

11 Central Park Area Action Plan

Issues & Options

This document has been produced by the City Council as a part of the first stage in preparing Plymouth's new Local Development Framework (LDF).

Plymouth is experiencing a period of significant change. There is a real expectation of improving the quality of people's lives in a way that truly reflects the aspirations of local communities. Significant developments are already underway to deliver key elements of this vision. Further major opportunities are coming forward. We need your help to evolve a Development Framework to manage these changes effectively.

In order to shape the content of this new development framework, we would like to know:-

- What sort of Plymouth do you want to see in the future?

The answers to this question will shape the 'Core Strategy' document which outlines how the city will evolve over the next ten or more years.

- What changes, if any, need to be made in your area to help improve it?

The answers to this question will shape the 'Central Park Area Action Plan' which will show in detail how it is proposed to develop and enhance the park in order to strengthen the surrounding neighbourhoods and the city as a whole, as a part of Plymouth's urban renaissance agenda.

This document is intended to generate discussion about the issues and opportunities in the Central Park area. It is not intended to be site specific, but rather to try and identify the more important strategic issues which will help to shape the way the area develops in the future.

Detailed guidance for this area will be produced in the second tranche of Area Action Plan (AAP) preparation. The greatest need is for guidance in those areas where major investment is about to take place (Devonport, Millbay & North Plymstock), as well as areas where there is limited guidance in current plans (Derriford, Seaton & Southway). In the case of Central Park it is accepted that the guidance in the current Local Plan & First Deposit Local Plan should enable satisfactory progress in the interim.

The timetable for progressing the AAP for Central Park is:-

- Detailed consultation on the issues & options arising from this document in September/October 2005.
- Detailed policies and proposals will be generated as a result of this consultation, which in turn will be consulted on in February/March 2006, leading to the submission of the Central Park Area Action Plan to the Secretary of State in September 2006.

We need your views to help us shape this statutory Area Action Plan for Central Park.

Central Park

Central Park is a remarkable opportunity for a regional centre of sporting and leisure excellence that can enhance the environment of the park for the benefit of all Plymothians. The landscapes in the park ranges from formal historic gardens and parkland to informal spaces, and even remnants of Devon countryside.



The park's elevated topography provides unparalleled panoramic views of the city and the sea. The park is located just beyond the northern edge of the city centre's main axis "Armada Way". It is also the main venue for the city's leisure and sporting endeavours and, in particular, a home for the city's football club Plymouth Argyle.

The park was originally planned in the 1920s. It was designed by Thomas Mawson, who was one of the most eminent landscape architects of the day. The elegant and engaging design that he put forward, however, was only partially realised.

This Issues and Options Paper suggests a move away from the incremental planning of fragmented spaces and uses towards a bold and exciting vision of "Destination Central Park" as a vibrant destination that re-interprets the historic Mawson Plan for the Park in a contemporary way.

Issues and Opportunities

There are a number of issues that need to be addressed if Central Park is to achieve the vibrancy that it deserves.

- How to create regional quality sports and recreational facilities?
- How to create a strong unifying identity for the park?
- How to strengthen the park's role as Plymouth's premier park with exceptional sports and leisure facilities?
- How to improve access and movement within the park?
- How to provide a safe environment for people?
- How much provision will need to be made for improved public transport links, given its strategic role?
- How much enabling development should be allowed?

The Vision

To create a Life Centre within Central Park that will be an outstanding venue of regional significance for sport, recreation and leisure, and to strengthen Central Park's position as the city's premier park for all residents and visitors to enjoy.

Options

Create a Life Centre

There is a major opportunity to redevelop the current sports and leisure facilities to create a Life Centre, which will comprise sport and leisure facilities of regional significance, in conjunction with Plymouth Argyle. This might include an enhanced new stadium for Plymouth Argyle, an Olympic-size swimming pool, ice rink, multi-use sports hall and hotel/conference/exhibition facilities. It will be innovative and sustainable in design, and will clearly relate to the rest of the park.

Create a new transport interchange

To service the Life Centre and the park, there is a need for upgraded transport facilities to include better access to the A386, quality public transport facilities, safe car parking and secure cycle parking. This should be designed as an integral part of the overall Life Centre development.


There is also an opportunity for a small car park to the north of Central Park to service local shops at Peverell Corner. Opportunities to enhance the sense of arrival to the park will be explored as the Action Plan is prepared.


