are the main issues when you think about the greenspaces in Barne Barton?
6. What are the main issues when you think about the greenspaces in Barne Barton?
7. If the community manages to acquire additional pitches from the MOD, eg at least areas 1, 2 and 4 as sporting/recreation use, would you consider developing the Red Brick field?



4. Employment



Aims and justification

There are few opportunities for employment within Barne Barton. These are limited to schools and a shop. The high local unemployment and difficult access to jobs elsewhere in the city due to a public transport provision that suits very fixed weekday hour working only. The local demographic suggests that while there is a youthful and willing to work community, there are low skill levels and a high level of childcare need which mitigates against employment opportunity. The Neighbourhood wish to enhance employment opportunities and will endorse development that looks to provide this. For instance, the newly approved GP surgery (A community developed project) will provide 35 Jobs within the GP, Nursery and Pharmacy, most of this will go to local residents.

Policy 21 of the Plymouth Plan requires that sufficient land is provided to deliver growth. This part of the Neighbourhood Plan helps support this objective.

Traditional employment provision of light sheds and workshops may attract some inward investment though opportunities for such development are limited by topography and current site availability within Barne Barton and outside MOD operational land on the riverside.

Bull Point Barracks, a grade II listed building, provides an ideal opportunity to provide workshops, training centre and small supported starter units in an enclosed yard.

A creative community employment trust engaging in skill training, entry level practical skills and enterprise starter training would add a significant boost to the community and provide a staged employment skill ladder.

This could be supplemented with enabling housing development outside the barracks which would provide a mix of uses that would prevent sterility and enhance community safety by providing overlooking outside normal work hours.

What the evidence tells us

Evidence document	Evidence
Area profile Barne Barton Neighbourhood, PCC Public Health, January 2013	Unemployed and looking for work 5.4% in Barne Barton, against a Plymouth average of 3.2% Few local employment locations, the estate is predominately housing. St Budeaux contains a small high street containing retail uses. Barne Barton has 3 shops and two Schools
Census, 2011	Percentage of pupils with 5 GCSEs or equivalent 43.1% (Plymouth average 56.7%)
Employment Land Review, Plymouth City Council, Baker Associates, 2006	St Budeaux is third lowest employment density ratio ward in Plymouth after Plympton and Eggbuckland

Policy BBE1 – Employment & Economy

The Neighbourhood Plan will work to support local businesses, create links to and co-operate with larger businesses, encourage new businesses and social enterprises that benefit the community, and help in moving to a low carbon economy, where it can be demonstrated that the use will benefit the local economy.

Loss of existing employment uses will only be supported where it can be demonstrated that the existing use is no longer required or viable as a premises, site and business.

New Employment uses must:

STRATEGIC OBJECTIVE 3 - EMPLOYMENT

Provide more opportunities for improving skills and training provide space for new businesses/Local Enterprise and room for existing businesses to grow.

- a) Be well integrated into and complement existing clusters of activity, such as the Tamar View/Poole Park Road;
- b) Protect residential amenity;
- c) Not adversely impact upon road safety.


The Neighbourhood Plan will support pro-active use of Local Employment Schemes when development is undertaken and ensuring links are made to local and community based employment support agencies.

This policy provides further guidance to policy 18 of the Plymouth Plan.

Policy BBE2 - Bull Point Barracks

Develop Bull Point Barracks as an employment and training hub (area 25, figure 3), with priority given to local training and business enterprises. New uses must:

- a) Conserve and enhance the historic character of the Barracks by minimising alteration to the best architectural features of the barracks perimeter and entrance. No development shall significantly alter the skyline profile of the building;
- b) Provide for ancillary uses that enhance ease of employment and training use such as childcare facilities, changing rooms and/or café, or enhance security, such as caretaker housing;
- c) Provide for enhanced pedestrian access, and for secure parking and cycle parking, using the space in front of the barracks gates. General parking and loading to be excluded from the courtyard;
- d) Control emissions of noise, fumes, aromas and waste in a manner that does not unreasonably encroach on the public realm or residential neighbours;
- e) Provide employment and training or services for local people.



Questions - Employment

1. What employment opportunities do you see in Barne Barton?

2. What are the barriers to employment that you can see?

3. Would employment within Barne Barton be of value to you?

5. Community & Infrastructure



Community & Infrastructure

Infrastructure

Also see Policy 13 and 22 in the Plymouth Plan.

Pedestrian and road networks are poor in the area with a lot of cul-de-sacs and dead ends resulting in poor access to services and isolated residential communities.

Access to station and station environment



St Budeaux stations accesses

The access to the St Budeaux stations public transport facility is very poor, enclosed and uninviting particularly after dark.

