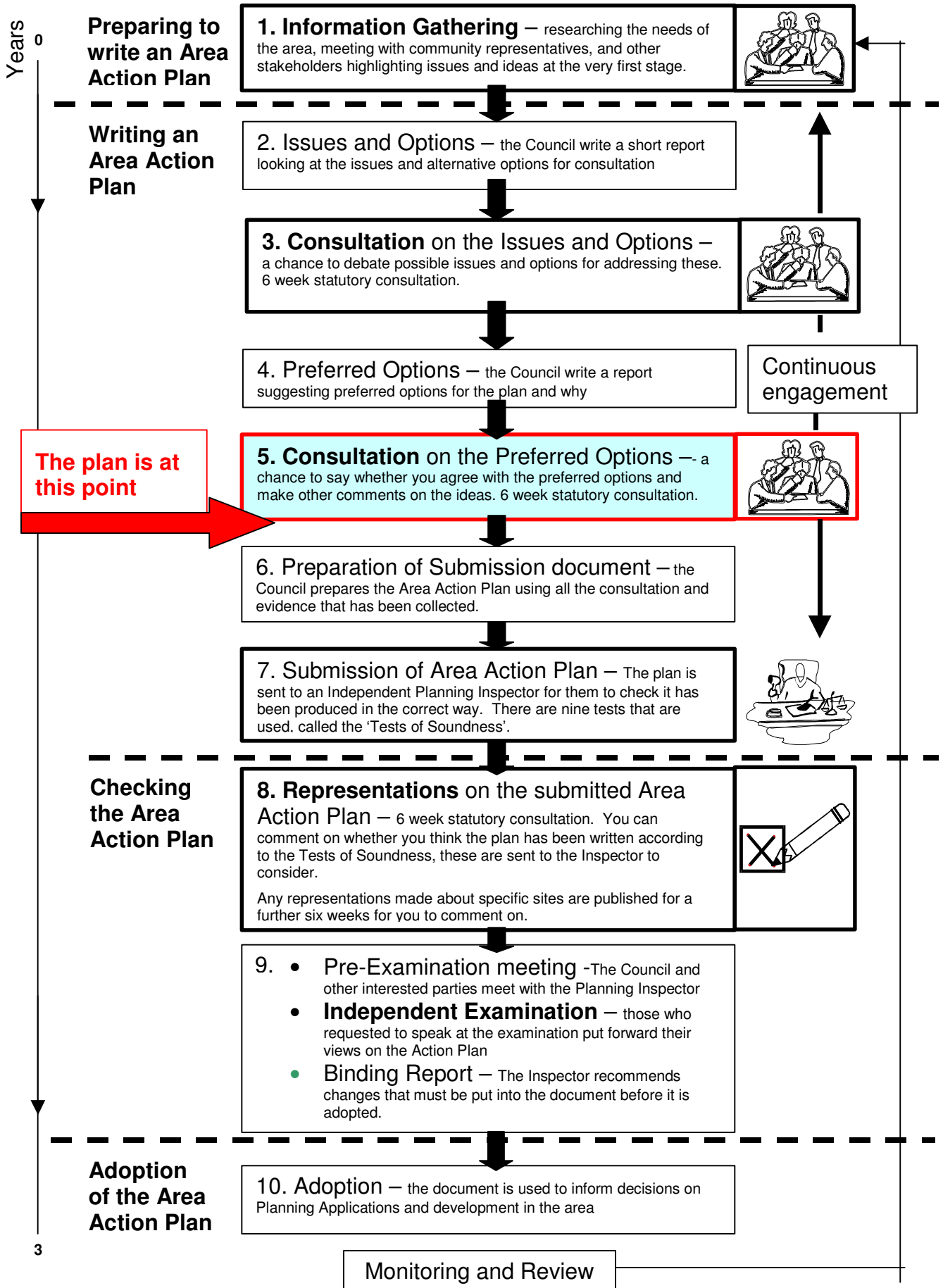


Central Park Area Action Plan

Summary Report of Preferred Options Consultation held in November and December 2006

1. Introduction

- 1.1 This summary report has been prepared to provide a broad understanding of the responses made during the preferred options consultation undertaken during a six-week period from 8th November to 19th December 2006.
- 1.2 The consultation was carried out in order that the public had an opportunity to consider and make comment upon the proposals that the Council put forward as its preferred options for change in Central Park. This was carried out in accordance with the regulations required by Central Government for the preparation of Development Plan Documents as laid out in “The Town and Country Planning (Local Development) (England) Regulations 2004” and the Council’s own adopted Statement of Community Involvement.
- 1.3 The Preferred Options Report is a formal stage of the Area Action Plan’s preparation. It follows the “Issues and Options Report” which was consulted on in May of 2005, as well a petition organised by Plymouth Evening Herald in the summer of 2006 to support the City’s bid for Lottery funding to build a Life Centre at Central Park, a proposal which is at the heart of the Area Action Plan. This petition received 10,202 signatures. The following flow chart sets out the full process of the plan’s preparation and highlights where we are at this point in time.



- 1.4 The results of the consultation show that 451 representations were received. The results indicate general support for the aspirations of the AAP to improve the park environment and sports and leisure facilities. However, it is also clear that there are significant levels of concern about options which involve commercial and residential development on the park and the relocation of existing allotments.
- 1.5 From the addresses given by those making representation 58% of respondents were local residents e.g. those who live in properties surrounding the park for an extent of one block. In particular the highest concentrations of response are focussed around Peverell Park Road and from around Central Park Avenue.
- 1.6 In addition to the returned consultation forms the Council received 5 petitions collectively containing 2,211 signatures. Two of these were primarily from allotment holders and supporters expressing their concern for Preferred Options that would result in changes to established allotments. There were two petitions from residents and friends groups surrounding the park that made general and specific objections to the development proposals. A final petition was received from pupils of Tamarside Community College and again made general comment about the development strategy for Central Park. The content of these petitions are summarised in more detail later in this report.
- 1.7 The issues and options consultation for this AAP was carried out in March / April 2005 and it generated 472 responses. There was a significant amount of interest shown in the options consulted upon at this stage, although the large majority of responses expressed concerns. Principle issues were:
- The need to improve the existing recreational and leisure facilities that exist in the park
 - The concern expressed for the building of residential development within the park and the loss of parkland greenspace as a result
 - Concerns about the composition of the Life Centre such as the inclusion of commercial leisure, Hotel, conference and exhibition facilities

