

**PLYMOUTH SUSTAINABLE NEIGHBOURHOODS STUDY – North Prospect**

Criteria notes in red gives a summary of guidance only – refer to notes above for full guidance.

Neighbourhood Area: 12 North Prospect				
	Objective	Achieves objective?	Comments	Options for consideration by PCC
1.	A community with thriving mixed use centres. <i>A sustainable neighbourhood should have clear &amp; identifiable local &amp; neighbourhood centres, with access to jobs, education, healthcare, leisure, retail and public transport &amp; open space.</i>			
1.1	Is there a range of community facilities, consistent with the neighbourhood population? <b>Criteria:</b> Facilities include shops, religious meeting places, community halls, scout huts etc.		Yes - The facilities are adequate for the current population of 5,109. There is a lack of certain facilities such as; a crèche, secondary school, superstore, leisure/arts centre, college of higher education, large park and sports facilities.	<ul style="list-style-type: none"> <li>Look in detail at the neighbourhood's need for the facilities it is currently lacking, and consider ways to introduce facilities such as a crèche, local sports facilities, and a leisure/ arts centre.</li> </ul>
1.2	Are community facilities grouped to create identifiable local & neighbourhood centres?		<p>1 neighbourhood centre was identified within the boundary of North Prospect, and 2 on the edge:</p> <ul style="list-style-type: none"> <li><b>North Prospect</b> neighbourhood centre is based on a small shopping hub (containing a newsagents, grocery shop, fish &amp; chip shop, Chinese takeaway and SureStart) on North Prospect Road at the cross roads with Beacon Park Road. The community and health centre is located close to this centre, but is physically remote from the shopping hub due to busy roads and a high boundary wall enclosing the site.</li> <li><b>Ham</b> neighbourhood centre is located just outside the North Prospect boundary (within Ham). This is an Abercrombie designed centre based around on a shopping hub located on a green, near to a community centre, church and school. Due to the road layout this centre only serves a small section of the population of North Prospect.</li> <li><b>Wolseley Road</b> neighbourhood centre, (based on a shopping hub on the opposite side of Wolseley road to North Prospect library) is located just outside the North Prospect boundary (within Ford).</li> </ul> <p>1 local centre was identified within North Prospect boundary, and 1 on the edge:</p> <ul style="list-style-type: none"> <li><b>Weston Mill</b> local centre (based on two shops (a hair salon and a take away), Weston Mill Primary School and a post office), located on the northern edge of North Prospect neighbourhood. Although the facilities are in close proximity to each other the centre is not easily identifiable. The school seems very isolated, only accessible via a very small road running alongside the terraced housing.</li> <li><b>Beacon Park Road</b> local centre, (based on a local grocery/newsagents shop and hair salon) located just outside the North Prospect boundary on the corner of West Down Road (within Beacon Park &amp; Pennycross).</li> </ul>	<ul style="list-style-type: none"> <li>Consider strengthening local and neighbourhood centres by locating future facilities in the existing centres to reinforce their identity.</li> <li>Consider grouping new local facilities in a location outside the catchment of existing centres to form a new local centre.</li> </ul>
1.3	Are the current catchment populations sufficient to support the local & neighbourhood centres? <b>Criteria:</b> Local centres - pop.2,000 – 5,000 (av. 3,500) Neighbourhood centres - pop. 5,000-9,000 (av. 7,000)		<p>The current population of North Prospect is 5,109, which is enough to support 1 neighbourhood centre and 1-2 local centre(s). 1 neighbourhood centre has been identified within the boundary of North Prospect, and 2 just outside the boundary. 1 local centre has been identified within the boundary of North Prospect, and 1 just outside the boundary. The population of North Prospect could support two local centres and the community would benefit from another one being created between the existing centres. Actual catchment populations for existing centres within North Prospect are low:</p> <ul style="list-style-type: none"> <li><b>North Prospect</b> neighbourhood centre – Actual catchment population approx. 2,700.</li> <li><b>Weston Mill</b> local centre - Actual catchment population approx. 570.</li> </ul>	<ul style="list-style-type: none"> <li>Look at ways of increasing the population size of North Prospect, especially within the walking catchment of centres, to ensure the existing neighbourhood centres continue to be supported.</li> <li>Option 1: Consider increasing the catchment population of <b>Ham</b> neighbourhood centre through redevelopment of the single storey housing along Beacon Park Road with higher density development.</li> <li>Option 2: In the future North Prospect Primary School may be available for redevelopment if it is moved to a new building on a new site.</li> <li>Option 3: There is a strip of land along Ferndale Road (between Ferndale Av and Erith Av) which may be suitable for development.</li> <li>Consider the viability of North Prospect neighbourhood</li> </ul>

