Park Enhancements

Improved Landscape and Biodiversity

Objective 3

To create a park with desirable, high quality, vibrant spaces that can be used by the whole Plymouth community whilst also enhancing its value as an important wildlife corridor.

6.1 Central Park has a rich and varied landscape which provides a range of environments for the public to enjoy. However, it is a landscape that needs to be managed and developed if it is to maintain its interest and value for the City long term. The park has many open spaces which relate poorly to the landscape around them. In many areas the park exists as a series of fragmented spaces unrelated to buildings, footpath routes, views and other key elements of the park. This can make the park feel unwelcoming and make negotiating and understanding the park difficult for visitors. The Council is also aware of the need to appreciate the ecological sensitivities of the park for the City and to reflect these in the development of the AAP. It needs to put in place holistic programmes of improvement to enrich the park’s habitats as appropriate. The AAP seeks to:

1. Apply high quality, sustainable and distinctive design solutions, inclusive of everyone, relating well to the buildings, spaces, routes and uses that surround them, be well resourced and where appropriate promote bio-diversity.

2. Protect, enhance and interpret key views, features and habitats.

3. Develop sensitive proposals and appropriate management regimes, which favour the most sustainable outcomes, promoting bio-diversity and improvement to the landscape of the park.
A Well Connected Park

Objective 4
To create a safe and well-connected park with its surrounding neighbourhoods and the City Centre.

6.2 The original 1928 masterplan for the park had an extensive network of footpaths. Parts of this network were never built, particularly in the north and south. Some of the existing routes are poorly located, with limited visibility and bounded by strong vegetation, which for some people represent uncomfortable and potentially unsafe environments. There are few prominent quality park entrances that provide a sense of arrival befitting a premier city facility.

6.3 Exclusive uses of land such as the Council’s Park’s Depot, Plymouth Argyle’s training pitches, the cricket field, allotments, the park’s challenging topography and strong planting have made parts of the park difficult to access and understand. The busy highway system that rings the park, particularly the A386 Outland and Alma Roads and the large Milehouse Road junction, have created some serious physical and psychological barriers between the park and surrounding communities.

6.4 The nature of Plymouth’s topography is such that the City Centre is separated from the park by a steep valley, within which lies the city’s rail station and main line. These factors create a challenge for the city to find a way to bridge this divide and join the two, as suggested in the Vision for Plymouth, 2003.

6.5 The Council supports this concept in principle and will seek solutions to the deliverability of a safe and attractive route. This would encourage more residents to walk or cycle between neighbourhoods, the City Centre destinations, Plymouth’s rail station and the Life Centre rather than use a motor vehicle. The resulting benefits of this for the health and well-being of Plymouth people could be very significant.

6.6 The AAP seeks to:

a. Apply safe, sustainable design principles to solutions which are inclusive of all people, providing routes that relate well to buildings, streets and spaces.
b. Complete the primary routes of the unfinished footpath system within the park to link places and facilities, providing alternative routes to supplement existing ones where appropriate and properly connect the surrounding neighbourhoods in an easily understandable manner.

c. Develop a network of cycleways linking the park, the Life Centre, its transport interchange, surrounding neighbourhoods, the City Centre and principal highways.

d. Provide a series of distinctive, high quality, prominent park entrances that provide a sense of arrival befitting a premier city facility.

e. Improve the physical condition of existing routes.

A Park with Improved Facilities

Objective 5
To improve the range and quality of public facilities available to park users.

6.7 Central Park has few facilities that support and enhance the public’s enjoyment of its landscape and in some parts there is a distinct lack of activity. Whilst the park has a small number of ancillary buildings apart from the existing sports and recreational facilities and at Pounds House, these include gatehouses, sports changing rooms, public toilets and shelters, most of these are in poor condition and some are vacant. This is woefully inadequate for a such a large and important city park and this combined with its worn infrastructure delivers a neglected impression for most people.

Existing Children’s Play in the Park

6.8 Central Park has many underused spaces and some substandard playing pitches which could with investment be brought into use, making the most of its recreational potential as was the park’s original intent.