- Concern expressed regarding the creation of a transport interchange and perceived loss of valued car parking spaces
- The concerns regarding the perceived loss of the Parks Depot at Central Park and the valued presence and contribution this makes to the park and users
- Concern about the need to fund the Life Centre by enabling developments on Central Park
- The need for car parking to service shops at Peverell Park Road-Outland Road corner
- The need for improved footpaths generally throughout the park
- The need for improved park facilities such as public toilets, children's play, and lighting
- Concern for the resultant loss of allotments
- The need for improved public transport facilities to serve the park and new Life Centre

These issues were fully considered in the preparation of the Preferred Options Report and were either addressed to satisfy the points made or developed further with alternatives and explanation in order that the strategy could be more readily accepted or understood.

- 1.8 The consultation has been carried out in conformity with the Statement of Community Involvement, the aim being to enable and empower people to take an active part in the process. This has been achieved by widely publicising the plan and the opportunity for consultation in the local press, radio and TV, via the Council's web site and by distributing Council flyers outlining the forthcoming events. The Council has provided access to the plan, its supporting information and the consultation forms via the Council's web site, at Council offices and libraries, at specific events and on site at Central Park at the Mayflower Leisure Centre for the duration of the consultation. The Council has also endeavoured to meet "hard to reach" groups by engaging specifically with young people and running workshops to assist people who have difficulty using and accessing computers. Details of these events are outlined in paragraphs 4.1 and 4.2 below.

2. Statistics

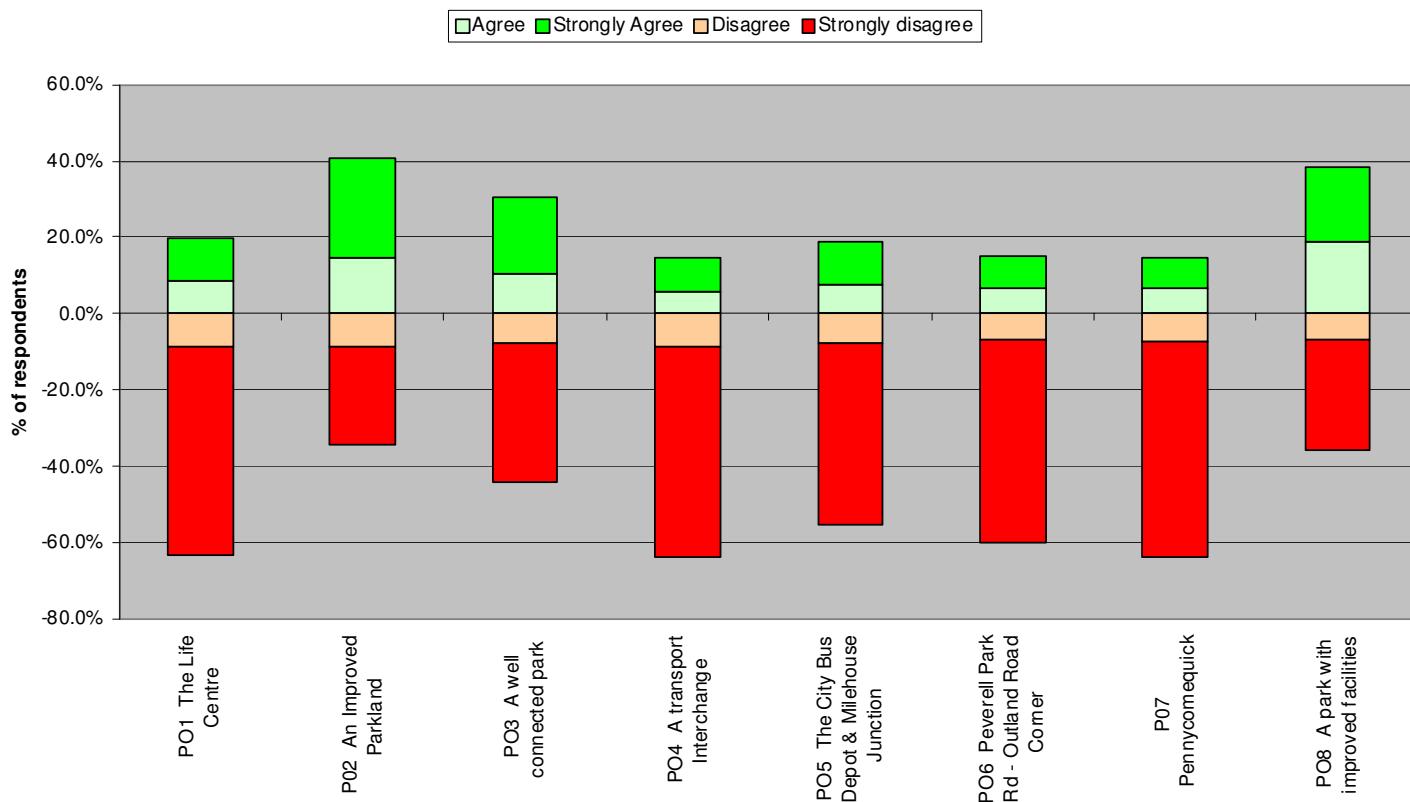
Number of individuals / organisations responding:

Nature of representation	from individual residents	from community / voluntary groups	from business sector / landowners	from sports / leisure organisations	from Government agencies	Totals
Individual letters	30	3	0	0	2	35
Individual representation forms	399	4	5	5	3	416
Total	429	7	5	5	5	451

Petitions received:

Petition 1 – Tamarside pupils	371 signatures	Supportive of improved sports facilities but concerned at the perceived selling off of large parts of Central Park to fund the Life Centre
Petition 2 – Central Park Allotments Association	410 signatures	Objecting to the displaced allotments by virtue of the proposed linking footpath in Preferred Option 3 and new development proposals in Preferred Option 6.
Petition 3 – Residents Supporting Central Park Allotment Holders	35 signatures	Objecting to the displaced allotments by virtue of the proposed linking footpath in Preferred Option 3.
Petition 4 – unattributed	831 signatures	Related to Preferred Option 8 – objecting to Pennycomequick housing and Preferred Option 1 – expressing concern that the plan includes excessive commercial development to support the Life Centre.
Petition 5 – Signed circular letter (Friends of Central Park Society)	564 signatures	Objecting to residential development within the park, loss greenspace, loss of established allotments and vegetation in the park. Main concern in respect of Preferred Options 4 and the loss of the existing Park and Ride. Referred to Preferred Option 1, The Life Centre and observed that any redevelopment should be made within the existing footprint of buildings. The letter makes general critical comment about the current and future procedures of the AAP and communication. Makes general points about the value of the park as an amenity and the need to improve allotment security.

Central Park AAP Preferred Options Consultation



Representations received:

		Number of Responses					% Responses				
Total Representations Received = 451		Strongly Agree	Agree	Neutral or no opinion	Disagree	Strongly disagree	Strongly Agree	Agree	Neutral or no opinion	Disagree	Strongly disagree
Preferred Option 1 "The Life Centre"	To deliver a high quality integrated landmark regional recreational and leisure facility.	51	38	77	39	278	11%	8%	17%	9%	55%
Preferred Option 2 "An improved parkland"	To provide a quality environment related to the Life Centre and measures to enhance the parks landscape & bio-diversity.	117	66	113	40	115	26%	15%	25%	9%	25%
Preferred Option 3 "A well connected"	To create a network of safe, convenient and understandable	90	47	115	36	163	20%	10%	26%	8%	36%

		Number of Responses					% Responses				
Total Representations Received = 451		Strongly Agree	Agree	Neutral or no opinion	Disagree	Strongly disagree	Strongly Agree	Agree	Neutral or no opinion	Disagree	Strongly disagree
park”	route linking the park to neighbourhoods and the city centre.										
Preferred Option 4 “A Transport Interchange”	To develop a new public transport interchange in conjunction with the Life Centre.	39	26	99	40	247	8%	6%	22%	9%	55%
Preferred Option 5 “ The City Bus Site & Milehouse Rd Junction”	Comprehensive development of these sites to provide residential mixed use, enhanced local centre & improved linkages to Central Park.	50	34	117	35	215	11%	7%	26%	8%	48%
Preferred Option 6 “Peverell Pk Rd, Outland Rd Corner”	Comprehensive residential mixed-use development of this prominent corner retail site resolving local issues including car parking.	36	31	112	32	238	8%	7%	25%	7%	53%
Preferred Option 7 “Pennycome quick”	Residential development of the southern edge of the park and city.	35	31	98	33	254	8%	7%	22%	7%	56%
Preferred Option 8 “A Park with improved facilities”	Provide quality-engaging facilities such as café’s, public toilets, children’s play, which supports the publics experience and use of Central Park.	89	85	116	30	131	20%	19%	25%	7%	29%

3. Qualitative analysis of representations

3.1 The Vision

The Council's vision for Central Park as set out in the submitted Core Strategy is:

“To create an outstanding venue of regional and national significance for active recreation, health, art, education, culture and the environment, which will provide state of the art facilities for the people of Plymouth and the sub-region of Devon and Cornwall.”

Central Park will continue to be a unique environmental asset for the city and will be a destination that has successfully enhanced its landscape and wildlife qualities to create a quality and distinctive parkland for the people of Plymouth and their future generations to enjoy.

3.2 Preferred Option 1, The Life Centre

This option as set out in the report was described in the following manner:

To develop integrated state-of-the-art leisure facilities in a single complex, delivering economies of scale and a strong link with health, arts, education and culture and with Plymouth Argyle Football Club. Uses within the Life Centre may include:

- **Facilities for dry indoor sports such as those currently in the Mayflower Recreation Centre including multi-use sports hall, indoor bowls, fitness aerobics suite, and facilities for martial arts and Dojo**
- **An Olympic-sized swimming and diving pool and a children's pool**
- **A hockey sized ice rink**
- **Health facilities which could provide: consultation rooms for sports injury, healthy eating advice, exercise referral, cardiac rehabilitation, health education / well man clinics, sexual health and general health checks**
- **A regional centre of excellence for dance and music. This may include practice studios and a multi-purpose performance venue of around 300 to 500 seats, commercial sound recording studio, practice rooms and linked external outdoor performance venues**
- **Replacement or additional facilities for the Peverell Library**

providing space for the main lending area, homework centre, teenage and children's library

- **Café, healthy eating outlets, public toilets, sports and leisure retailing together with communal and social areas.**

Commercial leisure will be required to enable and complement the Life Centre, and will be designed and constructed to similar quality standards. Such developments may include the following:

- **A private leisure or sporting facility such as indoor tennis, specialist sports training, ten-pin bowling**
- **A cinema**
- **A hotel**
- **Leisure and sports related retailing of a scale and nature that is consistent with Strategic Objective 7 of the Core Strategy, in particular in relation to maintaining and enhancing the City Centre's sub-regional shopping role**
- **Healthy eating (refreshment) retailing.**

3.2.1 Overview

There was a large level of concern expressed from residents regarding the development of the Life Centre as set out in the preferred option, some 64% of respondents made this judgement as opposed to 19% who were supportive. On further analysis of the comments received however there was *significant support for action to improve the existing sporting and recreational facilities at Central Park* and some 43% of respondents made this comment as opposed to 17% who expressed objection to any development at all.

Other principle issues raised were:

- Objection to the inclusion of commercial leisure in the Life Centre composition, with 35% of respondents making this comment
- Objection to the inclusion of residential development in the Life Centre composition, with 15% of respondents making this comment
- Concern expressed for the loss of green parkland as a result of the Life Centre with 17% of respondents making this specific point.