			<p>The following centres just outside the North Prospect boundary serve populations in adjacent neighbourhoods as well as North Prospect, however the actual catchment populations for these centres are also low:</p> <ul style="list-style-type: none"> <li>• <b>Ham</b> neighbourhood centre – Actual catchment population approx. 1,720.</li> <li>• <b>Wolseley Road</b> neighbourhood centre – Actual catchment population approx. 2,120</li> <li>• <b>Beacon Park Road</b> local centre – Actual catchment population approx. 940.</li> </ul> <p>The predicted long term population is expected to remain fairly stable which means that there may be a need for an additional local centre within the neighbourhood.</p>	<p>centre:</p> <p>Option 1: Consider ways to strengthen the shopping hub on North Prospect Road as a neighbourhood centre.</p> <p>Option 2: Consider whether North Prospect should become a local centre, with Ham and Wolseley Road neighbourhood centres strengthened.</p> <ul style="list-style-type: none"> <li>• Look at the possibility of creating a new local centre to serve the area of the neighbourhood which is furthest from facilities. Consider the best location for a new centre within the neighbourhood.</li> </ul> <p>Consider Grassendale Avenue as a possible site for a local centre, adjacent to the existing small park and playground.</p> <ul style="list-style-type: none"> <li>• Consider ways to strengthen and enhance <b>Weston Mill</b> as a centre. The Victorian &amp; Edwardian Schools Evaluation proposes options to either enhance or rebuild Weston Mill Primary School, and suggests the opportunity for an extended school to create a landmark at a new neighbourhood centre, which could create a gateway area at the St Budeaux By-Pass/ Wolseley Road junction.</li> </ul>
1.4	<p>Are people able to work locally?</p> <p>Criteria:</p> <ul style="list-style-type: none"> <li>• Good – job ratio above 1.0</li> <li>• Moderate – job ratio between 0.7 to 1.0</li> <li>• Poor – job ratio below 0.7</li> </ul>		<p>There are no major employers within the neighbourhood and only a small range of employment opportunities: A small business park including youth workshop space; a community centre housing a dentist' surgery, café, healthy living centre, mental health centre and child development centre, all provide opportunities for local employment. There are also three schools in the area (two within the neighbourhood boundaries and one on the outskirts) as well as facilities within the existing centre. There are a number of major employers within the wider area including the dockyards, Derriford Hospital, and within the City Centre.</p> <p>589 people (aged 16-74) are in employment within North Prospect. 1,578 residents are in employment (anywhere). The job ratio for Beacon Park &amp; Pennycross is therefore 0.4, which indicates a poor proportion of jobs in the neighbourhood.</p>	<ul style="list-style-type: none"> <li>• Consider ways to increase employment opportunities within North Prospect. Look at the possibility of creating new employment opportunities within the existing neighbourhood and local centres.</li> </ul> <p>Option 1: If opportunities arise to increase density of development along Ham Drive, consider mixed use development related to Ham neighbourhood centre which could provide employment opportunities.</p> <ul style="list-style-type: none"> <li>• Consider whether there is potential for additional small workshops within the neighbourhood.</li> <li>• Look at ways of improving connections to major employers in surrounding area.</li> </ul>
1.5	<p>Are education facilities in close proximity to local &amp; neighbourhood centres?</p> <p>Criteria:</p> <p>'Education facilities' include crèche, primary schools (junior and infants), secondary schools and tertiary education centres.</p>		<p>There are two schools within the neighbourhood, Weston Mill Primary School is within a local centre, and North Prospect Primary School is on the outskirts of North Prospect neighbourhood centre and close to Ham neighbourhood centre.</p>	<ul style="list-style-type: none"> <li>• The Schools Implementation Plan 2004-14 suggests that North Prospect and South Trelawny may in the future need to be amalgamated in a new building on a new site.</li> </ul>
1.6	<p>Are there places for formal sports, play &amp; informal recreation?</p> <p>Criteria:</p> <p>Open space categories 1 (informal recreation) &amp; 2 (sport and formal recreation) and play areas:</p> <ul style="list-style-type: none"> <li>• Good – more than one area of both category 1 &amp; 2, of District or above importance, and areas for play.</li> <li>• Moderate = at least one area of both category 1 &amp; 2, of Neighbourhood or above importance, and at least one play area.</li> <li>• Poor = less than one area of both categories 1 &amp; 2.</li> </ul>		<p>There are very few green spaces within North Prospect. There are only 2 green spaces with Neighbourhood importance for 'informal recreation': space 012 which is a small park, and space 133 which is an enclosed piece of grass with no particular function. There are no spaces with importance for sport and formal recreation. There is a play area within the small park on Grassendale Avenue (space 012), although the facilities appear to be underused. This may be related to the apparent culture of street play within the neighbourhood.</p> <p>The large greenspaces of Ham House and Cemetery are located just to the north of North Prospect.</p>	<ul style="list-style-type: none"> <li>• Assess the community's need for additional sporting facilities such as a sports hall.</li> <li>• Enhance the two existing public open spaces within the neighbourhood for informal recreation.</li> </ul> <p>Option 1: Consider improving overlooking of the small park on Grassendale Avenue (space 012) by the introduction of active uses adjacent to the space, such as a local shop. Look at ways to improve the quality and design of the space, and the facilities it provides.</p> <p>Option 2: Consider the function and future of greenspace 133, including accessibility, entrances, overlooking, and facilities.</p> <ul style="list-style-type: none"> <li>• Consider ways to provide additional high quality green space within the neighbourhood.</li> <li>• Assess the neighbourhoods needs for play and consider locations for providing play facilities for areas outside the walking catchment to the small park on Grassendale Av.</li> <li>• Consider the culture of street play within the neighbourhood and look at whether this should lead to street improvements such as the creation of home zones.</li> </ul>