6.9 The park has a large central children’s play area with a good range of equipment which has proved very popular and requires constant maintenance to meet demands. It also has a small children’s playground at Peverell which is in need of investment.
6.10 The park hosts a number of regular and unique events throughout the year which includes various circus performances, summer fair and fun fair. Proposals for the Life Centre, its new access and car parking are likely to impact on the current venues for these attractions though it may be possible to accommodate them within the development zone shown for the Life Centre in this plan. However, in the instance that this is not possible and the AAP needs to make special allowance for a new venue and this is shown on the park’s open space framework diagram.

6.11 The AAP seeks to improve the range and quality of park facilities, providing information points, public toilets, cafes, interpretation and signage and encourage the reuse of vacant buildings as appropriate. In particular the Council will work with existing users of Pounds House to encourage more public use of its ground floor and external terrace.

6.12 Some of the open spaces in the park are used as sports pitches and statutory playing fields for use by organised teams, clubs and local schools. These will be retained and enhanced.
An Enhanced Park

Policy CP 04
Park Enhancements

To deliver a comprehensive range of environmental improvements to Central Park in accordance with a Masterplan that will be prepared in consultation with local communities and users of the park. Measures will include:

1. Improvements to the landscape of the park, including its planting, its avenues, hedgerows and woodlands.
2. Enhancements of key views.
4. Sensitive enhancement to the bio-diversity of the park, protecting and improving existing habitats and creating new habitats such as grasslands, hedgerows, woodlands and wetland habitats.
5. The development of sensitive and appropriate management regimes, which favour the most sustainable outcomes for improved bio-diversity.
6. Providing a network of safe, direct, convenient and understandable pedestrian routes and cycleways linking the park and its facilities to the surrounding neighbourhoods and the City Centre.
7. Improvements to the surfaces of existing routes, addressing long standing land drainage problems and sensitive measures to improve the street lighting of the primary routes.
8. Providing series of distinctive, high quality, prominent park entrances that provide a sense of arrival befitting a premier city facility.
9. A system of distinctive and clear signage, and park interpretation, explaining the park’s history, wildlife and key views and the provision of public art.
10. The provision of a few well placed facilities which support the public’s enjoyment of the park, including providing new and encouraging the use of existing buildings such as at Pounds House. New facilities would be limited and would combine uses such as cafes, public toilets, with new sports changing facilities.
11. The provision of a new events field, utilising and maintaining greenspace, providing appropriate access and being well serviced.
12. Improvements to allotments, including providing new as shown on the Proposals Map and improving the existing facilities as required such as new irrigation and boundary treatments.
13. Rationalising the Parks Depot on its current site to provide a more accessible Parks Service to the public.
14. The safeguarding of statutory playing fields for formal sports and educational purposes and the provision of new sports pitches and improvement to existing playing surfaces as required.
15. Improved children's play facilities and opportunities in accordance with the Plymouth Play Strategy.

This proposal contributes to achieving Objective 2; To create a park with desirable, high quality, vibrant spaces that can be used by the whole Plymouth community whilst also enhancing its value as an important wildlife corridor. Objective 3; To create a safe and well-connected park with its surrounding neighbourhoods and the City Centre and Objective 6; To improve the range and quality of public facilities available to park users.

adopted 2008
6.13 Whilst Central Park has many intensively managed sports fields, its varied and sometimes challenging topography means that it has retained significant areas of natural landscape including woodlands, hedgerows and meadows. This landscape includes a steep woodland valley to the east of the park which acts as a good wildlife corridor providing sanctuary to many local species of wildlife. The fact that most of the park was once farmland is still evident by the many former field boundaries that still remain. However, many of these hedgerows are now in need of management and repair. The park also includes several important avenues of trees, not all of which are complete. Some are not good specimens. Some block the view that they should be promoting. Others need attention to make them safe, control their growth or improve the qualities of the avenues.

6.14 The park has a network of footpaths, but this is not comprehensive and it fails to link the key areas of the park in a logical manner. The condition of existing footpath network is often poor and in some locations issues such as land drainage and surfacing make some routes difficult to negotiate. There are significant health benefits to be realised by providing a network of easily understandable and safe routes for pedestrians and cyclists in Central Park. Particularly routes that link the neighbourhoods to one another and the park to the city.

6.15 There is an opportunity to provide an educational route linking Central Park to Ford Park Cemetery in a managed way interpreting the Cemetery’s social history and working closely with the Ford Park Cemetery Trust.

