

Respondent Reference ID: 348647

Matter number: Bullet points 1, 3 and 4

## **CITY CENTRE AND UNIVERSITY AREA ACTION PLAN**

**HEARING STATEMENT 8<sup>TH</sup> JANUARY 2009**

**BY DR MICHELE KIERNAN**

In considering the 'soundness' of the AAP for Plymouth City Centre and University, I would like the Inspector to consider the following brief points, which relate to bullet points 1, 3 and 4 of the Hearings Programme:

- 1) Filling in North Cross contradicts the objectives to "green the ring road", "improve facilities for pedestrians and cyclists" and "strengthen links to surrounding neighbourhoods". This is the closest area of green near to the city centre and is the safest cycling and pedestrian route from the North and West. It is also currently the least congested junction in Plymouth with traffic flowing freely around it.
- 2) Filling in subways creates bottlenecks for pedestrians and increased pollution levels from vehicles stopping and starting (Coburg Street being a typical example), in contradiction with the objective "to address and manage air quality issues in the City Centre". Alternatively, this area could simply be enhanced to help deliver Point 4 of Strategic Objective 1 ("the 'greenest' City Centre in the Country").
- 3) Proposals in the AAP for development of Colin Campbell Court for retail uses are particularly unsound since the Secretary of State has already refused compulsory purchase of this area for retail. It would seem sensible, therefore, to concentrate ideas for a new business district on this area (instead of North Cross) and links nicely with plans for office development along the new corridor to Millbay (see Millbay and Stonehouse AAP Objective 9 "To provide a new office quarter for the city located in the area from Derry's Cross to Millbay waterfront"). It also makes sense to have offices and student accommodation on the Colin Campbell Court site to bring customers in to the West End retail area.

These points summarise the major areas which I find to be unsound in the AAP as it currently stands.

Michele Kiernan

8<sup>th</sup> January 2009