

CITY OF PLYMOUTH

Subject: Central Park Masterplan of Environmental Enhancements & Delivery Plan.

Committee: Cabinet

Date: 29 March 2011

Cabinet Member: Councillor Ted Fry, Portfolio Holders for Planning, Strategic Housing and Economic Development
Councillor Michael Leaves, Portfolio Holder for Community Services.

CMT Member: Anthony Payne, Director for Development & Regeneration

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Ref: RB/CPAAP/2

Key Decision: Yes

Part: I

Executive Summary:

This report seeks the adoption of a new Masterplan for Central Park detailing its environmental enhancements together with a Delivery Plan setting out the sequential programme and funding strategy to deliver the commitments set out in Policy CP04 of the Central Park Area Action Plan (AAP). The AAP's overriding aim was to achieve substantial change in quality such that Central Park would finally fulfil its potential as one of the city's premier destinations.

The AAP made critical observations about the overall lack of quality and poor infrastructure within the park and proposed the preparation a detailed Masterplan with the involvement of stakeholders and the public. The key areas for change were considered to be:

- the park's green infrastructure, landscape and biodiversity qualities,
- movement and access both within the park, and linkages between it and the surrounding city,
- increasing the range and quality of sports, leisure and cultural facilities for the public's enjoyment of the park (pitches, cafés, toilets, playgrounds and features).

In developing this Masterplan, Officers undertook extensive research and design to ensure that the nature of all proposals was deliverable. This meant that they had a credible environmental solution within the park, that they had a reasonable chance of attaining public support, and that there was a financial mechanism to implement them.

Furthermore given the known pressures on Council budgets, Officers paid particular attention to the revenue implications of proposals, seeking to minimise existing commitments and achieve commercial revenue gains as a result wherever possible and where reasonable.

This document was made subject to an extensive public consultation over 6 weeks in October and November 2010. This involved a permanent exhibition of proposals within the Mayflower Centre in Central Park and 8 staffed events across the city in conformity to the City Council's Statement of Community Involvement. 181 responses to the consultation were received, a rate which is considered to be a good result for issues of this nature.

The Masterplan sets out specific proposals in response to identified needs these included:

- new sports facilities, pitches and changing rooms – valued at £3.35 Million,
- improvements to drainage footpaths, access and park entrances - valued at £5.4 Million,
- new park facilities (events field, café's, playgrounds, skate park) – valued at £2.15 Million,
- enhancements to the park's biodiversity and its landscape qualities – valued at £1.21 Million.

This amounts to a total programme of £12.1 Million.

The Adopted AAP has already made arrangements for prioritising community benefits and capital receipts from enabling development. In the event this report is endorsed further reports will be required to the Council's Capital Programme Board regarding the specific financing of the projects outlined in the Masterplan. This Masterplan itself demonstrates financial deliverability through use of enabling development, grant funding and developer contributions. In respect of developer contributions, it is anticipated that about £6.5 Million will be required from the Plymouth Development Tariff (as replaced by the Community Infrastructure Levy in due course) over a 10 year period (beginning 2011-2012). This figure will be kept under review in the context of wider funding opportunities.

The Council's plan to sequence these works and anticipate how they can be funded with minimal impact upon the City Council's current capital programme is set out in the Delivery Plan attached. The physical works follow a logical progression of improvements beginning with physical changes to the park's land drainage and landform improving the park's basic infrastructure and maximising opportunities for change. Once this is complete, it provides a secure foundation from which all other further improvements can build upon. The Masterplan considers that enhancements to outdoor sports facilities should be delivered soonest given the public's need and the initial positive feedback received from grant funding bodies.

The result of the consultation has been extremely positive and unprecedented in its support for this initiative, confirming full support for all aspects of the suggested changes. An independent critical review of the Masterplan has been undertaken by CABA (Campaign for Architecture and the Built Environment) who whole heartedly supports the Masterplan's principles and offers useful advice which has informed this report.

Clearly with level of investment anticipated for the park in future years as set out in the delivery plan it is important that the Council is able to effectively manage and maintain it. Whilst these improvements to the park will have implications for the Council the measures have been carefully crafted to minimise maintenance commitments and maximise revenue generation where possible. Officers will also be investigating opportunities to improve value for money obtained using the existing revenue maintenance budgets and income streams. This may involve where appropriate pooling maintenance budgets and income streams to maximise their effectiveness. It is likely in order to deliver sustainable investment and maintenance budgets may need to be effectively ring fenced.

There are opportunities to deliver some elements of the enhancements with the voluntary sector both in terms of the capital works and on-going future maintenance. This is an important opportunity for the implementation of the park it will establish close working links

with the public and partners over the predicted 10 year programme, achieve important outcomes and is likely to open doors to further Big Society funding streams in the future.

Corporate Plan 2011-2014 as amended by the four new priorities for the City and Council:

This report and associated recommendations contribute to Delivering Growth and Value for Communities Corporate Priorities by providing high quality and accessible green infrastructure to meet some of the anticipated future recreational and leisure needs of Plymouth.

This is informed by and is a direct result of the City Council's Local Development Framework, and a direct response to the Central Park Area Action Plan (Adopted 2008).

**Implications for Medium Term Financial Plan and Resource Implications:
Including finance, human, IT and land**

Further reports will need to be progressed through the appropriate routes e.g. The Capital Programme Board to a) approve each capital project and b) to formally secure the Plymouth Development Tariff requirements for strategic green spaces and playing pitches for the next 10 years as anticipated in this report.