6.16 It is important that the park provides facilities and a supportive presence, which makes the public use of the park a pleasant and engaging experience. Facilities that generate a presence and provide appropriate activities within the park’s various spaces will be supported, so long as they are provided in a sensitive manner, protecting and enhancing its landscape and bio-diversity qualities.

6.17 There are a number of key locations where cafes, public toilets, and sports changing rooms could be provided in an integrated way so as to minimise their impact. Such locations are shown on the Open Space Framework Diagram and include:

- Land adjacent to the existing baseball field and sports pitches, providing replacement sports changing rooms, a cafe and public toilets.
- Land adjacent to the existing main children’s playground, providing a cafe, and public toilets to support this popular facility.
- Land adjacent to Barn Park Pond where an enlarged waterbody would provide an attraction supported by a new cafe, new sports changing rooms, and replacement public toilets.

6.18 There is a significant extent of allotment plots on Central Park. These are located to the east of the park at Peverell and to the south at Pennycomequick. The use of allotments is important to the park and the city as they provide valued activity, support healthy living and encourage acquired horticultural skills. In relation to AAP Proposal CP5 at Peverell, six allotment plots are the subject of change and are being displaced. Within the AAP these will be re-provided at Swarthmore Allotments at Pennycomequick to the west of current plots. Here, in the region of fifteen new allotments can be created, providing a potential net increase of nine new plots overall within the AAP. New allotments will be provided with well-considered and appropriate watering facilities, access, security measures and boundary treatments.

6.19 It is important that a holistic approach is taken to improve the general fabric of the park in a sensitive manner, and these improvements would enrich the Central Park and raise its profile befitting of a premier city destination.
Open Space Framework Diagram
## Summary of Key Evidence

<table>
<thead>
<tr>
<th>Document</th>
<th>Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extended Phase One Habitat Survey of Central Park (2007), Andrew McCarthy Associates.</td>
<td>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.</td>
</tr>
<tr>
<td>Central Park Life Centre, Outline Business Case (2005), Capita Symonds.</td>
<td>Identifies the need and objectives for the new recreational facilities and underlines the current environmental qualities of the park as a significant weakness for the park.</td>
</tr>
<tr>
<td>Destination Central Park, (2003), Nathaniel Lichfield and Partners and Jacobs Consultancy.</td>
<td>This strategic development brief sets out the need for improvements including improvements to the fabric of the park.</td>
</tr>
<tr>
<td>Plymouth Sustainable Neighbourhood Assessments (2005) LDA - Peverell, Stoke, Beacon Park and Penncross, Mutley and Greenbank.</td>
<td>Highlights the need to improve the relationship of park’s spaces to park facilities and surrounding neighbourhoods, the protection and the enhancement of bio-diversity within the park. It also identifies the need to develop improved pedestrian linkages between each of the surrounding neighbourhoods and the park.</td>
</tr>
<tr>
<td>Central Park Action Plan (2000) and consultation, Plymouth City Council.</td>
<td>Indicates support for environmental improvements within the park including new facilities.</td>
</tr>
<tr>
<td>Community Planning Studies (2000), for Drake and Trelawny, Plymouth City Council.</td>
<td>Indicated the public’s desire to see environmental improvements, enhancements to routes and new facilities in the park.</td>
</tr>
<tr>
<td>Plymouth Playing Pitch Strategy (2007) Plymouth City Council</td>
<td>Identifies how pitches will be managed and improved in the city including Central Park.</td>
</tr>
</tbody>
</table>
Improved Relationships

Improved Relationship between Park and 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 planning 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.

adopted 2008
Peverell

Proposal CP 05
Peverell Park Road, Outland Road Corner

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

- In the region of 26 homes including 5 built to “lifetime homes” standard;
- In the region of 700 m² of retail floor space;
- New car parking to serve the new development and the existing local centre;
- New public toilets.