- 2% of respondents were concerned about the additional levels of traffic that would be generated as part of the Life Centre proposals.

Three of the five petitions referred to Life Centre, and whilst they were supportive of improved sporting facilities for the city they expressed concern that this should not be done at the expense of green parkland. It was observed that redevelopment should take place on the existing footprint of buildings and that no commercial developments should be included in the new composition.

3.2.2 Alternatives

The results in respect of the 3 Alternatives offered in the report were as follows:

Alternative A , To develop a Life Centre based on improving and expanding existing facilities	15%
Alternative B , To develop a Life Centre with residential development as an integral element	0.7%
Alternative C , To develop a Life Centre as part of an extended residential development which fronts Outland Road	2%

(The percentage figures represent the proportion of respondents favouring each alternative relative to the total number commenting upon this option).

Clearly there was some support for re-developing existing facilities to create a Life Centre, but this was not as popular as developing the facility as set out in the preferred option.

Other alternatives put forward by residents were:

- To build a Life Centre somewhere else on the outskirts of the city
- Build it only on other brownfield sites
- Built it at Millbay
- Build it at Seaton Barracks in Derriford
- Build it on the City Bus Site
- Build it at Coxsie or Cattedown.

3.2.3 Comments from specific groups

3.2.4 Sports Groups

Six sports groups responded positively to the provision of the Life Centre as set out in the Preferred Option. Four commented that there was a need for a regional integrated sporting facility that could host national and international sporting events and that there was particular support for an Olympic swimming and diving facility.

Other comments expressed a need for quality indoor bowls facility where the needs of disabled players could be fully met and a BMX/ Stunt Cycle and skateboard facility integral to the Life Centre and its external spaces.

3.2.5 Public Sector Agencies

Five groups made comment on the Preferred Option, four were supportive and one remained undecided. Two groups commented that the Life Centre should be a sustainable construction of the highest quality using the latest technology.

Comments also acknowledged the strategic link between this Area Action Plan and that of Millbay, where the Life Centre facilitates and improves upon the displaced facilities. There were comments on the importance for the Life Centre to be accessible and affordable and support for its inclusion of primary health care services. There was comment that it would be helpful if key features of the Life Centre proposal could be firmed up and quantified with an arrangement to demonstrate how elements could come together.

3.2.6 Business Community and Landowners

There were five responses from the Business Community and Landowners groups to the Preferred Option, two of which were supportive, two made objections and one remained undecided.

Comments expressed concern about the perceived scale of the Life Centre, its inclusion of commercial, and residential and possible retail elements. In addition there was comment that the composition needed to be mixed-use, including employment and residential and that Alternatives A and B should be further explored.

3.2.7 Voluntary and Community sector

Two of the seven groups expressed support for the Life Centre as stated in the Preferred Option and a further two made specific support for the development of an Olympic swimming pool. The remainder expressed concerns, which included the inclusion of commercial and residential elements within the Life Centre and the potential loss of parkland as a result.

There was support for developing Alternative A, which reused existing buildings and less support for Alternatives B and C that included a mix of uses.

There was also a concern expressed that the Life Centre might be the sole focus of improvements and that other preferred options in the Plan would not be delivered.

3.3 Preferred Option 2, An Improved Parkland

The report described this option as:

To create a quality environment and unique identity for Central Park, befitting a premier city destination. This will include:

- 1. A high quality public realm associated with the Life Centre providing a multi-functional space(s) that provides the flexibility to host a range of events and performances throughout the year**
- 2. The protection and enhancement of landscape features and habitats and the interpretation of local history and views**
- 3. The development of sensitive and appropriate management regimes, which favour the most sustainable outcomes for improved bio-diversity**
- 4. Improvements to allotment facilities, such as improved security and boundary treatments**
- 5. Improved surfaces, drainage, lighting, street furniture, signage and interpretation**

Sensitive vegetation management to increase daylight levels, improve safety, enhance views and improve routes through the park.

3.3.1 Overview

Residents expressed support for a genuine strategy that improved the quality of parkland spaces in connection with the Life Centre and which protected and enhanced the wider landscape of the park and its biodiversity. 41% of residents made this judgement as opposed to 34% who objected.

Looking closer at the negative comments made by residents, approximately half of those were concerned about the extent of green parkland that might be lost as a result of any new public realm, events and performance space though they were supportive of measures to improve parkland spaces biodiversity and the parks landscape.

6% of respondents consider the park should be left unaltered.

Only one of the five petitions submitted made comment regarding this Preferred Option. The petition emphasised the importance of the park as a leisure resource for the community and advised that

improvements to the park should be carried out in an environmentally sensitive manner.

3.3.2 Alternatives

The report did not promote any alternatives to the Preferred Option.

Respondents put forward the following ideas:

- To improve the existing pond and watercourses.
- To improve land drainage.
- To reinstate the former watercourse within the valley.
- To concentrate Council efforts upon sensitive, effective and continual maintenance regimes.
- To ensure new focus spaces are developed with the community to create sensitive, creative and usable spaces.

3.3.3 Comments from other sectors

3.3.4 Sports Groups

Five sports groups responded to the strategy to improve the parks landscape and bio-diversity. Three were supportive, one objected, with one undecided.

Comments included a preference for more traditional features such as a bandstand rather than contemporary spaces and the view that the City Centre was considered a more appropriate venue for events rather than Central Park.

3.3.5 Public Sector Agencies

Two groups made comment on this option and both were supportive. Comments observed that it was an opportunity to bring more creativity to the development through art, though concern was expressed that the changes should not adversely reduce the available green space to the community and this should be monitored.

3.3.6 Business Community and Landowners

Four groups responded to this Preferred Option, two being supportive, one undecided and one making objection.

Comments made observed that the natural aspects of the park should be retained and that the loss of green parkland should be kept to the minimum. Comments also expressed the preference that any new performance space should relate well to the Life Centre and that measures should be adopted to improve park maintenance and develop existing habitats.