The ongoing revenue cost implications of the capital improvements will need to be fully quantified at each stage e.g. ongoing costs relating to the new paths, street-lighting and litter-bins. This will include consideration of funding opportunities that may arise through links with the voluntary sector.

Separately identifying the expenditure and income for facilities, events and activities currently taking place in the park together with estimates of the net additional income for the new facilities, events and activities outlined in the Masterplan will assist in this process.

It is assumed at this stage that the project team will be created from within existing resources

Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, Equalities Impact Assessment, etc.

The implementation of this Masterplan will directly support the promotion of community safety through the provision of improved infrastructure providing in particular improved street-lighting and footpaths, but promoting better patronage of the park. The improvements to facilities will provide improved opportunities in respect of access and visitor support for peoples of all ages and needs.

Recommendations & Reasons for recommended action:
It is recommended that the Cabinet:

1. Approve the Central Park Masterplan of Environment Enhancement together with its Delivery Plan as set out in the report.

Reason: To enable the City Council to progress the development of Central Park accordance with the adopted Central Park Area Action Plan and the consultation on the Central Park Masterplan in order to maintain the strategic growth needs of the city.

2. Establish a Central Park Executive Board comprising the Portfolio Holder for Planning, Strategic Housing and Economic Development and Community Services, and the Portfolio Holder for Finance with authority to agree any variations to the Masterplan consistent with the 6 strategic objectives for Central Park.

Reason: To provide the appropriate strategic governance for the project.

3. Instruct the Assistant Director of Development and Regeneration (Planning Services) to assemble a Central Park Delivery Team from existing resources (to include representation from Community Services, Finance and Asset Management) in consultation with the relevant Directors reporting to the Central Park Executive Board referred to in Recommendation 1 above.

Reason: To enable a dedicated team to be created to prepare the necessary funding bids, detailed designs and oversee the implementation of works as set out in the Masterplan.

4. Instruct Officers to work up a business case to ensure the financial sustainability of the ongoing operational costs, maintenance and upkeep in line with capital developments at Central Park.

Reason: To enable the City Council to progress the development of Central Park in line with its corporate targets as set out in its corporate plan to maintain the strategic growth needs of the city.

5. Instruct Officers to investigate the establishment of a Community Forum with Ward Councillors to foster and maintain the relationships already made with the community, stakeholders and with the Friends of Central Park.

Reason: To continue the positive dialogue with the Friends of Central Park and other stakeholders over the projected delivery programme and capture opportunities for voluntary sector involvement in both the implementation of enhancements, future management and maintenance of the park. This Community Forum to be used to inform future detailed developments on Central Park implementing the Masterplan and adding value through voluntary sector initiatives.

Alternative options considered and reasons for recommended action:

Option 1: Not to adopt the Masterplan. This was rejected as it is not consistent with the City Council's stated policy framework as set out in both the Corporate Plan 2011-2014 or the adopted Central Park Area Action Plan.

Option 2: To adopt the Masterplan, but not make any financial arrangements in order to deliver the proposals. This was rejected as the Masterplan sets out coherent costed proposals to deliver the City Council's policy objectives for Central Park, without impact on the current capital programme .

Option 3: To adopt the Masterplan, but make more limited financial arrangements for its delivery. This was rejected as the Masterplan takes a comprehensive and cohesive approach to the whole park. To adopt the Masterplan and then only make limited financial arrangements would be likely to repeat the problems associated with the partial completion of the earlier 1928 plan for the park.

Background papers:

Adopted Plymouth Core Strategy, Plymouth City Council, April 2007 Area Vision 7, Central Park

Adopted Central Park Area Action Plan, September 2008, Policy CP04, Chapter 6 (Park Enhancements)

Draft Central Park Environmental Improvement Masterplan, October 2010

Central Park Consultation Results part 1 & 2

Proposal Visualisations

Council webpage link:

[Plymouth City Council - Central Park masterplan - draft](#)

Sign off:

Fin	CD R/D evF 101 100 60a/ 17.0 3.11	Leg	JAR/ 1104 2A.	HR	n/a	Corp Prop	CJT /063 /040 311	IT	n/a	Strat Proc	n/a
Originating SMT Member Paul Barnard, Assistant Director for Development & Regeneration											

1.0 CONTEXT FOR PREPARING THIS MASTERPLAN

- 1.1** The development of Central Park is a key element of the Local Development Framework given the anticipated need to achieve significant change for the city at this location. This development was not just achieving the Plymouth Life Centre and other associated changes to the urban fabric within the park, but was about the entire parkland context within which these developments sit.
- 1.2** Plymouth's Local Development Framework has been instrumental in examining the issues which underpin the development of our city and has allowed the delivery of a considerable portfolio of new development since its introduction in 2005. The majority of this development is in the form of new homes, community facilities and jobs with associated changes to our highway infrastructure.
- 1.3** However it was widely understood that the move to grow the city had to be balanced against the need to deliver change in both the quality and accessibility of public open space, greenspace and parkland in Plymouth. There is a need therefore to make the best use of our existing resources in term of land, infrastructure and associated facilities in line with other achievements in citywide growth.
- 1.4** Central Park is a key example of a park not living up to its potential. Its remarkable size, varied landscape and central location offer significant opportunities to the city to address the anticipated growing needs of an expanding population for leisure and recreation activities.
- 1.5** The requirement to develop a Masterplan of environmental enhancements was made explicit in the Central Park Area Action Plan (AAP) Adopted by Council in September 2008, and would expand upon the initial objectives set out in the AAP's Park Enhancement Policy CP04 (chapter 6). Para 8.3 of the plan states that the Council would; *"develop a masterplan for the entire park, setting out 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."*