Development proposals should provide for:

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

This proposal also supports Objective 4, Providing high quality public and sustainable transport facilities serving the park and new facilities and Objective 3, To create a safe and well-connected park with its surrounding neighbourhoods and the City Centre.
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 provided to the south of the park within an extension to Swarthmore allotments at Pennycomequick. The proposal would also involve 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:

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.
New safe, shared use car parking for the local centre & residential with vehicle servicing

Replace the existing Co-Op Jubilee building with mixed use development providing addition retail floor space on the ground floor and new residential apartments above

New and improved pedestrian route to the Peverell Park Road Corner with feature park entrance through building

Existing children’s playground retained & enhanced & overlooked from new residential apartments

Proposed CP 5
Peverell Park Road, Outland Road Corner
(for illustrative purposes only)
Summary of Key Evidence

<table>
<thead>
<tr>
<th>Document</th>
<th>Evidence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plymouth Sustainable Neighbourhood Assessments (2005) LDA - Peverell</td>
<td>Identifies the need to improve this local centre and strengthen its relationship with central parks.</td>
</tr>
<tr>
<td>Valuation Report Executive Summary Central Park Site Option 6 Peverell Park Road / Outland Road Corner (2007) Frank Knight LLP</td>
<td>Indicates that the proposal is financially viable given valuations.</td>
</tr>
<tr>
<td>Central Park Action Plan (2000) and consultation, Plymouth City Council.</td>
<td>Identifies the need to provide new car parking associated with this local centre.</td>
</tr>
<tr>
<td>Community Planning Studies (2000), for Drake and Trelawny, Plymouth City Council.</td>
<td>Indicates the public’s desire to relocate the problematic public toilets and achieve improvements to pedestrian crossings.</td>
</tr>
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</table>

Pennycomequick

Proposal CP 06

Pennycomequick

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

- 97 residential dwellings of which 19 should be built to “lifetime homes” standard.

Development proposals should provide for:

1. Building heights that are complementary to their specific context.
   a. 2 storeys along Jefferson Walk and returning south, fronting the park and overlooking the vacant and disused allotment site.
   b. 3 storeys along Alma Road with up to 4 storeys for focus buildings on corners, including 4 storeys for a new lodge building on the junction of Upper Knollys Terrace.

2. An arrangement of development which fronts the park and its associated peripheral new access road, providing road linkages to both Holdsworth Street and Wake Street and pedestrian linkages between the same and the park.

3. Reduced on-site parking given the site’s proximity to the City Centre and public transport facilities.

4. For home owners at the end of Holdsworth Street and Wake Street, an arrangement which maintains their current access and their ability to maintain their properties.

5. An adapted layout for Swarthmore allotments that provides a replacement Trading Hut, car parking, retaining existing allotment plots.

6. The establishment of a safe and efficient new highway system to serve the new development.

7. Contributions to the delivery of park enhancements as set out in this AAP.

This proposal also supports Objective 3, To create a safe and well-connected park with its surrounding neighbourhoods and the City Centre.
7.11 Homes at Pennycomequick face away from the park, generating environments that feel unsafe for park users and allotment holders at the adjacent Swarthmore allotment plots. This also forms an unattractive edge to the park and hampers proper park management. The existing privately owned access track running along the top of Holdsworth Street and Wake Street, known as Jefferson Walk, is in a very poor condition and is used as ad-hoc car parking, creating access problems to Central Park and annoyance to residents. Access to the park from the surrounding neighbourhood is very weak including its relationship to Alma Road and public transport facilities.

7.12 New residential development would repair this relationship by providing new dwellings which would overlook the park. This would have real benefits in terms of park management, providing surveillance from new dwellings, both onto parkland spaces and to existing allotments at Swarthmore. Development would also make this part of the park more attractive and give a better sense of security for park users as illustrated on the following diagram:
Illustrative Diagram of the Pennycomequick Proposal

Improved Relationships

adopted 2008
7.13 This proposal would involve the provision of new homes fronting the park along the northern edge of Holdsworth Street and Wake Street, fronting Alma Road to the west and continuing east to front the existing vacant and disused allotment land. The development would be served by a new access road which would run along the periphery of the development and the park and would provide linkages to both Holdsworth Street and Wake Street. Pedestrian access to the park would be improved and the long-standing problems relating to Jefferson Walk could be resolved. The proposal would require the relocation of the existing trading hut and car parking for Swarthmore allotments in order to adequately provide vehicular access to the new homes.

7.14 The proposal also includes the provision of new dwellings at the junction of Upper Knollys Terrace with Alma Road. Such development would front Alma Road and be in the form of a Lodge building which would frame a new prominent pedestrian park entrance on Alma Road allowing views into the park.