3.3.7 Voluntary and Community sector

There were six responses from Voluntary and Community sector groups, five were supportive and one remained undecided. Those supportive stressed the plan should develop measures which promoted sensitive and appropriate actions favouring bio-diversity in the park. There was concern that new public realm and performance space should not unduly take up large areas of the park's green space.

3.4 Preferred Option 3, A well connected Park

This option as set out in the report was described in the following manner:

To create a network of safe, direct, convenient and understandable routes linking the neighbourhoods to the park and the City Centre. This will include:

- 1. A network of clearly understandable, safe and convenient footpath and cycle-routes that connect the park and its facilities to the surrounding neighbourhoods linking the park and City Centre**
- 2. A series of distinctive, high quality, prominent park entrances that provide a sense of arrival befitting a premier city facility.**
- 3. Consideration of public transport connections**
- 4. A system of appropriate street lighting**
- 5. A system of distinctive and clear signage**
- 6. A route to negotiate the steep valley between the City Centre and Central Park across the existing railway line, such as a wide linking bridge. The route should include:**
 - a) An elegant, high quality, distinctive, and sustainable design solution that will promote access from the City Centre to Central Park**
 - b) Provision for a wide pedestrian and cycleway route**
 - c) The consideration of public transport connections**
 - d) The use of innovative technologies to create the most sustainable and energy efficient solutions**
 - e) High quality public realm including tree planting to create a distinctive setting for any bridge link**
- 7. An educational route interpreting social history as a managed pedestrian link to Ford Park Cemetery working closely with Ford Park Cemetery Trust.**

3.4.1 Overview

The results of the consultation show that 44% of residents expressed concern for the strategy that provides a safe, direct and understandable network of routes within the park linking the neighbourhoods and the city as opposed to 30% who favoured the concept. On further analysis of those who expressed concern, 24% made specific objection to the changes affecting allotments at Peverell

Park Road rather than the wider strategy. In addition, of those who expressed concern 16% also make comment about the need to improve the existing network of routes both in terms of its poor surface condition, drainage and the security it afforded.

As regards the park footbridge / cycleway link to the city, there were few specific comments made, though comment was made in response to this option and Preferred Option 7 Pennycomequick so the results have been pooled. 7% of residents objected as opposed to 4% who gave support.

Two of the five petitions made representation against this preferred option and were principally concerned with loss of established allotments by virtue of the proposed footpath route to Peverell Park Road and new entrance.

3.4.2 Alternatives

The report put forward a specific alternative footpath link and improved entrance in the park onto Peverell Park Road opposite Edgecombe Park Road as a result of known concerns from allotment holders at Peverell. In response 35% of those who objected to the preferred option were also supporting this alternative.

Other ideas and alternatives put forward were:

- To provide a route and entrance on to Central Park Avenue from the disused and vacant allotment site.
- To make improvement to the entrance at Ford Park cemetery.
- To make improvement to Barn Park entrance.

3.4.3 Comments from other sectors

3.4.4 Sports Groups

Four sports groups responded to the Preferred Option of developing a network of safe, direct and understandable routes, all were supportive. Comments made observed that in relation to the bridge link to the city alternative routes should also be developed in case the bridge cannot be realised.

3.4.5 **Public Sector Agencies**

Two responses were received from these groups and two supported the Preferred Option, with the other making objection. Comment was made in respect of the link to Peverell Park Road , which underlined the value of allotments encouraging the Council to adopt the alternative route as set out in the report.

3.4.6 **Business Community and Landowners**

Four groups responded to this option with three being supportive and one objecting. Comments made included support for the city bridge link to the park, and concern for displacement of allotments by virtue of the footpath link to Peverell Park Road.

3.4.7 **Voluntary and Community sector**

Of the seven groups making representation, three made objection, two were supportive, and two were undecided of the Preferred Option. There was strong support for the retention of the existing allotments at Peverell Park Road and support for the alternative route set out in the report. Concern was expressed about any extensive proposals for new street lighting in the park and the potential impact this might have on wildlife. Also concern was expressed regarding the retention of important hedgerows in the park particularly the remnant agricultural field boundaries.

One group particularly supported the bridge link to the city and commented that footpaths in the park were in a poor condition and needed improving to rights of way standard.

3.5 Preferred Option 4, A transport Interchange

This option was described in the following manner within the report:

To develop in conjunction with the Life Centre proposals for a new public transport interchange including:

- **Covered facilities for passenger waiting**
- **Key information on public transport, the Life Centre and Central Park**
- **New highway approach roads and minimum car parking relating to proposals**
- **Secure cycle storage**
- **Healthy eating (refreshment) retailing.**

3.5.1 Overview

The results of the consultation indicate that 64% of residents expressed concern for the strategy that promotes improved public transport use and facilities with the park in conjunction with the development of a Life Centre as opposed to 15% who were supportive. On further analysis of those who expressed concern 63% of the objectors were actually making representation against the loss of the Park and Ride facility following the implementation of the facility at Saltash rather than any objection against improved public transport connections and facilities with the Park.

Of the five petitions one was concerned with the Council's strategy of relocating the Park and Ride to a western location at Saltash.

3.5.2 Alternatives

The report put forward two alternatives and the results of this are as follows:

Alternative A , Not to provide an interchange	12%
Alternative B , Retaining the existing Park & Ride following the completion of the western Park & Ride	45%

facility at Saltash	
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(The percentage figures represent the proportion of respondents favouring each alternative relative to the total number commenting upon this option).

Other ideas and alternatives put forward were:

- To provide a transport interchange at Plymouth rail station.
- To provide a transport interchange as part of the development of the City Bus Depot.
- To provide a transport interchange within Milehouse Junction.

3.5.3 Comments from other sectors

3.5.4 Sports Groups

Four out of five sports groups were supportive of a Preferred Option and a strategy that promotes improved public transport facilities and use.

One of the groups commented that the existing Park and Ride facility should remain at Central Park following the completion of the new western facility at Saltash.

3.5.5 Public Sector Agencies

Two groups responded to this option and both were supportive of the Preferred Option.