2.0 MASTERPLAN PREPARATION

- 2.1** The development of this Masterplan for Central Park is arguably the most important element of the Central Park Area Action Plan (AAP) adopted by Council in September of 2008 and set out in Policy CP04, Park Enhancements (Chapter 6). The AAP's aim was to achieve a substantial change in quality such that Central Park would finally fulfil its potential as one of the city's premier destinations.
- 2.2** The AAP had already set out some useful discussion points for the development of the future Masterplan, it made critical observations about the overall lack of quality and poor infrastructure within the park and suggested that the Council should explore 3 broad aspects of the park for improvement these being::
- the park's green infrastructure, landscape and biodiversity qualities,
 - movement and access both within the park, and linkages between it and the surrounding the city,
 - increasing and the range and quality of sports, leisure and cultural facilities for the public's enjoyment of the park (pitches, café's, toilets, playgrounds and features).
- 2.3** In line with the requirements of the AAP a series stakeholder workshops were carried out from the winter of 2009 to July 2010. These workshops established public aspirations for Central Park, gauged the appetite for change and allowed Officers to

test options. The workshops involved firstly Officers of the Council to establish operational needs and pressures and latterly with the public, users, partners, and ward councillors to debate issues widely. Those groups who participated are listed below:

- Friends of Central Park
- South West Baseball
- Plymouth Tree Partnership
- Plymouth Civic Society
- Central Park Youth Forum
- Devon & Cornwall Constabulary
- Devon Lawn Tennis Association
- Plymouth & Plympton Bowling Club
- University of Plymouth
- Environment Agency
- South West Water
- Devon Football Association
- Plymouth & Devin Junior & Minor Football League
- Plymouth & Devon Senior Football League
- British Cycling
- Plymouth & District Course Angling Club
- Plymouth Cycling Club SHRED
- Central Park Allotment Association
- Hyde Park School
- Central Park Golf
- Plymouth Primary Care & Teaching Trust

2.4 In evolving the Masterplan it was clear that any change had to be deliverable. This meant that there had to be a credible environmental solution to any new proposal within the park, such ideas had to have a reasonable chance of attaining public support, and that there was a financial mechanism to implement them. Furthermore given the anticipated pressures on Council budgets, officers paid particular attention to the revenue implications of any proposal, seeking to minimise existing commitments and achieve commercial revenue gains as a result of proposals where possible and where reasonable.

2.5 Workshop outputs were feed into a scaled plan of the park which later formed the Draft Masterplan and was in essence a new design for the park based on the original Masterplan of 1928 reinterpreted to meet current needs taking on board all the achievable ideas that the workshops had generated.

2.6 The workshops expanded the three initial objectives set out in the AAP to provide a wish list of 6 objectives as set out below:

- 1) Promote a strong vision for the Park.**
- 2) A Park with quality features.**
- 3) A Park, which is easy to move through and to access.**
- 4) A Park with quality outdoor sports, leisure and play facilities.**
- 5) A Park with improved landscape and biodiversity.**
- 6) A Park with resolved land drainage issues.**

2.7 Objective 1 – Promote a strong vision for the Park. The public felt that there needed to be recognition of the park's status in the city given it is Plymouth's largest park and some recognition too of its primary function as envisaged in 1928 as a

resource to help to improve the health of Plymouth people, this being considered to be as relevant today as it was then.

The proposals should therefore:

- Provide a memorial, dedication or work of art, which embodies its primary purpose,
- Provide an accessible history of the park's development.

2.8 Objective 2 – A Park with quality features. As the park was never completed being begun in 1928 and halted in 1936 when preparations were made for fighting World War 2, it unfortunately lacks those features one would normally associate with a premier city park such as the grand entrances, fountains, quality buildings, the bandstand or the impressive park clock. Such features are generally key to place-making in towns and cities and become memorable objects and landmarks which characterise the place for its people. The public felt that Central Park deserved such features; but that they needed to be applied to select locations and that natural elements such as tree planting could assist in achieving this objective too.

The proposals should therefore:

- Provide relevant, distinctive, and valued quality park features.
- Provide carefully sighted buildings to support activities in the park such as cafes, sports changing rooms, sheltered seating and public toilets etc.
- Proposals should combine uses where possible improve activity at key areas of the park and avoiding structures with inactive frontages.
- Provide a new events field, which will support a broader range of attractions throughout the year.
- Provision of new park furniture.
- Provide improvements to allotments, including providing new and improving the existing facilities as required such as new irrigation and boundary treatments.
- A system of distinctive and clear signage, and park interpretation, explaining the park's features.

2.9 Objective 3 – A Park, which is easy to move through and to access. 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. 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. The public felt that this can make the park feel unwelcoming, unsafe and make negotiating and understanding the park difficult for people.

2.10 It was recognised that there are few prominent quality park entrances that provide a sense of arrival befitting a premier city facility. And that 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.