7.15 Planning permission has already been granted for new homes in the southern part of the proposal which fronts Alma Road. This proposal provides an opportunity to improve on the current consent and improve the relationship of new dwellings with the park as they turn the corner and wrap existing dwellings along the northern edge of Holdsworth Street and Wake Street.

7.16 Given that the justification for this development is in terms of its role in improving the park, Planning Obligations will be prioritised to help deliver improvements to the park and its facilities. Affordable housing is therefore not sought by this proposal.
Delivery

8.1 The delivery of many of the proposals contained in this Area Action Plan will be coordinated by Plymouth City Council working with private developers and public transport operators.

8.2 Timing of the improved indoor sports and leisure developments (CP1 and CP2) will be dependent on two key aspects. Where demolition is involved, replacement facilities may need to be available before existing facilities are lost in order to maintain continuity of services. This involves existing facilities both on site and at the Pavilions site at Millbay. In addition the necessary transport infrastructure will need to be provided in tandem with the development.

8.3 To deliver the necessary improvements to the park, the Council will need to develop a masterplan for the entire park, setting out the full extent of works and detailed changes. This will be undertaken by Plymouth City Council in consultation with stakeholders and the public and is likely to be implemented as a series of phases as funding becomes available.

8.4 The tables below give an indication of the main delivery issues including delivery mechanisms, resourcing issues and likely timescales. While Table 1 gives a summary of delivery timescales over the Area Action Plan period, Table 2 gives more detail for each proposal.

Table 1 - Delivery Timetables over the AAP Period

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<tbody>
<tr>
<td>CP1 The Life Centre</td>
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<td>CP2 Home Park</td>
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<td>CP3 Transport Improvements</td>
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<td>CP4 Park Enhancements</td>
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<td>CP5 Peverell Park / Outland Road Corner</td>
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<td>CP6 Pennycomequick</td>
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**Legend:**

- Feasibility studies, site assembly, demolition, planning application, and other consents
- Construction and completion
Table 2 - Delivery of AAP Proposals

<table>
<thead>
<tr>
<th>Area Action Plan Proposal / Policy</th>
<th>Body responsible for delivery</th>
<th>Delivery mechanisms</th>
<th>Delivery funding</th>
<th>Delivery land issues</th>
<th>Phasing issues</th>
<th>Targeting/ phasing/ timescales</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP1 The Life Centre</td>
<td>The Council as land owner and development partners</td>
<td>Planning application procedure</td>
<td>PCC, Sport England, enabling development and S106 contributions citywide</td>
<td>Co-operation required by Plymouth Argyle and third party land to complete the entire proposal</td>
<td>Continuity of existing sports and recreational provisions on site and from the Pavilions at Millbay</td>
<td>2008-2012</td>
</tr>
<tr>
<td>CP2 Home Park</td>
<td>Plymouth Argyle and private developers</td>
<td>Planning application procedure</td>
<td>Private development</td>
<td>Co-operation required with PCC to complete the entire proposal</td>
<td>Careful timing required in relation to the football season</td>
<td>2008-2012</td>
</tr>
<tr>
<td>CP3 A Transport Interchange</td>
<td>The Council as land owner</td>
<td>Planning application procedure</td>
<td>PCC, local and regional transport funding, enabling development and S106 contributions citywide</td>
<td>None</td>
<td>Programme linked to Life Centre delivery, Longer term transport interventions linked to future strategic transport funding bids.</td>
<td>2008-2012</td>
</tr>
<tr>
<td>CP4 Enhancements to the Park</td>
<td>The Council as land owner</td>
<td>Masterplan and implementation programme</td>
<td>PCC, park and environmental lottery bids, S106 contributions from park sites and citywide</td>
<td>None</td>
<td>Programme linked to funding availability, Life Centre delivery and continuity of city events programme</td>
<td>2008-2016</td>
</tr>
<tr>
<td>CP5 Peverell Park Road/ Outland Road Corner</td>
<td>Private developers and Council as part owner of the land</td>
<td>Planning application procedure</td>
<td>Private development</td>
<td>Dependant upon co-operation of existing building owner</td>
<td>Careful to maintain the continuity of businesses</td>
<td>2009-2013</td>
</tr>
<tr>
<td>CP6 Pennycomequick</td>
<td>Private developers and Council as part owner of the land</td>
<td>Planning application procedure</td>
<td>Private development</td>
<td>Development involves 3rd party land of Jefferson Walk to achieve the best design solutions and linkages.</td>
<td>Care needs to be taken to ensure existing residents have access to maintain their properties.</td>
<td>2009-2014</td>
</tr>
</tbody>
</table>
Community Benefits