3.5.6 Business Community and Landowners

Three groups responded to this option, two of which were strongly supportive and commented that the Option was positive in its attempt to improve bus links reducing car use. One was concerned to retain the existing Park and Ride facility at Central Park and improve public transport use for Plymouth Argyle supporters.

3.5.7 Voluntary and Community sector

Five groups made comment upon this option, three were strongly supportive and noted that the AAP should be making public transport, walking and cycling the utmost priority. Two were concerned to retain the existing park and ride facility and commented that they felt it made a positive contribution to the City.

3.6 Preferred Option 5, The City Bus Depot and Milehouse Junction

This option was described in the following manner within the report:

To comprehensively redevelop these key strategic sites developing a mix of uses that could include:

- 195 to 250 residential dwellings including 58 to 75 affordable and 39 to 50 built to “lifetime homes” standard
- 500 to 700sqm of retail floor space
- 700 to 900sqm of employment office space.

Development proposals should provide for:

1. **A master plan approved by the Council as part of any planning application to ensure the site’s redevelopment successfully integrates with adjacent streets and spaces.**
2. **Residential buildings generally two to three storeys on the City Bus Depot site.**
3. **Improvements to the existing local centre, making this a focus of the neighbourhood with buildings of three to four storeys and higher at important corners and in landmark locations with active ground floor frontages.**
4. **A safe and direct footpath–cycleway link to the Stoke neighbourhood and Stoke Damerel Community College linking with Central Park.**
5. **The use of public art as an integral part of the development.**
6. **An appropriate contribution towards education provision related to the scale of development proposed.**
7. **Reduced on-site parking given the site’s proximity to the City Centre and public transport facilities.**
8. **Contributions to the Milehouse junction highway improvements.**
9. **Appropriate contributions to the Life Centre and park improvements.**

3.6.1 Overview

The results of the consultation indicate that 56% of residents expressed concern for the development of mixed-use residential development on these sites and the improved linkages with Central Park that it would provide. 18% were supportive of this Preferred Option.

On analysis of the objectors 33% of those who expressed concern were particularly worried that any change to the Milehouse junction would result in increased traffic congestion for the city.

None of the petitions made comment upon this Preferred Option.

3.6.2 Alternatives

The report put forward one alternative, which promoted the development of the City Bus Depot site only, and 25% of respondents favoured this option. This was more favoured than the preferred option.

Other ideas and alternatives put forward were:

- To provide just residential development only and not make improvement to the local centre.
- To retain the bowls club on the City bus site in any composition.
- To provide a school as part of the development.

3.6.3 Comments from other sectors

3.6.4 Sports Groups

Two groups responded to this option and both were supportive, one commented that the existing City Bus Social Club bowling green could be retained as part of any redevelopment.

3.6.5 Public Sector Agencies

Two groups responded to this option and both were supportive of the Preferred Option, one noted that the report indicated the right level of clarity and detail.

3.6.6 Business Community and Landowners

Five groups made comment on this option, two were supportive and two objected. Two also made comment that they supported the alternative option for developing the City Bus Depot only.

There was conflicting concern for the density of development indicated in the report, with one feeling that it was too high and another observing that density might go higher where it related to highways.

3.6.7 Voluntary and Community sector

There were four responses to this option from Voluntary and Community Groups. One was strongly supportive and stated that a single use residential schemes would be damaging and that mixed – use developments needed to include community uses. One group strongly opposed to the option, noting that further building would cause

waste and pollution issues. One supported the alternative of developing the City Bus Depot solely for residential use.

3.7 Preferred Option 6, Peverell Park Road – Outland Road Corner

This option as set out in the report was described in the following manner:

To comprehensively redevelop this prominent corner site with a mixed use development including:

- In the region of 15 to 20 dwellings including 4 to 6 affordable and 3 to 4 built to “lifetime homes” standard
- In the region of 700sqm of retail floor space
- Car parking.

Development proposals should provide for:

1. Building height of up to 3 storeys
2. Shared use residential and short stay public car parking to serve the local centre
3. Reduced on-site parking given the site’s proximity to public transport facilities
4. A design solution to ensure access for delivery vehicles that does not cause congestion on the surrounding highways
5. The incorporation of the existing children’s playground, public toilets and surrounding buildings and uses as part of the overall design of the site
6. Safe and accessible pedestrian links to this corner of the park and to surrounding neighbourhoods
7. The replacement of allotment plots displaced as a result of these proposals
8. An appropriate contribution towards education provision related to the scale of development proposed
9. Appropriate contributions to the Life Centre and park improvements
10. Contributions to improved public transport facilities including pedestrian crossings.

3.7.1 Overview

The results of the consultation indicate that 60% of residents expressed concern for the Preferred Option of comprehensively redeveloping this prominent corner site as opposed to 15% who were in favour.

9% of respondents made specific objection to the perceived loss of any allotments as a result of changes.

20% of respondents were supportive of changes, which would deliver new car parking.

Two of the five petitions submitted made comment upon this Preferred Option and both made objection. These were concerned about residential development in the park and the perceived loss of established allotments.

3.7.2 Alternatives

The report put forward three alternatives and the results of this are as follows:

Alternative A , To retain the existing Jubilee building with car parking behind minimising the impact upon allotments	17%
Alternative B , As alternative A but with residential development to help deliver the scheme and improve security	2%
Alternative C , To retain the existing Jubilee building with car parking to the south overlooked from Peverell park Road	8%

(The percentage figures represent the proportion of respondents favouring each alternative relative to the total number commenting upon this option).

Other ideas and alternatives put forward were:

- To remove the existing Jubilee building without replacing it and provide car parking and viewing point.
- To increase car parking provision for shoppers on side roads.
- To remove the existing planting bed in the centre of the Pounds House turning area and re-provide the space for car parking.

3.7.3 Comments from other sectors

3.7.4 Sports Groups

Five groups responded to the option of developing this corner site in a comprehensive manner. Four were supportive and one preferred the Alternative B of providing a backland car park with residential development as long as controls were put in place to prevent it being used by Plymouth Argyle supporters.