				<ul style="list-style-type: none"> <li>Look at ways to improve access to adjacent large parks and greenspaces to improve accessibility and use for informal recreation.</li> </ul>
1.7	<p>Are there places to meet and socialise for all ages &amp; interest groups?</p> <p><b>Criteria:</b> Community centres, shopping centres, pubs, squares and public parks within the neighbourhood.</p>		<p>There are a number of community centres within and on the boundary of the neighbourhood. These include the North Prospect Community Centre, Trelawny Youth Centre, Ham Community Centre and Weston Mill Sports and Social Club on the boundary of the neighbourhood. There appear to be no pubs within North Prospect. There is a playground within the small park on Grassendale Avenue which should provide a valuable amenity for younger children but appears underused. There appears to be a culture of street play within the neighbourhood.</p>	<ul style="list-style-type: none"> <li>There is a good number of community, youth and social clubs within the area, however further consultation with the population could highlight additional community needs.</li> <li>Look at opportunities to create public spaces with seating etc for meeting and socialising, particularly at local and neighbourhood centres.</li> <li>Look at ways to improve the small park on Grassendale Avenue for meeting and socialising. Consider providing active uses to improve overlooking, seating, and other facilities.</li> </ul>
2.	<p>A balanced community</p> <p><i>A sustainable neighbourhood means a balanced community set within a safe and healthy environment. It should comprise a well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes.</i></p>			
2.1	<p>Does existing housing stock provide a range of different tenures and types, with a good mix of social and private housing?</p> <p><b>Criteria:</b></p> <ol style="list-style-type: none"> <li>Balance of public/ private housing stock</li> <li>Mix of different types</li> </ol> <ul style="list-style-type: none"> <li>Good – Good balance &amp; mix.</li> <li>Moderate – Average balance &amp; mix.</li> <li>Poor – Poor balance &amp; mix.</li> </ul>		<p>No - North Prospect has a very high proportion of public housing (over half the properties), and the majority of properties are semi-detached:</p> <ol style="list-style-type: none"> <li>59.2% of the housing stock is rented from either the Council, Housing Association or Registered Social Landlord (compared to 21.1% in Plymouth and 19.2% nationally). 3.3% of properties are owner occupied compared to 64.8% in Plymouth and 68.9% nationally.</li> <li>The neighbourhood is limited in the types of tenures it provides. A large majority of the housing stock is semi-detached properties (61%) this is twice the Plymouth and national average of 30.2% and 31.6% respectively. 25.3% of the properties in the neighbourhood are terraced. The neighbourhood has an extremely low provision of other types of housing with only 8.2% flats and 5% detached.</li> </ol> <p>Housing within North Prospect may be in need of maintenance.</p>	<ul style="list-style-type: none"> <li>Look at ways to improve the balance of public/private housing within the neighbourhood.</li> <li>Development opportunities within the neighbourhood should provide a mix of residential types, in particular flats and detached houses.</li> <li>New housing developments should be primarily high density to increase the population size although some detached housing should be incorporated to increase the diversity of the housing stock.</li> <li>Consider on-going maintenance to improve the condition of public housing, including external spaces.</li> </ul>
2.2	<p>Are different types &amp; tenures well integrated across the neighbourhood?</p>		<p>The majority of the housing within North Prospect is semi-detached and this covers the whole area, with a small pocket of terraced housing at Weston Mill to the north west, and a pocket along the northern edge of the neighbourhood.</p>	<ul style="list-style-type: none"> <li>Consider trying to create a broader mix of types and tenures across the neighbourhood.</li> <li>Any new developments should integrate different types of housing.</li> </ul>
2.3	<p>Does the neighbourhood have an appropriate balance of economic activity?</p> <p><b>Criteria:</b></p> <ul style="list-style-type: none"> <li>Good – Above national average employment rate, and below national average unemployment rate.</li> <li>Moderate – Around national average employment and unemployment rate.</li> <li>Poor – Below national average employment rate and above national average unemployment rate.</li> </ul>		<p>No – there is low employment and high unemployment:</p> <p>45.3% of the neighbourhood residents are employed, this is well below the Plymouth and national average of 57.7% and 60.6% respectively. 6% are unemployed, almost double the Plymouth and national averages (3.2% &amp; 3.4% respectively). A high percentage of the population (11.5%) was permanently sick or disabled (double the national average of 5.5%). There was also a high proportion of people looking after the home or family 12.8% (compared to 6.5% nationally).</p>	<ul style="list-style-type: none"> <li>Look at measures to improve employment opportunities within the neighbourhood. Look at opportunities to create more jobs locally.</li> <li>Look at ways to get people into employment and reduce unemployment e.g. training opportunities.</li> </ul>
2.4	<p>Is there social deprivation?</p> <p><b>Criteria:</b> Index of Social Deprivation (2004) national ranking:</p> <ul style="list-style-type: none"> <li>Good – neighbourhoods above 10%</li> <li>Moderate - Neighbourhoods that lie within the national top 3% and 10%</li> <li>Poor - Neighbourhoods that lie within the national top 3%</li> </ul>		<p>North Prospect is within the national top 3% ranking of social deprivation and is therefore a priority neighbourhood.</p>	