The proposals should therefore:

- Apply safe, sustainable design principles to solutions which are inclusive of all people,
- Provide routes that relate well to buildings, streets and spaces.
- 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.
- Develop a network of cycleways linking the park, the Life Centre, its transport interchange, surrounding neighbourhoods, the City Centre and principal highways.

- Provide a series of distinctive, high quality, prominent park entrances that provide a sense of arrival befitting a premier city facility.
- Improve the physical condition of existing routes.

2.11 Objective 4 – A Park with quality outdoor sports, leisure and play facilities.

Central Park has many underused spaces, many of these are hidden from main routes in the park making them unpopular, and many are therefore underused. The park has a number of substandard playing pitches and woefully inadequate sports changing facilities which otherwise would make the pitches more attractive to local teams. Currently many teams have to go elsewhere and as a result the pitches are failing far short of their potential. Pitches are scattered widely making the job of managing and maintaining them very inefficient. There are other sports activities that could be hosted in the park given the space available and with reasonable investment to provide a greater range of interest and use such as cycling and running.

2.12 The park has a single large central children’s play area with a good range of equipment, which has proved very successful. Given this is the only facility other than at Peverell of its type and singly of its scale. The Playground requires constant maintenance to meet demands and will need investment to maintain its functionality in the future. To alleviate pressure on this facility it would be wise to consider other areas of the Park where children could be encouraged to play if possible particularly to embrace the notion of natural and adventurous play in a reasonably safe context.

The proposals should therefore:

- Rationalise the existing sports infrastructure in the park, pitches, changing rooms and toilets and propose new infrastructure which makes an efficient use of the space in the park
- Provide new sporting provisions which could be undertaken in the park, identifying local clubs and proposals which could address their expressed needs
- Improve and provide new children’s play facilities in the park and develop imaginative play opportunities in accordance with other park proposals in particular develop ideas around natural and adventurous play.

2.13 Objective 5 – A Park with improved landscape and biodiversity. The majority of the public were very passionate about this subject and recognised that Central Park has a rich and varied landscape. They acknowledged too that the park could be enhanced to improve the park visually through landscape treatments and increase species diversity through the creation of new habitats. It was also agreed that the park needed careful management to maintain its interest and value for the city long term.

The proposals should therefore:

- 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.
- The development of sensitive and appropriate management regimes, which favour the most sustainable outcomes for improved bio-diversity.
- Protect, enhance and interpret key views, features and habitats.
- Develop sensitive proposals and appropriate management regimes, which favour the most sustainable outcomes, promoting bio-diversity and improvement to the landscape of the park.
- Improvements to the landscape of the park, including its planting, its avenues, hedgerows and woodlands.

2.14 Objective 6 – A Park with resolved land drainage issues. The geology of the park is composed of layers of Devonian shale known locally as shillet, which ranges in

consistency such that some of its layers provide a fine bedding plain forming impervious layers. The varied topography of the park coupled with its geology and weather results in a landscape of numerous springs. Many of these springs have been allowed to develop without control and their resultant watercourses have caused erosion and damage to footpaths.

2.15 Within the eastern deeply wooded valley, the natural catchment for all watercourses in the park, the former natural surface water stream has unfortunately has been filled in. The result of this is a valley of very wet and boggy ground and at times a flooded landscape. The public felt that this was a priority to be resolved first if any significant environment gains were to be achieved.

The proposals should therefore:

- Develop a holistic and linked system of sustainable drainage for the park that is based on open watercourses and water-bodies and designed to deliver significant biodiversity gains.
- Provide open swales where drainage runs follow the main avenue footpaths.
- Provide a significant lake as a feature within the park
- Develop the small existing pond at Barn Park Road entrance into a larger water feature.
- Use natural drainage water in a creative way to support the other park objectives where appropriate.

3.0 THE CONTENT OF MASTERPLAN

3.1 With the objectives established by the workshops proposals within the Draft Masterplan could be developed and these costed and examined to maximise the opportunities for revenue generation and their attractiveness to any outside capital funding organisations. The Draft Masterplan was completed, and signed off for public consultation in October 2010 by the portfolio holders. The proposals included:

New park facilities.

- 2 new café buildings with public toilets
- A new events field
- Improvements to the two existing children's playgrounds and a special new natural aquatic playground in the wooded valley
- Enhancements to the planned replacement skate park
- New hill and gazebo feature
- Outdoor theatre/ performance space
- An improved key feature space at the location of current cube clock
- The provision of 24 new allotments
- The provision of meaningful public artistic expression representing the park's history and primary purpose and the development of a programme of artistic events

Improvements to Access, Footpaths and Lighting.

- 3.5 miles (5.7km) of new footpaths
- Total refurbishment of existing footpaths
- New street lights
- Two new pedestrian crossings
- New signs
- New park furniture, litter bins and seating
- Improvements to 7 existing park entrances
- One grand new park entrance at Alma Road in Pennycomequick

Enhancements to Outdoor Sports Provisions.