3.7.5 **Public Sector Agencies**

There were two responses to this option from public sector agencies both were supportive and commented that the option had about the right level of clarity and detail.

3.7.6 **Business Community and Landowners**

Five responses were received from the business community and landowners groups. Three were supportive of the Preferred Option with one preferring Alternative C (retaining the existing building and providing a new car park to the south). A further group supported a combination of Alternatives B and C (retaining the existing building and providing a new car park to the south, but also including residential development).

3.7.7 **Voluntary and Community sector**

There were four responses to this option from voluntary and community groups. Two were supportive of the Preferred Option and two objected, being concerned about the impact upon allotments, use of residential development in the new composition and impact upon the highway infrastructure.

3.8 Preferred Option 7, Pennycomequick

This option was described in the following manner within the report:

To develop this site and improve the edge of city and the park with:

- **Between 125 to 200 residential dwellings including 37 to 60 affordable homes and 25 to 40 built to “lifetime homes” standard.**

Development proposals should provide for:

- 1. Building heights that are complementary to their specific context.**
 - a) Two storeys along Jefferson Walk**
 - b) Three to four storeys at the Alma Road frontage**
 - c) Potentially up to five or six storeys on the Central Park Avenue frontage, but reducing to lower heights in other parts of the development**
- 2. An innovative and elegant design in relation to development physically supporting the bridge link to the City Centre (Preferred Option 3, para. 6). Such development should be designed as if it is an integral part of the bridge design**
- 3. Reduced on-site parking given the site’s proximity to the City Centre and public transport facilities**
- 4. Better linkages between the City Centre and Central Park**
- 5. Resolution of current concerns regarding the poor surface condition and inappropriate use of Jefferson Walk.**
- 6. An adapted layout for Swarthmore allotments that provides a replacement trading hut, and retains existing allotment plots.**
- 7. An appropriate contribution towards education provision related to the scale of development proposed contributions to park improvements**
- 8. The establishment of a safe and efficient new highway system to serve the new development**
- 9. Appropriate contributions to the Life Centre and park improvements.**

3.8.1 Overview

The results of the consultation indicate that 63% of residents were concerned with the Preferred Option of allocating residential development in this part of the park as opposed to 15% who were in favour.

Of the objectors 40% were specifically concerned that the park was losing important green space and 8% felt that the highway network would not be able to cope with the increase congestion as a result.

Of the respondents 11% were supportive of rebuilding the dwellings that had been demolished fronting Alma Road.

Two of the five submitted petitions made objection to this Preferred Option. They both commented that the park's amenity should be protected with no residential or commercial development taking place on the parks green space.

None of the petitions made comment upon this Preferred Option.

3.8.2 Alternatives

The report did not provide any alternatives however a number of suggestions were forthcoming from the consultation and these were:

- To locate the events and performance space here.
- To provide a City Farm in collaboration with the University.
- To provide a bowls facility
- To develop the site for educational demonstration allotments.
- To create a formal sensory garden.
- To develop the site as a mixed-use development not solely residential.
- To protect and enhance the site for nature conservation.
- To develop it for children's play.
- To restore the vacant and disused allotments site back to allotments use.
- To build a multi-story car park on the vacant allotments site.

3.8.3 Comments from other sectors

3.8.4 Sports Groups

Three groups responded to this option and all were supportive of developing in a comprehensive manner this site to improve the edge of the city with the park. One group noted that provisions for bowling could be included in the composition of new housing.

3.8.5 **Public Sector Agencies**

Two groups made comment upon this option and both were supportive, one commented that “objective a” in the report, the provision of two storey development fronting the park along Jefferson Walk would be positive.

3.8.6 **Business Community and Landowners**

Four groups responded to this option and three were supportive. One objected, but considered development fronting the park along Jefferson Walk would be positive and that development should employ energy efficient methods. There was concern expressed for the height and density of housing proposed housing and a comment that the development should include a mix of uses including employment and community.

3.8.7 **Voluntary and Community sector**

There were three responses to this option from voluntary and community sector groups. Two objected and expressed concerns regarding the loss of green parkland, the loss of amenity as a result to the community, impact upon highway infrastructure and lack of existing retail and social facilities such as doctor’s schools etc. There was one group who expressed support considering the development would provide a very sensible interface between the park and city.

3.9 Preferred Option 8, A park with improved facilities

This option as set out in the report was described in the following manner:

To create a park that has engaging facilities, supporting the use and the public's experience of Central Park. This will include:

- 1. The provision of new sports changing facilities and, where appropriate multi-functional structures that support visitor facilities such as cafes, public toilets and small-scale retailing**
- 2. The reuse of vacant and disused park buildings for uses such as information points, cafes and small scale retailing as appropriate**
- 3. New replacement allotments and facilities for those displaced as a result of any proposals**
- 4. The possible public use of the ground floor of Pounds House for café use, working in co-operation with existing operators**
- 5. Rationalising the Parks Depot on its current site to provide a more accessible parks service to the public**
- 6. Improved surfaces, drainage, lighting, street furniture, signage and interpretation**
- 7. The safeguarding of statutory playing fields for formal sports and educational purposes**
- 8. Improved children's play facilities and opportunities in accordance with the Plymouth Play Strategy.**

3.9.1 Overview

The results of the consultation show that 39% of residents were supportive of a strategy to improve facilities in the park as opposed to 36% who indicated concern.

18% of respondents were concerned about the inclusion of small-scale retailing.

6% of respondents felt that the park needed a more visible presence from staff such as a park warden.

Only 2% of respondents considered that there was no need to undertake any improvement to park facilities.

3.9.2 Alternatives

The report did not suggest any alternatives however a number of suggestions were forthcoming from the consultation and these were:

- To provide a plant nursery in the Park.
- To provide a paddling pool.
- To provide a boating lake.

3.9.3 Comments from other sectors

3.9.4 Sports Groups

Four sports groups made comment upon this option and all were supportive. One commented that a new cafe should relate to the Life Centre and its sporting facilities.

3.9.5 Public Sector Agencies

One agency made comment on the Preferred Option and encouraged the Council to provide for small-scale performers and to provide other facilities to make the park “buzzy and lively”.