2.5	<p>Is the population healthy?</p> <p><b>Criteria:</b></p> <ol style="list-style-type: none"> <li>1. Long Term Illness (compared to national average)</li> <li>2. Life Expectancy (compared to Plymouth average)</li> <li>3. Assessment of Personal Health (compared to national average)</li> </ol> <ul style="list-style-type: none"> <li>• Good – Above average for all three criteria.</li> <li>• Moderate – Around average for all three criteria, or above average for two/ below average for one.</li> <li>• Poor – Below average for two or more criteria.</li> </ul>		<p>No – there is high long term illness within North Prospect, low life expectancy and a poor assessment of health:</p> <ol style="list-style-type: none"> <li>1. 23.6% of the population have a long term illness, which is higher than the Plymouth and national average of 20.6% and 18.2% respectively.</li> <li>2. Life expectancy in North Prospect is 75.4 (compared to 78.6 in Plymouth) which puts it in the 'most deprived' group of neighbourhoods.</li> <li>3. 62% of the population describe their health as good, which is lower than the national average of 68.6%. 12.5% describe their health as not good, which is higher than the national average of 9.2%.</li> </ol> <p>Although there is a healthy living centre, a child development centre and a dentist's surgery there is no doctors surgery in the neighbourhood. However there is a health centre in the adjoining neighbourhood of Ham. General poor health and long term illness is caused by poor living conditions, high unemployment, a lack of green open space and a lack of sporting facilities.</p>	
3.	<p>A well-connected community</p> <p><i>A sustainable neighbourhood is one in which there is a very clear and understandable pattern of streets and spaces providing ease of movement between key destinations, adjacent areas and to the rest of the city.</i></p>			
3.1	<p>Is there a clear hierarchy of streets and spaces?</p> <p><b>Criteria:</b></p> <ul style="list-style-type: none"> <li>• Does the scale of the streets reflect their function.</li> <li>• Are streets well linked.</li> </ul>		<p>North Prospect lies to the east of the A3064 'strategic city route'. This is a vehicle dominated road with dual carriageways and vehicle barriers, and it forms the south west boundary of the neighbourhood. North Prospect Road, Beacon Road, Ham Drive and Ferndale Road form the main 'local neighbourhood routes' within the neighbourhood. North Prospect Road and Beacon Road run through North Prospect forming a crossroads in the centre of the neighbourhood. Ham Drive and Ferndale Road come off North Prospect Road to Ham and Weston Mill respectively. Within North Prospect the layout of streets and spaces is based on the inter war Garden Suburbs principles. Characterised by a Beaux Arts approach with streets laid out converging on Green Spaces, Axel Routes or Civic Buildings. Streets were tree lined and residential properties were predominantly semi detached in good sized plots with front and rear gardens at a density of around 30 dwellings per hectare. The minor streets appear quite impermeable, as the quickest and easiest route through the neighbourhood is not always possible. Western Mill local centre is particularly impermeable with just one road leading to and from the area, and a number of no through roads. There is a number of cul-de-sacs within the neighbourhood, including the rows of terraced housing which come off Ferndale Road in the north of the site, which are impermeable.</p>	<ul style="list-style-type: none"> <li>• Identify the hierarchy of streets and look at ways to reinforce and strengthen the hierarchy. Consider creating a standard materials palette and design standards for each level of street hierarchy, to improve legibility and prioritise access for pedestrians and cyclists.</li> <li>• Consider ways to reinforce the A3064 as a key transportation corridor. Create a vision /positive identity for this transport corridor, and encourage sustainable transport. Improve the environmental quality of transport corridors, creating places, landmarks and arrival points, and improving pedestrian crossings.</li> <li>• Any new development should tie into the hierarchy of streets and spaces with new well-defined streets linked to existing.</li> </ul>
3.2	<p>Do people have good access to a range of public transport methods?</p> <p><b>Criteria:</b></p> <p>Is there a range of public transport facilities within walking distance of dwellings.</p>		<p>The only public transport offered are bus services, and all residents are within a five minute walk zone of a bus stop. All buses running through the neighbourhood go to or via the city centre, some link the neighbourhood with others such as Barne Barton, Mutley, Plymstock and Derriford. There are also links to the train station. The local centre is served by one bus stop on the perimeter of the neighbourhood.</p>	<ul style="list-style-type: none"> <li>• Consider future sustainable transport along the A3064.</li> </ul>
3.3	<p>Are the local &amp; neighbourhood centres well served by a range of public transport methods?</p>		<p>Bus routes pass through all the local and neighbourhood centres within North Prospect.</p>	<ul style="list-style-type: none"> <li>• Ensure new local centres are located on bus routes.</li> </ul>

