

Summary of Key Evidence

Document	Evidence
Extended Phase One Habitat Survey of Central Park (2007), Andrew McCarthy Associates.	Identifies the significant bio-diversity qualities within Central Park highlighting the potential for protected species and evidence of habitats. suggests environmental improvements which would enhance the habitats and species in the park.
Central Park Life Centre, Outline Business Case (2005), Capita Symonds.	Identifies the need and objectives for the new recreational facilities and underlines that the current environmental qualities of the park is a significant weakness for the park.
Destination Central Park, (2003), Nathaniel Lichfield & Partners and Jacobs Consultancy.	This strategic development brief sets out the need for improvements including improvements to the fabric of the park.
Plymouth Sustainable Neighbourhood Assessments (2005) LDA - Peverell, Stoke, Beacon Park & Pennycross, Mutley & Greenbank.	Highlights the need to improve the relationship of park's spaces to park facilities and surrounding neighbourhoods, the protection and enhancement of bio-diversity the park. It also identifies the need to develop improved pedestrian linkages between each of the surrounding neighbourhoods and the park.
Central Park Action Plan (2000) and consultation, Plymouth City Council.	Indicates support for environmental improvements within the park including new facilities.
Community Planning Studies (2000), for Drake and Trelawny, Plymouth City Council.	Indicated the public's desire to see environmental improvements, enhancements to routes and new facilities in the park.
City of Plymouth Greenscape Assessment (2004) Land Use Consultants.	Identifies lands of importance for recreation, leisure, wildlife value and informal open space.
Plymouth Playing Pitch Strategy (2007) Plymouth City Council	Identifies how pitches will be managed and improved in the city including Central Park.

Table 4 Key Evidence relating to Park Enhancements

7 Improved Relationship between Park & City

Objective 6. To improve and strengthen the relationship between the park and surrounding city in a sustainable manner.

- 7.1** The close proximity of Central Park to the communities that surround it is potentially one of its strongest assets. Unfortunately it is not one that is easily realised as the park is ringed by a busy road system that separates the park from residents. This is particularly true for the A386, Alma and Outland Roads to the north and west.
- 7.2** In many instances the potential benefit of living close to the park is not fully realised as views are often blocked by strong hedgerows and trees. For users of the park this can make some parts feel less secure and limit people's use and enjoyment of it.
- 7.3** The way in which the park relates to the buildings that immediately surround it is also of particular importance to the quality of the park. Environments and spaces which are not overlooked tend to have less appeal to people, often result in misuse and can lead to management problems of one sort or another. At Central Park some buildings either turn their back to the park or are arranged side-on giving a very negative result. Such relationships tend to present the least attractive building elevations to the public and leaves the park unobserved which feels uncomfortable to many people. A more positive arrangement where buildings front on to the park offering a direct relationship is a factor that proves successful in other parks elsewhere in the city and is promoted as best practice in accepted design guidance.
- 7.4** There are relationship issues to address at Central Park, and sites at Pennycomequick and at the corner of Outland Road with Peverell Park Road do provide limited opportunities to use new development in a positive manner.

Peverell

Policy/Proposal CP 5

Proposal Peverell Park Road, Outland Road Corner

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

- a. In the region of 26 homes including 5 built to "lifetime homes" standard
- b. In the region of 700 sq m of retail floor space
- c. New car parking to serve the new development and the existing local centre
- d. New public toilets.

Development proposals should provide for:

1. **Building height of up to 4 storeys**
2. **Minimum on-site parking provision to meet the needs of residents and local centre businesses**
3. **A design solution to ensure access for cars and delivery vehicles that does not cause congestion on the surrounding highways**
4. **The enhancement of the existing children's playground**
5. **Safe and accessible pedestrian links to this corner of the park and to surrounding neighbourhoods**
6. **The replacement of allotment plots elsewhere in the park as a result of these proposals (as shown in Proposal CP3)**
7. **A quality public realm befitting of this important corner site**
8. **Contributions to the delivery of park enhancements as set out in this AAP.**