- 4 new football pitches as a result of pitch re-distribution and enlarging of the main hilltop sports plateaus
- The provision of 44 Pay & Display car parking spaces at Pennycomequick with the planned new residential development to allow sports users adequately access the new sports pitches and changing building
- Improvements to the existing pitches
- 2 new outdoor bowling greens
- 4 new tennis courts
- A 1km competition cycle track
- New sports changing building
- A series of identified routes for distance running (1, 3 and 5km)
- A series of identified routes for cross country running and orienteering

Biodiversity, landscape and drainage improvements

- Measures to address the land drainage problems including a system of open swales and ditches feeding a new lake of 3,000sqm
- Restoration of the former valley stream watercourse
- Tree planting within the avenues
- Development of key views and viewing points within the park
- New planting to increase species diversity within grasslands, wetlands and woodlands, enhancing and creating new habitats
- Provision of new hedgerows and Devon banks

3.2 It would be fair to say that there was not full agreement about all the proposals in the Draft Masterplan. Both members of the Friends of Central Park Group and Ward Councillors had expressed concern about elements of the plan. These ranged from the civic status of the park itself (the need for park features to enhance quality), the need for enhanced park entrances, and the provision of a new Events Field and the proposal for Pay & Display car parking in the south of the park at Pennycomequick to serve sports users. However it was agreed with Members that these issues would be tested by public consultation of the Masterplan and that attention would be drawn to them by specific questions.

4.0 DELIVERY PLAN – COSTS & PHASING

4.1 The Delivery Plan element of this work was based on a commercial cost estimation carried out by consultants Ove Arup on the Draft Masterplan. These can be expressed in the following manner:

- £3.35 Million to improving outdoor Sports facilities, pitches and changing facilities,
- £5.4 Million towards enhancing footpaths, improved access, park entrances and drainage,
- £2.15 Million to improving park facilities (events field, café's, playgrounds, skate park),
- £1.21 Million to enhancing the park's biodiversity and landscape improvements.

This amounts to a total programme of £12.1 Million.

4.2 The Adopted AAP has already made arrangements for prioritising community benefits and capital receipts from enabling development. In the event this report is endorsed further reports will be required to the Council's Capital Programme Board regarding the specific financing of the projects outlined in the Masterplan. This Masterplan itself demonstrates financial deliverability through use of enabling development, grant

funding and developer contributions. In respect of developer contributions, it is anticipated that about £6.5 Million will be required from the Plymouth Development Tariff (as replaced by the Community Infrastructure Levy in due course) over a 10 year period (beginning 2011-2012). This figure will be kept under review in the context of wider funding opportunities

- 4.2** This Delivery Plan sets out a sequence of enhancements which follow a logical progression in development, beginning first with establishing a new system of land drainage for the park and changes to its landform. In doing so the most substantial change is done first ensuring that the landscape can adequately drain and become stable. From this point all future enhancements will have a strong foundation and benefit greatly from this basic infrastructure. The Plan considers that enhancements to outdoor sports facilities should be delivered soonest given recent positive feedback from grant funding bodies (see Appendix 2).
- 4.3** However the Delivery Plan should only be considered as a guide, and may need to change its sequence and timing given the variable nature of current grant funding streams. The City Council will need to remain vigilant in order to capture future funding streams as the overall picture becomes clearer. One area in particular that will need to be explored is the opportunity for greater partnership with the community and use of voluntary organisations in helping to implement the Masterplan.

5.0 RESULTS OF CONSULTATION & CONCLUSION

5.1 The Draft Masterplan was made subject to public consultation over 6 weeks in October and November of last year, with a permanent exhibition of proposals within the Mayflower Centre in Central Park and 8 staffed events across the city. The public were asked to respond to 10 specific questions about the proposals and were given the opportunity to make general comment. Below is an overview of the results and Appendix 1 attached to this report sets out the detailed figures.

Proposal	Results (%)	
	Yes	No
New Events Field	71%	29%
Outdoor Sports Improvements	91%	9%
New Pay & Display Car Parking	66%	34%
Provision of New Cafe's	91%	9%
Competition Cycletrack	78%	22%
New Feature Park Spaces	82%	18%
New Hill & Gazebo	77%	23%
Outdoor Theatre	77%	23%
Improved Footpaths & Lighting	97%	3%
New Footpaths and Entrances	93%	7%

5.2 The Council received 181 responses to the consultation, a rate which is considered to be a good result for issues of this nature (the average return for a Local Development Framework AAP being 95).

5.3 The result of the consultation has returned an overwhelming support for all aspects of Draft Masterplan as can plainly be seen from the overview above. The most contentious issues and the ones most sensitive with the public and Ward Members were:

- The provision of a new Events Field on the site Plymouth Pools building (once demolished) to provide purpose built home for staging events in the park such as the regular Circus and Fair, but allowing for a wider range of events and greater revenue. The result was 71% in favour with 29% against.
- The proposal to provide Pay & Display Car Parking within future residential development at Pennycomequick, the object of this being to serve the new enhanced sports facilities in this part of the park. The result was 66% in favour with 34% against.

The consultation has provided an overwhelming mandate to progress with all aspects of the Masterplan, even those that were of concern to some respondents.

5.4 The master-planning process is now deemed complete and given the overwhelming scale of support for the proposals the Masterplan and Delivery plan are presented here as finalised documents needing no amendment from their draft stage, see Appendices 2 and 3.

5.5 Immediately following the Consultation the South West Design Review Panel of CABA (Campaign for Architecture & the Built Environment) invited the Council to present the Draft Masterplan. This was done and a written response was received on 23 December 2010. The Panel endorsed the six objectives developed by the City Council in conjunction with stakeholders and the public and gives its support to the Councils' primary vision for the park. The panel gave some useful observation in relation to the future implementation in particular how we might engage more with the voluntary sector capturing opportunities and how we might take a phased approach to its implementation (see their letter attached in Appendix 4).