Enabling development


To help fund the development of the Life Centre and improvements to the park, some enabling development will be necessary. Three opportunities for enabling development have been identified:


- A high quality commercial leisure development as part of the Life Centre. This must be sympathetic in scale and design.
- Residential development, tucked into the underused parts of the park.
- Relocation of the bus depot to an alternative site to enable residential / mixed use development.

The Vision - To create a Life Centre within Central Park that will be an outstanding venue of regional significance for sport, recreation and leisure, and to strengthen Central Park's position as the city's premier park for all residents and visitors to enjoy.


 Create a Life Centre, comprising sport and leisure facilities of regional significance, in conjunction with Plymouth Argyle. This will include an enhanced stadium, an olympic-size swimming pool, ice rink, multi use sports hall and hotel/conference/exhibition facilities with an emphasis on community use and access.


 Opportunity for a major transport interchange to include better access to the A386, public transport facilities, safe car parking and secure cycle parking.


 Opportunity for small car park to service local shops at Peverell Corner.

 **Opportunities for development**


1. Commercial leisure facility
2. Residential development
3. City bus depot and adjacent site - residential development

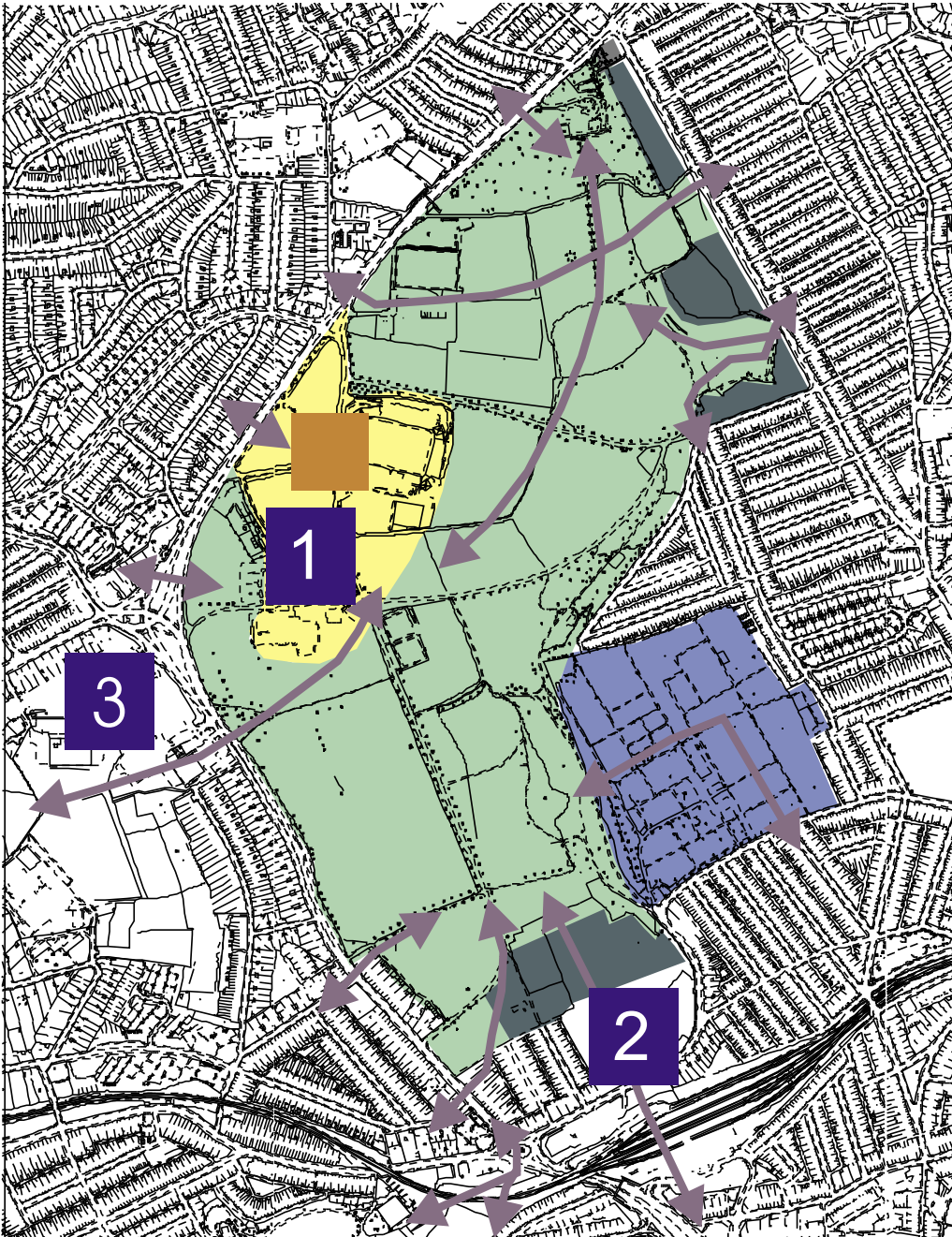
 Create and improve allotment space to compensate for any losses resulting from other park enhancement measures

