



# PRE-SUBMISSION MARCH 2017

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6. High quality street frontages and active ground floor uses.
7. A development which respects the site's heritage assets and context, as informed by a heritage character assessment to be undertaken for the proposal.



**4.73** This landmark project for the city will regenerate the North Hill / Tavistock Place cultural quarter, providing a high quality landmark and visitor destination, located between the University and College of Art. It will secure the future of the listed museum and library buildings and the former St Luke's Church, as well as create a high quality public space within Tavistock Place that will bring life to this part of the city. The new archive box will bring together the following major collections under one roof: the West Devon Record Office; the Local Studies Library Collection; the SW Film and Television Archive; the South West Image Bank and the Naval Heritage Collection from Devonport.

**4.74** The policy includes adjacent land on Tavistock Place / Chapel Street in order to deliver a more comprehensive regeneration outcome for the area taking advantage of its location in relation to Plymouth University and Plymouth College of Art. To help enable use of this part of the site for university / education purposes, student accommodation in the form of cluster flats is supported.

## Policy PLY19

### Central Park - Strategic Green Space Site

Central Park will be a premier park for the people of Plymouth. It will become an outstanding venue of regional and national significance for active recreation and formal sport, culture, art and the natural environment. As part of the growth of the city significant improvements will be delivered to enhance the recreational and sporting facilities as well as increasing the wildlife and community value of the park. This will ensure the park provides significant health and well-being benefits for communities, a vibrant and diverse hub for formal sport and recreational activities, and a space where people can access nature. This will be achieved by:

1. Creating a park with high quality, vibrant spaces that encourage a diversity of uses and is accessible to communities across Plymouth and beyond.
2. Enhancing existing and creating new sporting facilities that develop the park's role as a key sporting facility for the city and region whilst being sensitive to the park's natural and historic features.
3. Strengthening the links between the Life Centre and the sporting facilities within the park to deliver the highest quality sporting and recreational offer, catering for people of all abilities.
4. Protecting and enhancing the park's importance for wildlife and as a key green corridor. Ensuring that trees continue to have a key role in the park

landscape by delivering a strategic tree management and replacement programme.

5. Encouraging and expanding food growing opportunities within the park to complement the existing allotment provision.
6. Development of new high quality park facilities including cafés, performance space, children's play spaces, landscape features, public toilets and new entrance features to complement and add value to the attractiveness and use of the park.
7. Developing and implementing a strategic water management solution for the park that resolves historic flooding issues through innovative Sustainable Urban Drainage solutions including new water features that will be designed to add value to the park's landscape and deliver benefits for wildlife.
8. Protecting and enhancing the park's historic features integrating them sensitively into the enhancement plans and where applicable identifying uses for features that are complementary to the park's outcomes and ensure their long term sustainability.
9. Creating a well-connected park for pedestrians and cyclists that links to surrounding neighbourhoods and the City Centre encouraging active travel to and through the park.
10. Ensuring any developments around the periphery of the park are sensitive to the purpose of the park and the natural and built assets it contains.



**4.75** Central Park is a highly valued environmental asset for the people of Plymouth. The parkland was originally acquired in the late 1920s by the then Ministry of Health which at the time widely promoted the link between public health and recreation.

**4.76** The park design was originally conducted by Thomas Mawson and his family practice of landscape architects who were commissioned to conceive a design that would promote active recreation and sport. A comprehensive plan was drafted and approved in 1928. Many elements of the original design were never implemented. However in enhancing the park to meet the current and future needs of communities the theme of encouraging health and well-being through access to a high quality greenspace will be at the heart of the plans.

**4.77** The park already has some outstanding natural qualities and heritage features but there is a need to enhance many areas of the park.

**4.78** Sports and recreational facilities within the park require upgrading to deal with issues such as drainage, and new facilities developed to ensure the sport and recreational offer in the park is outstanding. Other facilities will also be developed within the park to complement its purpose, such as cafés and play areas. Any new facilities will be in-keeping with the purpose of the park and sensitive to its natural and heritage features.

**4.79** Currently access to and around the park is not of a sufficiently good quality to encourage people to ability to access the space and enjoy its benefits. This will be resolved through upgrades to the footpath network linked to enhanced entrance points into the park to enable better connections to the surrounding neighbourhoods. The park will need to integrate more fully with the city to deliver the maximum benefits and this will be achieved through better connections from areas such as the City Centre.

**4.80** The park forms part of a network of greenspaces that cross the city and out into the wider countryside and therefore performs an important role as a wildlife corridor and this function will be enhanced through the improvement works. As part of a series of 'Strategic Green Spaces' identified within and around the city, a pro-active enhancement of Central Park's function and facilities will be a priority element of the growth agenda.

## The Waterfront

### Policy PLY20

#### Managing and enhancing Plymouth's waterfront

Plymouth's waterfront will be renewed, enhanced and maintained as Plymouth's showcase and as a unique, sustainable and vibrant asset that drives the city's economic, cultural, social and environmental wellbeing. This will be achieved by:

1. Adopting an integrated coastal management approach that considers the land-sea planning interface, has regard for the range of activities in the coastal zone, gives priority to development that requires close proximity to the sea, improves connectivity, delivers community benefits, and protects and enhances the high quality marine environment and seascape. In the longer term, the City will work with the Marine Management Organisation and its Tamar Estuaries Consultative Forum partners to shape the South West Inshore Marine Plan to ensure it delivers integrated marine and terrestrial planning for Plymouth.
2. Improving key waterfront destinations, assets and opportunities, through a strategic approach which ensures that the waterfront's potential is fulfilled as the centrepiece of the Mayflower 400 celebrations, a regional visitor economy hub and a high quality place for the local community to enjoy. This includes:
  - i. Strengthening the role of The Barbican and Sutton Harbour as a unique and vibrant historic city quarter, with a focus on high quality mixed use and heritage-led regeneration, a prime location for the fishing industry as well as water based leisure and events, and high quality urban living and employment.
  - ii. Protecting and enhancing The Hoe's unique man-made and natural heritage and using development and public realm measures proactively to repair damaged environments, re-use historic buildings and enhance the overall enjoyment of the area by visitors and residents.