3.4	<p>Are people able to travel to work by public transport?</p> <p>Criteria: Census data for working locally.</p>		<p>Yes- 18.1% of the employed population travel to work by public transport which is above the national average of 14.5%. Over half (53.4%) travel to work by car, which is below the national average of 61.5%. This may be due to the low car ownership in North Prospect (48% do not own their own car which is much higher than the national average of 26.8%), rather than an inadequate public transport system, as there are many bus stops and routes going into the city centre and other neighbourhoods.</p>	<ul style="list-style-type: none"> <li>• Look at measures to encourage the population who travel to work by car to use public transport.</li> <li>• Consider improved links to major employers in the area.</li> </ul>
3.5	<p>Are there appropriate green-spaces easily accessible by foot and cycle, within recommended distances?</p> <p>Criteria:</p> <ul style="list-style-type: none"> <li>• Good – publicly accessible neighbourhood and local open spaces serving the majority of the neighbourhood (above 75%).</li> <li>• Moderate – publicly accessible neighbourhood and/or local open spaces serving more than half of the neighbourhood (50-75%).</li> <li>• Poor – publicly accessible neighbourhood and/or local open spaces serving a limited section of the neighbourhood (e.g. below 50%).</li> </ul>		<p>There is very limited greenspace within North Prospect, with only one small park and one green within the neighbourhood. Less than 50% of the neighbourhood is within walking catchment of a local or neighbourhood greenspace. The quality of the greenspaces within the neighbourhood is poor, and the 'green' is just a small area of left over grass in the middle of some houses. The residents do not have access to all types of green space, and there is no large park within the recommended walking distance, and there is no provision for sport and formal recreation.</p>	<ul style="list-style-type: none"> <li>• Consider ways to improve quality and links to the existing green-spaces in North Prospect, where opportunities arise. Consider the creation of a management plan for the existing green spaces to improve the quality of the amenity.</li> <li>• Consider opportunities to create new local or neighbourhood green-spaces within the neighbourhood, with regard to the garden suburb designed layout of the estate.</li> </ul>
3.6	<p>Is it easy to move around the neighbourhood by foot and cycle?</p> <p>Criteria:</p> <ul style="list-style-type: none"> <li>• Are the majority of streets interconnected.</li> <li>• How steep is the topography.</li> </ul>		<p>The layout of streets and spaces in North Prospect is based on the inter war Garden Suburbs approach with the minor streets converging around greenspace and the wide axel route of Cookworthy Road . Although most of the streets are through roads they seem quite impermeable, as the quickest and easiest route through the neighbourhood is not always possible. Western Mill local centre is particularly impermeable with just one road leading to and from the area, and a number of no through roads. There are a number of cul-de-sacs within the neighbourhood, including the rows of terraced housing which come off Ferndale Road in the north of the site, which are impermeable. There are some existing pedestrian laneways between houses which provide shortcuts but are not overlooked, are unattractive, and may not feel safe to use. There are no cycle routes defined from the main roads.</p>	<ul style="list-style-type: none"> <li>• Prioritise access for pedestrians and cycles.</li> <li>• Look at ways to improve pedestrian routes around the neighbourhood, in particular to local and neighbourhood centre, considering surveillance and lighting etc.</li> <li>• Consider ways to make the A3064 more permeable to pedestrians.</li> <li>• Look at ways of promoting non-vehicular transport by incorporating cycle routes through the neighbourhood.</li> </ul>
3.7	<p>Is the neighbourhood well connected to adjacent neighbourhoods and city districts?</p>		<p>North Prospect is well connected to other parts of the city by a number of bus routes. The A3064 'strategic city route' borders the western edge of the site and provides a strong link to other parts of the city for vehicles. There is a level change between North Prospect and Wolsley Road (A3064), and the wide vehicular nature of this road creates a physical and psychological barrier to pedestrian movement between North Prospect and the adjacent neighbourhoods of Keyham and Ford. A relatively permeable street network to the east provides connections between North Prospect and the adjacent neighbourhoods of Ham and Beacon Park &amp; Pennycross.</p>	<ul style="list-style-type: none"> <li>• Consider improving the key routes into the neighbourhood by making them more attractive and less vehicular dominated.</li> <li>• Consider ways to break down the barrier created by the A3064, for example by providing additional/ improved pedestrian crossings.</li> </ul>
3.8	<p>Is the neighbourhood well connected to citywide facilities?</p>		<p>The low car ownership (52%) may limit the accessibility of city wide facilities and attractions for the residents of North Prospect but public transport serves the area well.</p>	<ul style="list-style-type: none"> <li>• Consider ways to encourage better use by public transport to access the city centre. Enhance, develop and increase mobility and access to facilities via sustainable transport provision.</li> <li>• Consider ways to create better linkages to the waterfront and city wide greenspaces.</li> </ul>