3.9.6 Business Community and Landowners

Four groups responded to the Preferred Option and three were supportive. Comment was made that café’s and facilities in the park should be of high quality at strategic locations for best provision. One group objected to the provision of any café’ or small-scale retailing.

3.9.7 Voluntary and Community sector

Four responses were received from voluntary and community sector groups in relation to this Preferred Option, three were supportive and one made objection. There was concern expressed about the impact this might have on available green parkland but significant support for improved public toilets, children’s play facilities and cafes.

There was support for providing new allotments in the park, in addition to current stock if these were sensitively located with due regard made of local wildlife and existing habitats. But relocations are not supported and are not considered to be comparable by position in size or quality.

4. Summary of events

4.1 The following table lists the events that were undertaken in respect of the Preferred Options consultation:

Date	Event	Purpose	Numbers attending
8.11.06 09:00 – 17:00	World Town Planning Day, City Centre	To maximise awareness of the Local Development Framework and its role in creating sustainable communities, and to examine plans for the future of Plymouth including Central Park Area Action Plan.	600
8.11.06 – 19.12.06 08:30 - 18:00	Exhibition at Mayflower Leisure Centre, Central Park	To allow the public access to the plans, forms and exhibition material for the full 6-week term of the consultation.	200+
9.11.06 08:00 - 10:00 & 16:00 - 18:00	Plymouth Railway Station	To allow a wider range of audience to have access to the plans for Central Park, with Planning Officers on hand to answer questions.	87
15.11.06 18:00 – 20:00	Pennycomequick Pub, Central Park Avenue	To allow local residents to have their say on the Central Park Area Action Plan, with Planning Officers on hand to answer questions.	76
17.11.06 12:00 – 16:00	Mayflower Leisure Centre, Central Park	To allow access to plans with Planning Officers on hand to answer questions.	36
21.11.06 9:00 – 12:00	Hyde Park Primary School Peverell	To attend Hyde Park School assembly and hold discussions on Central Park with question & answer sessions with the children including their likes/dislikes for the park, safety issues and how to make the park a better place.	260
22.11.06 9:00 – 17:00	Kidz Talk Plymouth, Citywide Primary School Conference	To attend workshop/conference with small groups of children to consult on the Area Action Plan. Open discussions and activities held to collect the pupil's views on what they would like to see in the park. Comments as evidence collected.	29
23.11.06 15:00 – 19:00	Peverell Library, Peverell	To allow local residents to have their say on the Central Park Area Action Plan, with Planning Officers on hand to answer questions.	80
25.11.06 13:30 – 17:00	Plymouth Argyle Football Ground (during home league match)	To promote plans for change to Central Park and improvements and aspirations for the regeneration of Home Park	120
27.11.06 10:00 – 21:00	Britannia Pub, Wolseley Road	To allow access to plans with Planning Officers on hand to answer questions.	90
28.11.06 18:00 – 20:00	Stoke Damerel Community College, Computer Open Access	To attend open access computer sessions to enable the public to have access to computers and other resources, help with filling out consultation representations and raise any concerns and hold discussions with PCC planning officers.	5

4.2 Hard to reach groups

The following events were run to engage with young people as a “hard to reach group” as part of the Central Park Preferred options consultation.

Overall the biggest concerns were about safety (both the journey to the park and in the park) and general care of the park. There was also a strong desire for better facilities in the park.

Event	Date	Comment
Kidz Tik Plymouth Conference	22-23/11/06	Ran workshop on the AAP Preferred Options report. Worked with pupils from Stoke Damerel, Parkside, Estover and Heles Community Colleges, Devonport High School for Boys, and 5 primary schools.
Hyde Park Primary School	21/11/06	Attended full school assembly. School Council reps collected information

4.3 The Kidz Tik Plymouth Conference was run by the Children’s Fund in partnership with organisations across the city that wanted to consult with young people. Pupils from schools across the city attended.

The Council led workshops on the Central Park Area Action Plan, which focused on the proposals map in the Plan and each preferred option was explained. There was then an open discussion and several activities to collect the pupil’s views on what they would like to see in the park. Workshops ran throughout the day, consequently the groups were small enabling good discussions and time for everyone to contribute.

4.4 Young people agreed with the Life Centre and were positive about the changes. For those that lived locally they felt that the shops on Peverell Park corner should be kept because they use them a lot. Environmental factors were raised by many, some thought the parking should be reduced and more buses should stop at the park. The main

suggestions focused on having more things to do and having special areas for different activities e.g. play areas for different ages or an area where no dogs were allowed.

4.5 The responses detailed below are from 58 students in across Plymouth and included pupils from both Primary and Secondary schools.

Principle issues highlighted at the conference were:

What do you like about the park?

- Comments on Play areas (52)
- Football Pitch (14)
- Natural Areas (12)

What don't you like about the park?

- Glass (48)
- Litter (28)
- Swimming Pool (old) (22)

What would you do to make the park better?

- More CCTV / security (49)
- Spaces for children of different ages (42)
- More things to do (42)
- People in the park to keep it nice/wardens/ park police (41)
- A better swimming pool (37)
- Better skate park (33)
- More flowers (29)
- A place to shelter from the rain (29)
- Somewhere to get refreshments (24)
- Have a space where there are no dogs (19)
- A bridge over the roads (19)
- A walking zone where there are no bikes (18)

5. **The Next Steps**

The next part of the process of developing the plan is for it to proceed to submission stage. The Council will consider very carefully the responses made in this consultation and will make appropriate modifications to the plan, this will then be known, as the “Submission Document” and it will be formally submitted to the Government.

The submitted document will be made available for another statutory six-week period during which formal representations can be made on the ‘soundness’ of the AAP. This will be followed by a further six-week consultation period on any alternative sites or amendments to site proposals being put forward by objectors.

All representations received will be considered at an Independent Examination to be conducted by Planning Inspector. This may include a public hearing. He / she will test the ‘soundness’ of the plan. The Inspector’s report will be binding on the Council.