

The Development Sites and Policies Plan

Issue 5: Locks Heath and Portchester District Centres and other Retail Policies (DSP34 – DSP39)

Actions arising from hearing session

December 2014

DCD-23

Introduction

Chapter 5 of the Development Sites & Policies Plan is titled “Planning for Growth” in the Borough, and covers issues such as Employment, Retail and Housing. At the Development Sites & Policies Examination hearing session on Issue 5: Locks Heath and Portchester District Centres and other Retail Policies (DSP34 – DSP39), a number of pieces of work were requested by the Inspector and some additional work was offered by the Council to address the points raised at the hearing session. These are set out in this note.

Specifically, this note addresses the following;

1. Council to re-consider the purpose of the extending the boundary of Portchester District Centre, whether Policy DSP36 suitably meets these objectives and whether the extended boundary is suitably justified.
2. Council to re-consider the clarity of revised wording of paragraph 5.163.
3. Council to insert specific reference to Garden Centres in the Glossary under “main town centre uses”.

1. *Council to re-consider the purpose of the extending the boundary of Portchester District Centre, whether Policy DSP36 suitably meets these objectives and whether the extended boundary is suitably justified.*

1.1 The Council, through LP2, is seeking to extend the boundary of Portchester District Centre to allow for potential redevelopment opportunities, but also to incorporate any existing uses that contribute to the overall function of the Centre which currently fall outside the Centre boundary. To that end the Council sought to include the car park and lorry park to the south of the Centre, Castle Court, commercial units to the east of Castle Street, the Methodist Church, the Portchester Parish Hall and Assheton Court. At the hearing session on the District Centres, concerns were raised by participants about whether including all the proposed additional uses were justified, particularly the Methodist Church, the Parish Hall and Assheton Court.

1.2 Having reviewed the purpose of Policy DSP36, and Strategic Objective SO4 of the Core Strategy, the Council considers that elements of the revised boundary are potentially unnecessary. Residential properties, such as Assheton Court are not considered to be main town centre uses, and although there are examples of residential properties in the existing boundary there is little justification to extend the boundary to include more. The community facilities (Methodist Church and Parish Hall) are considered to contribute towards the function of the Centre, but they are already provided a degree of protection through Policy DSP52: Community Facilities and it is not, therefore, considered necessary to include them within the boundary of the Centre. However, to allow sufficient space to accommodate future growth, the boundary of the Centre is proposed to continue to include both the car park and lorry park to the south of the Centre, Castle Court, as well as retail and commercial premises on the eastern edge of the previous boundary.

1.3 The alternative revision of the boundary is shown in Appendix 1. Consequential

amendments to the supporting text of paragraph 5.164 are set out below, with new text underlined and deleted text ~~struck through~~:

The boundary of Portchester District Centre has been extended to include additional uses that currently form functional parts of the Centre, and to allow potential space for expansion. In line with Strategic Objective SO4 of the Core Strategy, proposals that will serve to enhance the district centre through promoting a mix of uses, including public space to enhance its social and economic focus will be supported. The commercial premises to the east of Castle Street, and Castle Court, ~~Portchester Methodist Church and Portchester Parish Hall~~ have been included alongside the car park and lorry park behind West Street. These buildings and spaces all contribute to the vitality of the Centre and add to the overall offer. This extended boundary is designed to allow for the appropriate expansion of the retail offer, and means the Centre is not overly restricted or confined and can accommodate future growth.

2. Council to re-consider the clarity of revised wording of paragraph 5.163.

- 2.1 The Council has revisited the wording of paragraph 5.163, which is in regard to retail needs and other considerations for Portchester District Centre. The Council proposes the modification to the paragraph as set out below, with new text underlined and deleted text ~~struck through~~. This is to provide further clarity on the parking provision required for new development and the requirement for any new development proposals to relate to the existing district centre.

The 2012 Retail Study concludes that “Portchester could accommodate a foodstore of around 800-900sq.m net through an increase in market share.” (GVA Retail Study 2012) The Council ~~should~~ will ensure that ~~sites~~ any new proposals are well integrated to the ~~town centre~~ existing District Centre in order to contribute to its vitality and viability. Given the physical restrictions to the north any future expansion of the Centre, or any new stores, are likely to be either through redevelopment within the West Street frontage, or south of West Street, to the area currently given over to surface car parking. There are two key elements that need to be considered as part of any redevelopment or extension to the Centre. ~~Firstly the levels of parking to be provided will need to reflect the current parking levels, but also the increase in demand that may come through the extension~~ Firstly any new proposals will be required to retain existing parking levels and provide additional parking to meet the requirements of the new development proposed. Secondly, any new retail units will need to be sited in a way that relates, and links to, the existing pedestrianized area to ensure that they become an integrated part of the Centre, as recommended in the 2012 Retail Study. Also, new development will need to take account of flood risk issues in accordance with the Technical Guidance to the National Planning Policy Framework.

3. Council to insert specific reference to Garden Centres in the Glossary under “Main Town Centre Uses”

- 3.1 At the hearings sessions, the Council agreed, for the purpose of clarity, to include a reference to Garden Centres into the definition of “*Main Town Centre Uses*” which is located within the glossary section in the Plan. Therefore the Council proposes the following glossary definition to the following, with new text underlined

and deleted text ~~struck through~~:

Main Town Centre Use: Retail development (including warehouse, clubs, garden centres, and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreational uses (including cinemas, restaurants, drive through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices, arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Appedix 1 : Proposed new boundary for Portchester District Centre