4.	An attractive and safe neighbourhood. <i>A sustainable neighbourhood should be one that is an attractive and safe place to live in with good quality buildings and public spaces.</i>			
4.1	Is there a positive sense of place and identity in relation to the rest of Plymouth? <b>Criteria:</b> <ul style="list-style-type: none"> <li>• Topography</li> <li>• Urban typology/ era</li> <li>• Typical materials</li> <li>• Typical vegetation/ open space</li> </ul>		<ul style="list-style-type: none"> <li>• The topography is rolling.</li> <li>• The neighbourhood is a inter war planned Garden Suburb influenced estate.</li> <li>• Post War Abercrombie planned centre at Ham.</li> <li>• Tree lined streets.</li> <li>• Ham Woods</li> </ul>	<ul style="list-style-type: none"> <li>• The Rapid Urban Characterisation Study identified the need for further study on the significance and character of Plymouth's Abercrombie estates. In addition a debate on the merits of the interwar Garden Suburb and their legacy could be important in considering the future of North Prospect.</li> <li>• Enhance the unique identity and character of North Prospect – the rolling topography, Garden Suburb layout with Beaux Arts influence street pattern focused around green spaces, principle axel routes and civic buildings, with tree lined streets, and low density semi detached dwellings in large gardens.</li> <li>• New development should respond to unique elements of the neighbourhood i.e. the Garden Suburb layout, rolling topography, and tree lined streets and Neighbouring Abercrombie Neighbourhood centre.</li> </ul>
4.2	Is it easy to understand and find your way around the neighbourhood?		There are clear and identifiable neighbourhood centres at North Prospect and Ham, with the Abercrombie designed centre at Ham related to a green, community centre, church and school. Although most of the streets in the area are through roads they can seem quite impermeable and confusing as the quickest and easiest route is not always possible. There are also some no through roads which make the area less legible. There are some hidden pedestrian laneways between houses which provide shortcuts but these can be hard to find, are not overlooked, and may not feel safe to use. There are subtle variations in house types (e.g. porch and window treatments, and materials - render, brick, concrete slab and tiles) which can aid legibility and local understanding. Ham House and grounds to the north creates a local landmark within the area.	<ul style="list-style-type: none"> <li>• Look at ways of improving the legibility of the neighbourhood, reinforcing the hierarchy of streets, and creating landmarks. Consider ways to develop distinctive places and local landmarks, through enhancing the distinctive qualities/ character of centres. Look at the potential to create landmark buildings at Ham and North Prospect centres.</li> <li>• Consider whether existing blocked off streets could be reconnected. Option 1: If the strip of land along Ferndale Road (between Ferndale Av and Erith Av) is developed in the future, consider if links can be incorporated to reconnect Second and Third Avenues with Ferndale Road.</li> <li>• Look at ways of increasing permeability to pedestrians. Connectivity needs improving in line with the character and street morphology.</li> </ul>
4.3	Are there high quality buildings, streets, spaces and parks? <b>Criteria:</b> <ul style="list-style-type: none"> <li>• Conservation Areas</li> <li>• Listed Buildings</li> <li>• Quality of materials</li> <li>• Areas of visual amenity (category 4) and separation/ buffer (category 5) greenspace</li> </ul>		<ul style="list-style-type: none"> <li>• There are no Conservation Areas or Listed Buildings within North Prospect. Ham House to the north of the neighbourhood boundary is a Listed Building.</li> <li>• Some houses within the neighbourhood, and in particular a number of front gardens are badly maintained. There is a small number of empty properties.</li> <li>• Mature avenues of trees along residential streets create a green feel to the area.</li> <li>• There are only two greenspaces within North Prospect which are of poor quality. There are no spaces with importance for visual amenity, however both spaces have importance (Neighbourhood) as a separation/ buffer.</li> </ul>	<ul style="list-style-type: none"> <li>• Look at ways to improve and enhance the two existing green spaces and consider management to maintain their aesthetic qualities and community amenity value. Look at function and use of space 133. Consider ways to improve quality of the small park on Grassendale Avenue, space 012.</li> <li>• Consider the planting of street trees on roads where they are not already present.</li> <li>• Look at ways to improve maintenance of properties including front gardens.</li> <li>• Consider ways to ensure properties do not become derelict.</li> </ul>
4.4	Are the streets and spaces well defined by buildings?		There is a structure of tree lined streets in North Prospect with housing slightly set back with small front gardens. The mature avenues of trees define the streets. Ham Drive is a wide road and the properties along it are single storey which do not adequately enclose and define the street.	<ul style="list-style-type: none"> <li>• Consider ways to define streets and spaces in areas where this is poor. Consider opportunities to create stronger definition of Ham Drive.</li> <li>• New development should ensure that it fronts onto streets and public spaces.</li> </ul>
4.5	Are streets & spaces perceived as safe?		The neighbourhood of North Prospect is an area of concern in terms of crime, worst neighbourhood in Plymouth (ranking 1 <sup>st</sup> ).	<ul style="list-style-type: none"> <li>• Review the causes of crime in the neighbourhood that might be related to the physical make up of the urban areas.</li> <li>• Consider lighting/ maintenance issues.</li> </ul>