Wolsey Road junction



Wolsey Rd junction is right in left out only, there is not direct pedestrian crossing from this junction to the shops opposite.

This main road access to Barne Barton is difficult for both pedestrians and vehicles to use and navigate. Signs make no mention of Barne Barton. The road layout is a legacy of when the road was the main road to Cornwall prior to Parkway being built. Barne Barton

has only one entrance and exit to the neighbourhood. This one way in and out promotes an 'island' culture.

On street parking due to lack of residential parking spaces causes issues for buses and makes it difficult for two way traffic at busy times. However, Public transport is well provided for.

Whilst physical infrastructure is poor, digital infrastructure is also poor. Generally technology is limited due to poor internet access with no option for cable services or 4G in the area, in an area where educational attainment is an issue compared to the city as a whole, accessible and reliable digital infrastructure is important.



Road signage has no indication of Barne Barton

Community Facilities

Also see Policy 11 and 12 in the Plymouth Plan.

Tamar View Community Centre is the main community space for Barne Barton, the neighbourhood plan seeks to position this area as a new centre for Barne Barton,

Barne Barton has no specific provision for young people other than a limited number of equipped outdoor play areas.

Youth workers hire facilities shared by other community groups but there is no local place that teenagers and young adults can easily remain

in social gatherings suitably supervised.

The location of such facilities needs to provide for the distinct sub-areas within the neighbourhood and be within safe walking distance of homes. The neighbourhood also has a demographic that shows a large number of young lone parent families (25%) with very high levels of social deprivation and children at risk (8%). Consequentially, the area also has low numbers of people aged 65 and over, with there being 7.5% against a city proportion of 16.3%, this is very low, suggesting poor facilities and homes for the elderly.

Communication is poor between areas due to a number of housing landlords.

**Plymouth Report 2014*

STRATEGIC OBJECTIVE 4 – COMMUNITY & INFRASTRUCTURE

To create an accessible and liveable environment where local people have the facilities they need and are able to move around with ease.

Policy BBCI 1 – Infrastructure

Development within Barne Barton should seek to contribute to the provision of signage to and around the neighbourhood, including its greenspace, and include off-street residential parking.

Policy BBCI -2 – Employment & Economy

Barne Barton will support community projects which will:

1. Strengthen the heart of the neighbourhood being focused around Tamar View;
2. Provide facilities for young people;
3. Improve range of services available that attract and support a mixed diverse community;
4. Allow for community ownership of existing assets. (Policy 14 in the Plymouth Plan).



Questions - Community Infrastructure

1. Are we doing enough to support older people to live in the neighbourhood?
2. How would you use a Youth Centre?
3. How can we encourage more culture?
4. How can we encourage better communication across the neighbourhood?
5. Do you agree that technology access is poor?



Delivering the plan

This plan seeks to set out the framework by which development can be guided and provides a clear set of objectives which projects, either physical, or social, must meet.

Whilst some policies have been developed where a site is likely to come forward or negotiations currently in place, such as with site H5 (Aster Homes Regeneration Scheme) and Bull Point Barracks, the plan has laid out policies which will contribute to the neighbourhood. Some of these policies will require different delivery mechanisms either through development contributions or alternative funding sources, where S106 or CIL (Community Infrastructure Levy) is payable from development within the area this must be spent within an identified suite of projects

S106 and Community Infrastructure Levy

When resources become available from development or other means within the neighbourhood plan area they should be directed towards;

- A network of green recreational routes; linking Kinterbury Creek to Bull Point Barracks and the centre, Blackie Woods to St Budeaux and the centre; Kit Hill Park to the centre. All routes should be well signed, lit and safe.
- Improvements to the more direct, convenient and functional routes to the centre along footpaths; better surfaces, street furniture.
- Improved local links to open up and serve areas of open space; for example new links to Mantle Gardens.
- Provision of a Youth Centre to accommodate the high numbers of young people in the area and look for outdoor opportunities for teenagers.
- Creating access to the waterfront.
- Public realm improvements in the neighbourhood centre.
- Technological Infrastructure, including to enable the provision of fast cable and broadband.

It is understood that a large portion of the available sites within Barne Barton are owned by the MoD, it is expected that the MoD should engage with the Barne Barton Neighbourhood Forum and the Neighbourhood Plan should any sites become disposable.

Not all of these projects and positive changes will be delivered through S106 and CIL. Some projects can and will be delivered by other means such as grant bids or private funding.

As an example, the recently approved planning application for a new GP surgery at Tamar View was funded in part through the Homes and Communities Agency, and greenspace improvements.