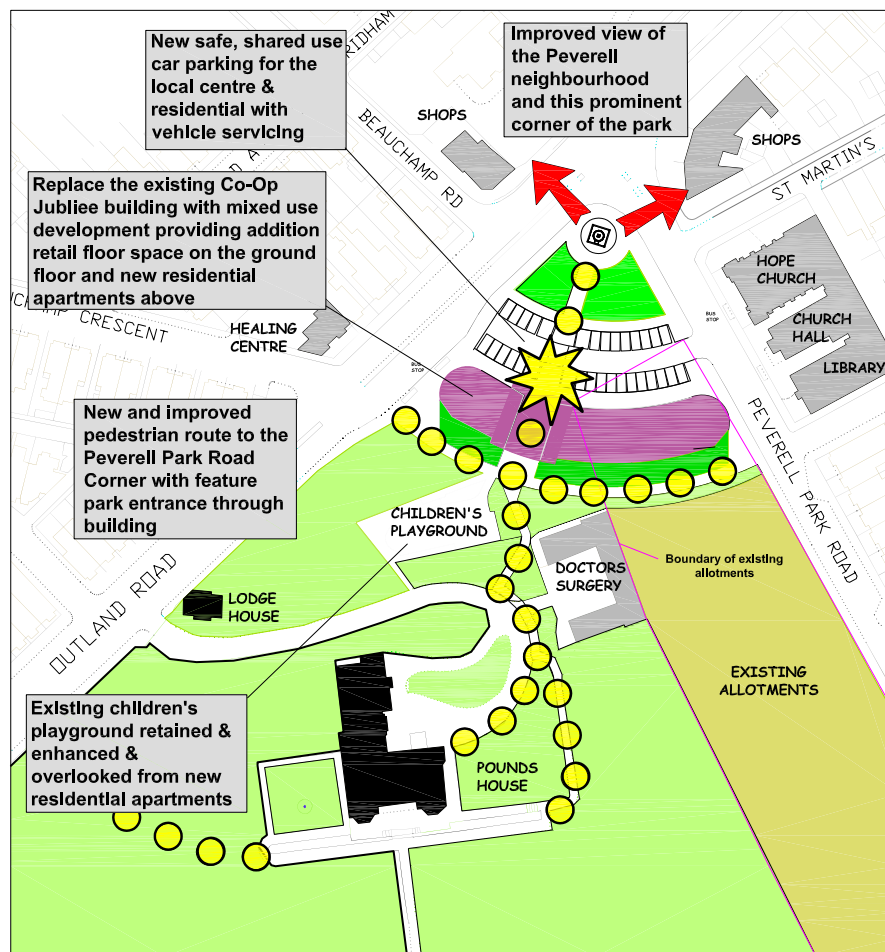
This proposal also supports Objective 2, providing high quality public and sustainable transport facilities serving the park and new facilities and Objective 4, to create a safe and well-connected park with its surrounding neighbourhoods and the City Centre.



Peverell Local Centre Proposal Before and After

- 7.5** The Peverell local centre at the northern corner of the park is an important and prominent site on the approach to the city from the north. Busy highways fragment the centre and the overall environmental quality is poor. The centre has a negative image and in part it struggles economically with a regular turnover of businesses. The Western Co-operative Society's Jubilee building is a particular focus here, yet its remodelled frontage blocks primary views and direct footpath links to Central Park and Pounds House. The businesses and operators of facilities have expressed a long-standing need for car parking and this has been expressed in policies within previous local plans.
- 7.6** There are issues relating to the vehicular servicing of the businesses here and the Jubilee building in particular which necessitates the halting of all city bound traffic on the main A386 Outland Road.
- 7.7** The location of the children's playground and adjacent public toilets located to the rear of the Jubilee building creates an unsafe environment. This safety issue could be addressed through the remodelling of the Peverell local centre.

- 7.8** This proposal would involve the displacement of six allotment plots currently situated to the south of the existing Jubilee building. These would be re-provided to the south of the park within an extension to Swarthmore allotments at Pennycomequick. The proposal would also involve the removing the Jubilee building itself, though this could potentially be achieved following the rebuilding of the new mixed-use replacement to minimise disruption.
- 7.9** The Council would support holistic and sustainable proposals that strengthen this local centre, improving the quality for this neighbourhood as indicated on the illustrative layout below:



	NEW PUBLIC OPEN SPACE		EXISTING PARKLAND
	PRIVATE GARDENS		EXISTING ALLOTMENTS
	IMPROVED LINKS TO NEIGHBOURHOODS		NEW FOOTPATHS
	NEW PARK ENTRANCES		

Proposal CP5 Peverell Park Road, Outland Road Corner

(for illustrative purposes only)

Reproduced from the Ordnance survey digital maps with the permission of the Controller of Her Majesty's Stationary office. Crown Copyright. Plymouth City Council Licence No 100018633. This map extract has been produced for the sole purpose of providing you with reference information only. NO FURTHER COPIES CAN BE MADE. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Published 2006.

7.10 In this instance Planning Obligations anticipated from this development are prioritised to help deliver improvements to the park and its facilities. Affordable housing is not sought by this proposal. This strategic decision is justified given the imperative to make significant improvements to the fabric of Central Park alongside the limited development proposals in this AAP.