5.	A neighbourhood that respects and capitalises on its environment <i>A sustainable neighbourhood is one that fits in with its natural environment, uses resources efficiently, and utilises its environment as an asset.</i>			
5.1	Has development used land efficiently? <b>Criteria:</b> <b>Housing densities.</b>		Residential development within North Prospect has been built at an average of 31 dwellings per ha, which the methodology considers too low. The majority of housing is semi-detached and was planned to provide moderately sized gardens. There is very limited land available within the neighbourhood for development, but potential for infill development	<ul style="list-style-type: none"> <li>Consider options for increasing density within the neighbourhood, particularly within existing centres. The impact of increasing density on the character of North Prospect should be considered.</li> </ul>
5.2	Has the neighbourhood responded to its natural environment? <b>Criteria:</b> <b>Has development responded to topography and other natural features.</b>		Yes – Generally the layout of North Prospect follows the natural contours. Views across the estuary are available from higher ground within parts of the neighbourhood. The open greenspace at Ham House is linked to Ham centre.	<ul style="list-style-type: none"> <li>New development should respond to topography.</li> <li>Maintain views across of the estuary from high points within the neighbourhood.</li> <li>Maintain and preserve the grounds of Ham House to the north.</li> </ul>
5.3	Are there areas of high ecological value within the neighbourhood? <b>Criteria:</b> <b>Areas with importance for ‘habitats and species’ (category 3):</b> <ul style="list-style-type: none"> <li>Good – 3 or more category 3 areas with at least district or above importance.</li> <li>Moderate – 3 or more category 3 areas with at least one open space of district or above importance.</li> <li>Poor - only areas of neighbourhood significance.</li> </ul>		No- The two green spaces within the North Propsect have no ecological significance. The cemetery to the north of the neighbourhood boundary and Ham House grounds both have ‘City’ importance for habitats and species.	<ul style="list-style-type: none"> <li>Look at ways to enhance ecological value within North Prospect where possible.</li> <li>Consider ways to improve natural links between the cemetery and Ham House grounds to the north.</li> </ul>
5.4	Are there any adverse environmental health factors? <b>Criteria:</b> <ul style="list-style-type: none"> <li>Good - areas outside 1km radius of any macro environmental health issue.</li> <li>Moderate – areas within 1km of macro environmental health issue, but outside 250m radius.</li> <li>Poor - areas within 250m radius of macro environmental health issue.</li> </ul>		Yes – The sewage processing site west of Wolseley Road is identified as a macro level environmental health issue for ‘odours’ within Keyham. The northern corner of North Prospect (Western Mill) is within the 250m zone of the sewage works, and the majority of the rest of the neighbourhood is within a kilometre radius.	
5.5	Has the area got an exposed microclimate, or sheltered southerly aspect? <b>Criteria:</b> <b>Topography and location.</b>		The neighbourhood is on sloping land and could be fairly exposed, however the irregular layout of the housing blocks and mature trees lining the streets create a relatively sheltered area.	<ul style="list-style-type: none"> <li>New development should consider issues of microclimate and shelter.</li> <li>Consider planting more trees in areas which have no trees at present.</li> </ul>
5.6	Are there any areas at risk of flooding? <b>Criteria:</b> <b>Environment Agency maps.</b>		No – North Prospect is outside the area of extreme flood and has a probability of flooding in any year of 1:1000 or less.	

