Locks Heath District Centre Public Consultation

Why are we consulting?

Fareham Borough Council is consulting on options for future development at Locks Heath District Centre.

Locks Heath is an important centre but it is in need of investment. By expanding the District Centre, there is an opportunity to deliver new shops, including a new food store, improved public spaces and a new leisure centre with a swimming pool, library and community facilities.

How can you get involved?

The exhibition material explains the options and ideas for change at Locks Heath District Centre. Please fill out a feedback form to ensure your views are taken into account.

Information is available online at:- www.fareham.gov.uk/consultation.
Locks Heath District Centre Today

The plan below displays the layout at Locks Heath District Centre today.

The plan includes two new developments that have been granted planning permission but have not yet started – a drive through restaurant and additional shops next to Co-op.

On their own, these proposals would not be enough to generate the investment needed at Locks Heath to make the District Centre more attractive and sustainable and would not enable the development of a new leisure centre including a swimming pool and community facilities.

Why do we want to improve the District Centre?

- **Meeting strategic objectives in line with the Council’s Core Strategy 2011**: Expand the District Centre to meet retail needs and to deliver a swimming pool in the Western Wards, particularly in the light of additional housing and an increase in population.
- **Delivering a new swimming pool**: This would be part of a new leisure centre.
- **Improving food shopping**: Recent research reports that around 70% of money spent on food shopping by Locks Heath residents goes outside of the area to other centres.
- **Improving the facilities**: Aspects of the Centre are outdated and in need of investment, including public spaces, the library and community facilities.

Key

1. Skate Park
2. Existing Foodstore
3. Current Planning Permissions
4. Retail Offer
5. Community Centre and Library
6. Genesis Centre
What we want to achieve

Objectives

A series of objectives have been established to guide future development options for the District Centre:

- Increase the vitality of the centre, including existing businesses and facilities.
- Meet the shopping needs of the community.
- Provision of a leisure centre including a swimming pool, improved community facilities and library.
- Making the District Centre easier to use for pedestrians, cyclists and public transport users and providing improved parking.
- Minimise impact on the environment including open space and significant trees.
- Proposals should be achievable and consider the longer term future of the centre.

The Council’s draft Development Sites and Policies Plan, which is the subject of a separate exercise, provides for the expansion of the District Centre, in line with an agreed masterplan in order to better meet the needs of the surrounding area.

Options

In response to the objectives, a number of options have been identified for the future of the District Centre.

These all include the following:

- New food store.
- Leisure centre, including swimming pool, gym, multi purpose hall and outdoor games area.
- New library and new community facilities.
- New shops, including the potential for the building currently occupied by the Co-op to be remodelled to provide new shops.
- Extra car parking alongside improved walking and cycling links within the District Centre.
- The need for replacement open space.

The options are set out on the exhibition boards.
Overview of Option 1

Option 1 shows a new food store situated to the north of the building currently occupied by Co-op and a new car park on the existing open space. A new leisure centre including a swimming pool is shown in three possible locations, explored below.

The advantages of option 1 are that the new food store can use the existing delivery and servicing route and that is partly concealed by existing trees. The disadvantages are that it creates one large car park and that a limited number of trees will be lost due to the new food store.

<table>
<thead>
<tr>
<th>Option 1A: Leisure at east end of new car park</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Advantages</strong></td>
</tr>
<tr>
<td>■ New food store uses existing servicing route.</td>
</tr>
<tr>
<td>■ Leisure centre shares new car park.</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Option 1B: Leisure on existing car park next to petrol station</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Advantages</strong></td>
</tr>
<tr>
<td>■ New food store uses existing servicing route.</td>
</tr>
<tr>
<td>■ Leisure centre breaks up car parking.</td>
</tr>
<tr>
<td>■ Leisure centre encloses car park opposite current Co-op building.</td>
</tr>
</tbody>
</table>
## Locks Heath: Option 1

### Option 1C: leisure on the southern end of the existing car park

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>- New food store uses existing servicing route.</td>
<td>- One large car park created.</td>
</tr>
<tr>
<td>- Leisure centre closest to the District Centre Square, supporting trips to existing businesses.</td>
<td></td>
</tr>
</tbody>
</table>

**Key**
- 1. New Food Store
- 2. New Car Park
- 3. New Leisure Centre
- 4. Remodelled Co-op Building
- 5. Enhanced Public Spaces
- 6. New Shops

### Artists impression of future District Centre: Perspective of option 1C
Overview of Option 2

Option 2 shows a new food store situated on the existing open space, with the new car park to the north of the building currently occupied by Co-op. A new leisure centre including a swimming pool is shown in two possible locations.

The advantage of option 2 is that it breaks up the car parking. The disadvantages are that the new food store is closer to residential properties, that deliveries to the new food store would use the same route as cars, and that a limited number of trees would be lost due to the new car park.

Option 2A: Leisure on existing car park next to petrol station

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leisure centre, together with the new food store, enclose the car park opposite the building leased to Co-op.</td>
<td>New food store closer to residential properties.</td>
</tr>
<tr>
<td>Car parking is broken up.</td>
<td>Deliveries to the new food store would use the same route as cars.</td>
</tr>
<tr>
<td></td>
<td>May require cars to route behind the new leisure centre.</td>
</tr>
</tbody>
</table>

Option 2B: Leisure on the southern end of the existing car park

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leisure centre closest to the District Centre Square, supporting trips to existing businesses.</td>
<td>New food store closer to residential properties.</td>
</tr>
<tr>
<td>Car parking is broken up.</td>
<td>Deliveries to the new food store would use the same route as cars.</td>
</tr>
</tbody>
</table>
Overview of Option 3

Option 3 is a variation of Option 2 with the same location for the food store and the same alternative locations for the leisure centre. The advantages and disadvantages for each leisure centre location are also the same. However, this option also explores the possibility of raising the food store up and putting much of the associated car parking underneath.

Option 3A (top diagram) & 3B (bottom diagram): Raised food store with parking underneath

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less land required for parking.</td>
<td>More expensive, potentially reducing the viability and deliverability of the whole scheme.</td>
</tr>
<tr>
<td>Less impact on public open space.</td>
<td>Greater visual impact, particularly on surrounding residential properties.</td>
</tr>
</tbody>
</table>

The advantages of raising the food store up are that less land is required for parking and there would be less impact on public open space and trees. The disadvantages are that it would be more expensive and therefore affect the viability and deliverability of the overall development scheme including the leisure centre. Additionally this option would have a greater visual impact, particularly on surrounding residential properties.
What Happens Next?

12th November
Consultation period ends.

Winter 2012 / 2013
Fareham Borough Council consider consultations feedback. The Council’s Executive considers the adoption of a preferred masterplan.

Spring 2013 onwards
Planning application submitted within the framework of the adopted masterplan. There will be a further opportunity to comment at this stage.

How can you get involved?
This material explains the ideas and options for change at Locks Heath District Centre. We hope you will share your views with us in one of the following ways.

• Complete a response form at the exhibition on 25th and 26th October.
• Go online at fareham.gov.uk/consultation and complete the response form.
• Email us at planningpolicy@fareham.gov.uk.

The last date for responses is 12th November 2012.