6.0 NEXT STEPS

6.1 The City Council has expended a considerable amount of time and effort in the development of Central Park to get it to the point where delivery could begin.

6.2 The planning policy framework set out in the Central Park Area Action Plan has provided a clear overview within which the Masterplan for park improvements has been developed with overwhelming support from the local community and other key stakeholders.

6.3 The City Council is now in a position to proceed to the final completion of Central park following its first improvement made 83 years ago in 1928 following the Mawson Plan. This implementation needs to be undertaken with the greatest of care and quality to benefit the life of the entire city and in a manner that can fully engage local communities in the future of the park.

6.4 Taking the master plan forward will now require the creation of a dedicated project team to develop the necessary funding bids and to manage the programme of works over a considerable number of years. It is recommended that the creation of a Central Park Delivery Team be delegated to the Assistant Director of Development and

Regeneration (Planning Services) in consultation with the Portfolio Holders for Planning, Strategic Housing and Economic Development and the Portfolio Holder for Community Services in consultation with the relevant Directors.

APPENDIX 1: RESULTS OF THE PUBLIC CONSULTATION (18th October –26th November 2010).

We would like to know your views on the Draft Masterplan for environmental improvement of Central Park. Please complete the following questions. Looking in detail at the proposals (which are available to view in the supporting documents section) would you support the following:

1. A new Events Field on the site Plymouth Pools building (once demolished) to provide a new home for the Circus and Fair, providing a wider range of events held in the Park?

Yes	128	71%
No	53	29%
Total	181	100%

2. Improved outdoor sports pitches and providing new sports changing building as shown on the Plan?

Yes	162	91%
No	17	9%
Total	179	100%

3. A short stay pay and display car park to serve the expressed needs of outdoor sport users, provided in the planned new residential development at Pennycomequick at the south of the Park?

Yes	117	66%
No	61	34%
Total	178	100%

4. The provision of the two cafe's at the locations shown on the plan (located at the main children's playground and at the new lake) providing public toilets, shelter and refreshments to users of the Park?

Yes	164	91%
No	16	9%
Total	180	100%

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5. A purpose built closed loop competition cycle track (near Barn Park Road entrance) as shown on the Plan?