#### SUMMARY OF OPTIONS

North Prospect neighbourhood is only 66ha in area. The A3064 strategic city route forms the south west neighbourhood boundary. The crossroads of North Prospect Road and Beacon Park road split the neighbourhood into four quarters. The neighbourhood is an inter war Garden Suburb planned estate, where the tree lined streets were laid out to converge around principle axel routes, and open spaces. Residential streets are lined by avenues of street trees. The majority of housing is semi-detached, with over half of the housing stock providing public housing. The neighbourhood has an average residential development of 31 dph which is considered too low. The neighbourhood has a population of 5,109. The area has a fair balance of facilities for the population size; there is a range of local and neighbourhood facilities, however the neighbourhood lacks a crèche, local sports facilities, and a leisure/ arts centre. There is one neighbourhood centre within North Prospect and two just outside, one local centre at Weston Mill and one just outside the neighbourhood. There is a lack of open greenspaces and play facilities. The population of North Prospect has very poor health with a number of permanently sick or disabled people. There is a lack of employment opportunities within the

In the future, the neighbourhood of North Prospect could be one of Plymouth’s great suburbs, based on a Garden Suburb layout, as a healthy, sustainable community. An increased population could support thriving local and neighbourhood centres within walking catchment of the whole population, providing a good range of facilities for the community, including a crèche, health centres, local sports facilities, and a leisure/ arts centre, with enhanced public realm including meeting places and links to open spaces. North Prospect could contain a rich mosaic of small greenspaces, which are accessible to all, providing a range of facilities as well as ecological value. Avenues of street tree planting unify the neighbourhood and create a healthy and green environment with attractive and safe streets and routes, creating a rich and positive urban identity. A clear hierarchy of streets could create a legible and accessible neighbourhood, including good pedestrian links to centres as well as a sustainable transport route to the City Centre along the western boundary. A good proportion of local jobs would mean high employment with local people working locally, and low unemployment.

North Prospect and the neighbourhood has double the national average of unemployment. North Prospect is ranked works neighbourhood in Plymouth for crime.

**KEY: How well does the neighbourhood achieve the objective?**

**G** Good  
**F** Fair  
**P** Poor

Makes a significant contribution  
Makes some direct or significant contribution  
Does not contribute to the objective