 Protect Ford Park Cemetery and improve links to Central Park

 Develop and enhance Central Park to provide:

- Defined, linked character areas
- Conservation and enhancement of the historic fabric
- Key landmarks, orientation points and views
- High quality, vibrant, social and recreation facilities.

 Promote public access to and within the park for walkers and cyclists as well as for people with physical disabilities. It is particularly important to improve connections between the park and surrounding neighbourhoods, including the City Centre.



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Develop and promote a clear identity for the park.

There are opportunities to:

- Raise public awareness of the park's planned historic design, and to conserve and enhance, where appropriate, the existing historic fabric, including that of Ford Park Cemetery.
- Identify and develop key landmarks, orientation points and views which assist public understanding of the park's location, form and extent.
- Re-evaluate and improve relationships between existing uses in the park and surrounding uses, particularly where there are community safety issues, or where the environment is currently uninviting.
- Create high quality park entrances that provide a sense of arrival.
- Create a sense of identity and unity throughout the park by carefully considered design, including the creation of focal points.

One issue for consideration is whether the retention of the park's depot on its existing site, north of Home Park stadium, is consistent with the vision for Central Park. Options will need to be explored as the Area Action Plan is prepared.

Create a place for people to meet, visit, learn and enjoy

There are opportunities to provide a variety of sports, recreation and leisure facilities for a range of age groups that meet local needs and that bring vitality to the park. This could include children's and youth facilities, including formal and informal children's play facilities.

Allotments are an important social and environmental amenity within the park, and will be safeguarded and enhanced. New allotment space will be created to compensate for any losses resulting from other park enhancement measures.

Create better linkages and access within the park

There are opportunities to improve movement and access within the park for walkers and cyclists, including improving existing footpaths and making new, links. It is important to improve access for all, including people with physical disabilities.

Improve connections with surrounding areas

There is a need to better connect the park with surrounding neighbourhoods, local schools and with the city centre by providing convenient, safe and attractive links for walkers and cyclists.

Create a safer park

There is a need in all of the above options to consider public safety. It is important to create a vibrant and well-used environment, with clear and safe routes and linkages. All new developments should incorporate good natural surveillance of their surroundings. There is a need to involve the local community, as well as stakeholders and the Devon Constabulary, at all stages of the planning process to ensure broad public support for, and commitment to, these enhancement measures.

Key matters for consideration

- Should a Life Centre, comprising sport and leisure facilities of regional significance, be developed in Central Park?
- What enabling development should be allowed to help fund the development of the Life Centre and other park enhancement measures?
- What measures can be taken to make Central Park a more attractive, vibrant and better connected place for people of all ages to visit and enjoy?

We would like your views on these matters:

- 1) Is this the right vision for Central Park?**
- 2) What do you think are the priorities for meeting community needs, leading to the successful transformation of this area into an outstanding venue of regional significance?**
- 3) Are there other options to address these issues?**



We need to know what you think

The statutory consultation period to respond is 7th March - 18th April 2005.

All comments must be received within this period and can be sent to:

Strategic Planning Manager

Planning & Regeneration
Plymouth City Council
Civic Centre
Plymouth
PL1 2EW

or

by fax: 01752 304294

by email: ldf@plymouth.gov.uk

Further copies of the leaflet and response forms are available from:

www.plymouth.gov.uk/ldf
The Civic Centre (Planning Section)
Local Libraries

This Document Is also available in **Large Print**, **Braille**, or on **Audio Tape**