9.1 All major planning applications need to consider the contributions that need to be made to provide wider community benefits, usually negotiated through Section 106 Agreements. These will be reasonably related to the development proposals, and need to be agreed on a scheme by scheme basis. However, the highest priorities for the Central Park Area Action Plan are outlined below, and these are shown as indicative only and will be subject to negotiation:

Table 3 - Community Benefits

<table>
<thead>
<tr>
<th>S106 requirement</th>
<th>Justification</th>
<th>Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>Measures to improve the fabric of the park</td>
<td>Identified as a priority in the Core Strategy</td>
<td>This will assist the Council to achieve much needed improvements to the landscape, bio-diversity and general infrastructure of the park to raise its quality and create a destination befitting a premier city location.</td>
</tr>
<tr>
<td>Measures to enhance pedestrian and cycle links</td>
<td>Identified as a priority in the Core Strategy</td>
<td>This enables the Council to provide a network of high quality routes within the park which are safe, convenient and easy to understand. These will make good linkages with surrounding neighbourhoods and the City Centre and include improved and new park entrances.</td>
</tr>
<tr>
<td>Measures to improve park facilities</td>
<td>Identified as a priority in the Core Strategy</td>
<td>This will help the Council provide facilities that support the public's use of the park including the Life Centre. Such facilities will be limited to strategic points to combine provisions such as new sports changing rooms, public toilets and cafes. It also includes improvements to children's play, allotments, the Council's Parks Depot, information points and interpretation of key points of interest.</td>
</tr>
</tbody>
</table>
Monitoring

10.1 Review and monitoring is an important aspect of evidence based policy making and it is a key factor of the “plan, monitor and manage” approach to the new planning system. An important aspect of the new system is the flexibility to update components of the Local Development Framework and respond quickly to changing priorities in the area. Monitoring will play a critical part in identifying any review of the Central Park Area Action Plan that may be required. It will also enable early action to be taken to overcome any barriers to delivery of the Plan’s objectives and/or proposals and policies.

10.2 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR) every year and this will be the main mechanism for assessing the Area Action Plan’s performance and effects. It must be based on the period 1 April to 31 March and be submitted to the Secretary of State no later than the end of the following December. AMRs are required to assess the implementation of the Local Development Scheme, and the extent to which policies in local development documents are being successfully implemented.

10.3 The Council will measure the performance of this Area Action Plan against the targets, objectives and related policies set out in this document, and in the Core Strategy. It will also undertake more general monitoring for the city and its sub-region as a whole to assess the extent that the Local Development Framework spatial strategy is being delivered, remains appropriate and is sustainable. The AMR will identify potential measures that need to be taken to rectify any issues raised through monitoring. This will potentially include the need to review parts or all of any particular local development document.

10.4 Significant issues will be monitored through the Annual Monitoring Report process, although it is accepted that in relation to some indicators the impact of the Plan will only be felt after a number of years. In relation to this Area Action Plan, monitoring will specifically include:

- Monitoring the quality of new developments in Central Park and their compliance with the policies and proposals of the Plan.
- Assessing the potential impacts on the Area Action Plan of new or updated national, regional and local policy and guidance.
- Measuring the performance of the Plan against the Plan’s Vision and Objectives and assessing whether the Objectives are still appropriate.
- Measuring the performance of the Plan against other relevant local, regional and national targets.
- Measuring the impact of delivery of the Plan against the sustainability indicators and assessing whether the Central Park Area Action Plan is meeting its objectives and whether there are any significant unforeseen adverse effects.
- Monitoring local conditions at Central Park in conjunction with partners to assess the need for further spatial interventions.
- Monitoring and collecting appropriate data and making use of the data collected by other partners to support the evidence base of the Plan and any subsequent review.
- Sharing information collected as part of this monitoring regime with other partners and the community. Issues identified within the sustainability appraisal will also be monitored and a series of significant effects indicators have been identified within the AMR.

10.5 As a result of this monitoring regime, conclusions may be reached which have implications for the objectives, policies and proposals of the Plan.

