

# CP HARKINK PWR (SSS)

c/o Mrs Christine Self  
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22-4-08

Re: The deliverability of proposal/ policy CP1 within the timescale

Paragraphs 1.7 and 4.12 of the Central Park AAP are unsound because they fail most of the tests of soundness, especially No. 7. It fails the tests of soundness because it is inappropriate for Plymouth City Council and their developers to propose to build the Life Centre's offices on land that they do not own. Plymouth City Council proposes that the land provide "employment uses in the form of offices". Twenty- two people are currently employed by Elm Veterinary Group, and they could lose their jobs if Plymouth City Council carry out their plans (CP1 (g)). The council regards the site of the Vets and the Solicitors as an "awkward bit of land". The only awkward bit is that they don't own it.

The plan is not deliverable within the timeframe set down in the Central Park AAP (page 54), which states that feasibility studies, site assembly and demolition will take place in 2008, with construction completed by 2012. Elm Veterinary Group have heard nothing from Plymouth City Council Regarding the re-development of the land where their business is located. No communications have been received, and PCC have not entered into negotiations with Elm Veterinary Group. No offers have been received or made. Elm Veterinary Group and Whiteford Crocker solicitors have been unfairly disadvantaged by Plymouth City Council. The council has repeatedly refused to allow them planning consent to realise their assets and develop the site as a new veterinary surgery with housing, offices and business premises.

Given that it will take a great deal of time to agree a suitable outcome for all concerned, it is highly unlikely that the situation will be resolved by the end of this year let alone the next. The timescale stated in the Central Park AAP is unrealistic.

There are a number of options that could be considered to make the plan sound :

1. For Plymouth City Council to consult with businesses and residents that are affected by the proposed Life Centre. PCC has not carried out an Impact Assessment Survey for the areas surrounding Central Park. Surveys have been carried out in Devonport, Millbay and North Plymstock (PCC website). I'm sure PCC would wish the proposed Life Centre to be as inclusive as possible, and with community involvement, it could go some way to ensuring the success of the Life Centre. They also failed to carry out an Annual Monitoring Report which would also be helpful in assessing the needs of businesses and residents.

2. PCC could site the proposed Life Centre offices at Parks' Services, enabling Parks' staff to work more closely together.
3. Or alternatively, provision could be made for a new Veterinary surgery and an office/housing development to be built on the Elm Veterinary Group site, there is enough space on the site for both.
4. If PCC, Elm Veterinary Group and a Housing Association worked together, it would be possible for everyone to benefit. Elm Veterinary Group could have a new surgery, the Life Centre its' offices, PCC could meet its' statutory requirement to provide affordable housing (CP5 and CP6) and the Housing Association could get new homes to let to local people.
5. Or PCC offers Elm Veterinary Group the spare land at Parks' Services (an unused triangular piece of land plus car park) and a financial settlement equivalent to the value of the land plus building costs and suitable recompense for the inconvenience caused.

I would like Mr. John Parkinson to attend the Examination Hearing in June. Please could you let me know if this is ok.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Will Atkins', with a horizontal line underneath.

**Elm**  
VETERINARY GROUP

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21/04/08

In reference to the proposed redevelopment of Central Park in Plymouth by Plymouth City Council for the 'Life Centre'. We would like to make several points. As tenants and rate payers neither we nor the landlords have received any correspondence whatsoever from Plymouth City Council in reference to the proposed development. As a business with 22 employees and over £1,000,000 gross turnover the prospect of compulsory purchase would mean that we would have to cease trading here and at our branch at Plymstock, as all the hospital facilities are sited at the Outland Road centre. Should this happen there would be a serious reduction of available pet care in the city. Relocation is an option but having had previous difficulties with planning applications this would be a slow process. There has been a veterinary practice on this site for over 60 years and it is due to obfuscation by Plymouth City Council that funds have not been available for the redevelopment of the veterinary centre, by realising the asset of the spare land on the site.

Yours sincerely

  
J. S. Parkinson

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