Yes	138	78%
No	40	22%
Total	178	100%

6. Enhancements to the feature space at the junction of the park's two main avenues as suggested?

Yes	144	82%
No	32	18%
Total	176	100%

7. A feature hill with viewing point and gazebo at the end of the avenue from Pounds House as shown on the Plan?

Yes	138	77%
No	41	23%
Total	179	100%

8. An outdoor theatre performance space located in Pounds House formal garden as indicated?

Yes	137	77%
No	42	23%
Total	179	100%

9. Measures to improve the condition of the Park's footpaths and lighting?

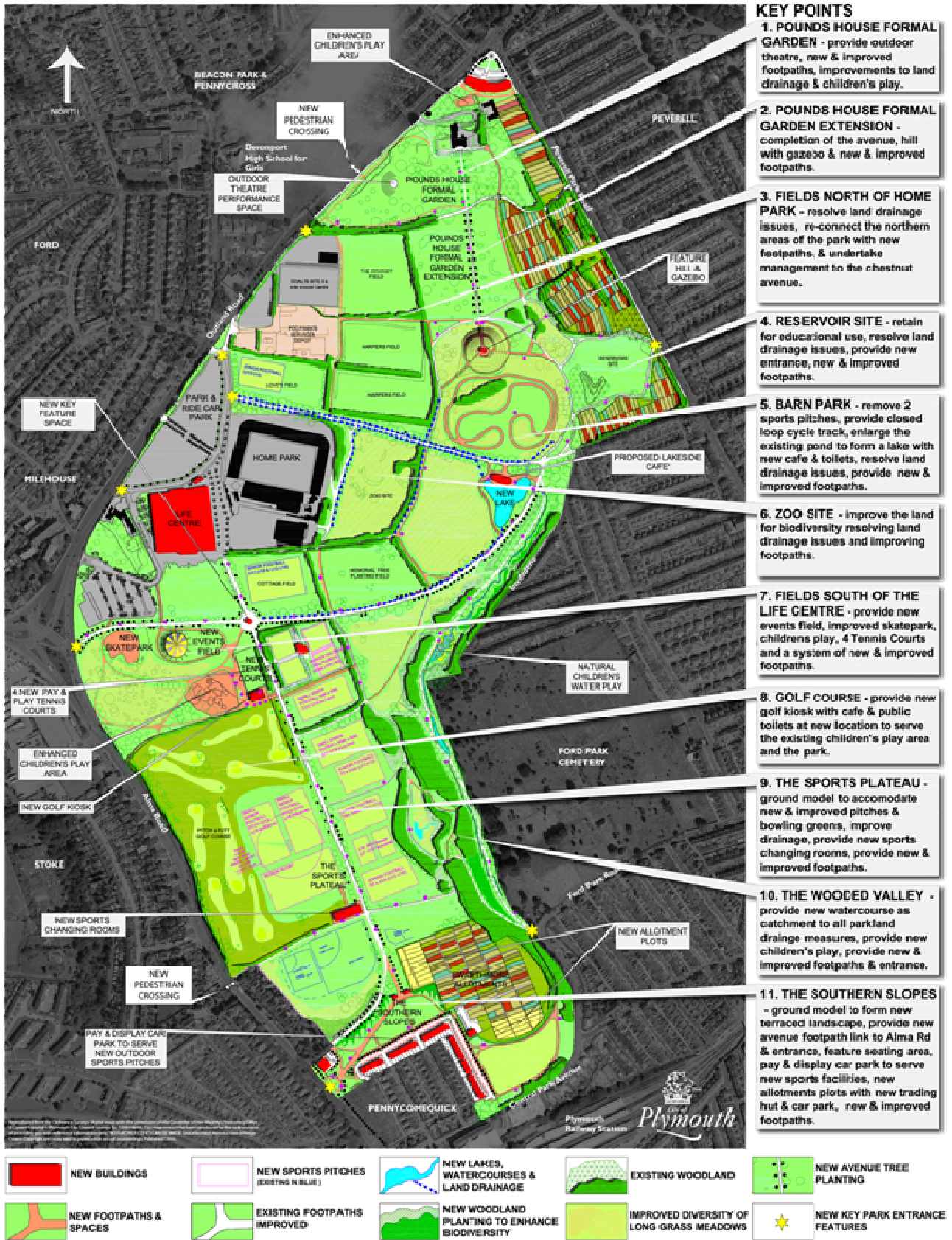
Yes	174	97%
No	6	3%
Total	180	100%

10. Plans to extend the network of existing footpaths to improve linkages with the existing and new facilities in the Park and to improve linkages with the surrounding communities?

Yes	166	93%
No	13	7%
Total	179	100%

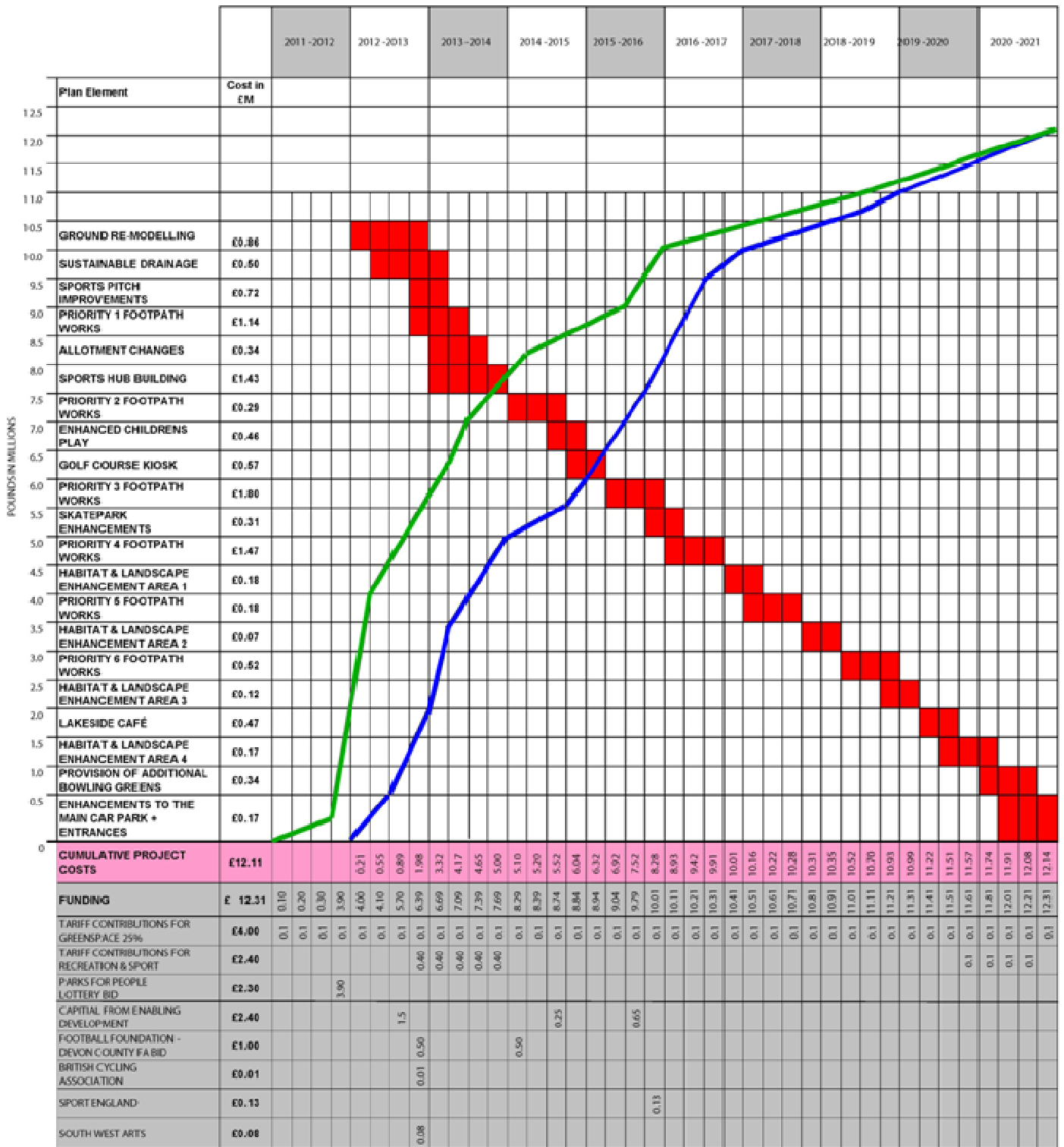
Total Number of Respondents = 181

APPENDIX 2: CENTRAL PARK MASTERPLAN OF ENVIRONMENTAL ENHANCEMENTS MARCH 2011 (Final Version for Adoption)