10.6 A full review of the Plan will take place after five years unless the results of any of the above suggest that an earlier review is necessary.
10.7 The following tables bring together the targets for each of the Plan’s proposals, clearly showing the relationship between the objectives, indicators and targets for the Central Park Area Action Plan.

10.8 Table 4 shows the likely completion rate for housing showing overall numbers as well as the total numbers of affordable and Lifetime Homes. It also shows how each proposal contributes to the other targets relating to housing density, and balancing the housing mix within Central Park.

10.9 Table 5 shows the likely completion rate for economic development in this Area Action Plan, including employment office use and retail in Table 6.

10.10 Figure 1 sets out a trajectory indicating a graphic image of the provision of housing over the Plan period.

Table 4 - Monitoring of Sport, Leisure and Environmental Improvements

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Plan Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of Improved Parkland</td>
<td>76.5Ha</td>
</tr>
<tr>
<td>Delivery of the Life Centre</td>
<td>built by 2012</td>
</tr>
<tr>
<td>Delivery of Home Park</td>
<td>built by 2012</td>
</tr>
</tbody>
</table>

Table 5 - Monitoring of Housing Development

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Plan Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building of new dwellings</td>
<td>CP5 97 CP6 24 Total 123</td>
</tr>
<tr>
<td>of which lifetime homes</td>
<td>CP5 5 CP6 19 Total 24</td>
</tr>
<tr>
<td>of which on previously developed land</td>
<td>CP5 0 CP6 32 Total 32</td>
</tr>
</tbody>
</table>

Table 6 - Monitoring of Employment Development

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Plan Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail space sq m</td>
<td>CP1 0 CP5 700 Total 700</td>
</tr>
<tr>
<td>Employment space sq m</td>
<td>CP1 5,380 CP5 0 Total 5,380</td>
</tr>
</tbody>
</table>
Figure 1 - Housing Trajectory for AAP Proposals

![Housing Trajectory Chart]

- Past and Projected Net Dwelling Completions
- Completions - PDL
- Commitment - PDL
- Allocated Site - PDL
- Demolitions
- Completions - Greenfield
- Commitment - Greenfield
- Allocated Site - Greenfield
- Annualised Dwelling Requirement

*Manage (annual requirement taking into account projected completions and demolitions)

Monitoring
Glossary of Terms

**Active frontage** – A building frontage that responds positively to the street and particularly at the ground floor promotes uses, entrances, and windows that generate activity and promote safety on the street.

**Affordable housing** – Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

**Amenity** – A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

**Area Action Plan (AAP)** – A type of Development Plan Document that will be used to provide a planning framework for areas of significant change or conservation.

**Brownfield site** – Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development.

**BREEAM** – Building Research Establishment Environmental Assessment Method, this is regarded by the UK’s construction and property sectors as the measure of best practice in the environmental design and management. This assessment measures the environmental performance of both new and existing buildings.

**Built core** – The focus of existing buildings comprising: the Mayflower Centre, Central Park Pools, Plymouth Argyle’s Home Park Stadium, Milehouse Park and Ride and related spaces.

**Commitment** – All land with current planning permission or allocated in adopted development plans for development (particularly residential development).

**Constraint** – A limiting factor that affects development, conservation etc.

**Core Strategy** – One of the key Development Plan documents in the Local Development Framework. It will set out the long-term spatial vision and spatial objectives for the local planning authority area and the strategic policies and proposals to deliver that vision. It will contain a set of primary policies for delivering the core strategy. Broad locations for development may be set out in a key diagram.

**Council** – The local authority, Plymouth City Council.

**Development Brief** – A document that outlines detailed planning requirements for the development of a site. It is subject to public consultation prior to publication.

**Development Plan** – This will consist of Regional Spatial Strategies (Spatial Development Strategy in London) and Development Plan Documents contained within a Local Development Framework. It will also contain any ‘saved plans’ that affect the area.

**Development Plan Documents (DPDs)** – These are prepared by the relevant plan-making authority. They will be spatial planning documents and subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

**Environmental appraisal** – Applicants for certain types of development, usually more significant schemes, are required to submit an "environmental statement" accompanying a planning application. This evaluates the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.

**Evidence Base** – The researched, documented, analysed and verified basis for all the components of a Local Development Framework.

**Infrastructure** – The basic facilities, services and installations needed for the functioning of a community. It normally includes transport, communications, water and power.