CENTRAL PARK ENVIRONMENTAL IMPROVEMENT MASTERPLAN - MARCH 2011

APPENDIX 3: CENTRAL PARK DELIVERY PLAN



APPENDIX 4: RESPONSE FROM THE CABE SOUTH WEST DESIGN REVIEW PANEL

23 December 2010

Richard Bara
Urban Planning Coordinator
Planning Services
Plymouth City Council
Armada Way
Plymouth
PL1 2AA

Dear Mr Bara

South West Design Review Panel
SWDRP 81 14 December 2010
Central Park Plymouth
Masterplan of Environmental Improvements
*Restricted circulation: this letter is not for publication**

Thank you for presenting this scheme to us. The review followed the SWDRP reviews of the Life Centre in early 2009 and CABE's recent review of the Home Park plans.

We were grateful for the chance to see the Council's proposals for Central Park which is of regional as well as local significance. In view of its size, range of facilities and quality of original design, it is in the first rank of city parks in the South West. Plymouth is fortunate to possess such an important park with its varied landscape, fine views and amenities. The Panel commends the Council for their desire to protect and enhance the Park.

The Panel recognises the enthusiasm of the masterplan team. We support the six objectives embodied in the masterplan and many of the draft enhancement proposals. What we'd like to do is offer some comments and suggestions that we hope will assist the next stages.

The Panel recommends that the Council signal their corporate commitment to the masterplan and that your team is given active inter-departmental support to facilitate implementation.

It is a good idea to recognize in the Park in some way the Park's primary function as envisaged in 1928 as a resource help to improve the health of Plymouth people. In fact, we'd like to see this fundamental aim developed into a vision for today that could provide an overarching theme for the entire masterplan. Health, as you acknowledge, is just as relevant now. We'd link it to well being.

We'd also encourage you to consider how the vision could embrace community involvement and be more ground-up: the community taking ownership and seeing the Park as a way for *them* help *their* health and well being (and less of a top-down municipal provision, however benignly intended). This is not a novel approach but currently we talk of the Big Society and localism and there could hardly be a better candidate than this community resource so close to densely-populated areas.

The masterplan would benefit from a stronger vision driving it; it needs to be more than a collection of ideas. We'd couple that with the suggestion that the eagerness of the masterplan team and consultees to arrest what is seen as a spiral of decline and the resourcefulness evident in the variety of funding streams envisaged should not lead to trying to do everything at once or even within a few years. The Park does not require to be transformed; and it needs to continue to serve its fundamental role as an open space for quiet enjoyment as well as sports and other activities. We advocate a careful, pragmatic, incremental and flexible approach with changes prioritised and phased, and changes allowed to bed down and succeed before others are added. Sometimes, less is more. For example, the lakeside café should be held back until the café near the golf course has become so successful that there is clear demand for a second café. And the number of kiosks and other buildings erected should be the least really necessary; others can always be added later. We'd also ask, incidentally, that for any new facilities there is a sound plan for who will run and maintain them.

The principle of a park that is easy to move through and to access is fine. The proposals to improve the number and quality of park entrances is welcome and we consider that diminishing the physical and psychological barriers imposed by the current design of the A386 Outland and Alma Roads and the large Milehouse Road junction is crucial to the future success of the Park. Ideally, the Park would not only be seen across and from the main roads but flow across them in places. We support completing the primary routes of the unfinished footpath system and developing a network of cycleways. The masterplan should ensure the Park plays its full part in encouraging active means of travel, especially connecting to the City centre and rail station.

Bearing these routes in mind and the likely use of them by pedestrians and cyclists, we'd like to be reassured that the main facilities relate logically to them: exploit good footfall where it exists. In fact, we lacked analysis of actual footfall etc and usage by groups, clubs and so on; there appeared to be a general impression rather than hard facts. Grouping facilities together where possible would be economical, with shared access and servicing; similarly, locating them near the perimeter where possible would be more economical too. Incidentally, one facility that *is* peripheral might better *not* be: locating a performance area near to the A386 does not seem wise acoustically.

We'd like to suggest that an artist is involved in the masterplan work not with a single work of art in mind but artistic input into an area or set of features such as gateways, lighting, seats or signs - and maybe too with a creative approach to food growing (allotments of course but elsewhere too) as part of the theme.

We'd favour greater provision for unsupervised play, particularly for young teenagers, that need not be dedicated area or physical fix but just an aspect to have in mind so that such activity can take place spontaneously.

The Panel notes that the masterplan is well founded in planning terms in that it follows on from the strategic planning framework established for the Park by the Local Development Framework and the adopted Area Action Plan for Central Park. The latter allows for some enabling development which has been agreed. It is vital that the masterplan enhancements are backed up by a strong commitment to safeguard the integrity of the Park and thus to resist temptations to take any substantial areas for extraneous purposes.

We hope our points are helpful and wish you well.

Yours sincerely

Timothy Cantell
Manager, South West Design Review Panel

cc GOSW
SWRDA