**Informal open space** – Open space with the principle purpose of creating a pleasant amenity in an area, rather than use for recreation and leisure.
Inset Maps – will form part of the proposals map but are likely to be at a more detailed scale depending on the nature of the area covered and the degree of detail required. Proposals for area action plans may be shown on inset maps. Where the inset map is used to illustrate the proposals for change the map should define the boundaries of individual sites which have been allocated in an area action plan for specific uses (or mixed uses) in accordance with any requirements of the core strategy. The map might usefully also identify in general terms the access arrangements, including public transport routes, walking and cycling routes, interchanges and any road proposals. The key to the map may include the list and scale of the mix of uses proposed within any area action plan as defined in the core strategy. Inset maps relating to areas of conservation will identify sites/areas where specific conservation measures are proposed and areas which will be subject to specific controls over development, as set out in the policies in the development plan document.

Key Diagram – A diagrammatic interpretation of the spatial strategy as set out in the core strategy. This is a device that some authorities may wish to use to enable them to illustrate the broad strategy for the area in a similar fashion to existing structure plans’ key diagrams. It is most likely to be appropriate to an area of significant change where the general location of broad areas of future development can be identified together with linkages between such areas and the relationship to other strategies and neighbouring areas. Broad areas of protection/little anticipated change could also be shown.

Legal Agreement / (Section 106) – A legally binding contract, between a developer and the local planning authority that constitutes a planning obligation.

Lifetime homes – The Lifetime Homes standards and the Housing Association Scheme Development Standards go a little further than Building Regulations in their requirements for adaptability and flexibility to be designed into the home. Most of the requirements are minor, it seems sensible to design homes which achieve all of these requirements, and are thus ‘universal’ in their appeal and application. A 16 point standard devised by Joseph Rowntree foundation can be found at the following web address, and includes features such as wider driveways, level thresholds, wider hallways, a downstairs WC etc. http://www.jrf.org.uk/housingandcare/lifetimehomes/

Local Development Framework (LDF) – This will include a portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It will also contain a number of other documents, including the annual monitoring report, and any ‘saved’ plans that affect the area.

Local Development Document (LDD) – This will be either a Development Plan Document or a Supplementary Planning Document and will be contained in a Local Development Framework.

Local Transport Plan (LTP2) – A five-year rolling plan produced by the Highway Authority.

Local Development Scheme (LDS) – This sets out the programme for the preparation of the local development documents. All plan-making authorities have submitted a local development scheme to the First Secretary of State.

Monitoring (and review) – The process of measuring (in terms of quantity and quality) the changes in conditions and trends, impact of policies and performance of the plan against its objectives and targets and progress in delivering outputs.

Objective – A statement that specifies the direction and amount of desired change in trends or in conditions.

Public Realm – Those areas in cities and towns that are visible, useable, and accessible by the public.
**Supplementary Planning Documents (SPDs)** – They will cover a wide range of issues on which the plan-making authority wishes to provide policies or guidance to supplement the policies and proposals in development plan documents. They will not form part of the development plan or be subject to independent examination.

**Supplementary Planning Guidance** – Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

**Sustainable Development** – A widely used definition drawn up by the World Commission on Environment and Development in 1987: “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

**Spatial Plan** – One or more Local Development Documents; also includes a Regional Spatial Strategy.

**Statement of Community Involvement (SCI)** – This will set out the standards which the plan-making authority intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in development control decisions, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a development plan document but will be subject to independent examination. In respect of every local development document, the LPA is required to publish a statement showing how it complied with its Statement of Community Involvement.

**Strategic Environmental Assessment (SEA)** – A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.
chapter 11
**Evidence Base**

**Evidence Base Documents**

<table>
<thead>
<tr>
<th>Document Title</th>
<th>Author(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valuation Report Executive Summary Central Park Site Peverell Park Road /Outland Road Corner (2007)</td>
<td>Frank Knight LLP.</td>
</tr>
<tr>
<td>Valuation Report Executive Summary Central Park Site Pennycomequick (2007)</td>
<td>Frank Knight LLP.</td>
</tr>
<tr>
<td>Milehouse Junction Traffic Modelling Study (2007)</td>
<td>SIAS.</td>
</tr>
</tbody>
</table>

Key Evidence Base Documents and Links

- Adopted 2008