

# City Centre Masterplan – Supplementary Planning Document

## Adoption Statement

### Town & Country Planning (Local Planning) (England) Regulations 2012

This statement has been prepared in accordance with Town and Country Planning (Local Development) (England) Regulations 2012 and gives notice that Portsmouth City Council formally adopted the City Centre Masterplan (supplementary planning document) on **7<sup>th</sup> January 2013**.

Any person who feels aggrieved by the decision of the council to adopt this masterplan may apply to the High Court for permission to apply for a judicial review of the decision to adopt the document.

Any challenge to this decision must be made on the grounds that the document has not been made in accordance with the Planning and Compulsory Purchase Act 2004 or alternatively that a requirement of the Act or associated Regulations have not been complied with.

Any such challenge must be made no later than 3 months after the date of adoption specified above.

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Public consultation on the draft masterplan took place between July and November 2012. Publicity and promotion was undertaken via the local media, local mailing lists and community groups (including neighbourhood forums), and at public meetings and open 'drop-in' sessions. The public meetings and open 'drop-in' exhibitions were held at various locations across the city to provide residents and other stakeholders with an opportunity to discuss the draft masterplan with council officers. Neighbourhood forums, residents' associations and community groups were offered a visit by council officers to discuss the proposals and consultation. A detailed list of events and meetings attended is set out in the consultation report.

Printed copies of the document were made available in the city's libraries, at the Civic Offices, Area Housing Offices and council run Community Centres. Copies of the document were also made available to purchase.

A leaflet summarising the document was distributed to all households in the city and was made available on the city council's website. A letter was also sent to all residential properties and businesses within the boundary of the masterplan notifying them of the document and where they could view it.

The content of the final version of the masterplan has been informed by the public consultation and discussions with landowners and other stakeholders. The consultation resulted in over 300 responses to the draft document. Full details of comments received and changes made to the masterplan are set out in the consultation report.

The masterplan was generally well received; very few respondents disagreed with the masterplan's overall aims and objectives. Many commented on the poor state of the current city centre and expressed a desire for things to be improved quickly. A number of respondents commented upon the vision for the masterplan stating it 'was not unique to Portsmouth', and 'was not innovative'. The vision has been amended to strengthen the aspirations for the city centre and to address these concerns (as set out in page 6 of the masterplan).

The issue which generated the largest volume of responses was the proposed changes to the road layout at the northern part of the city centre. Particular concern was raised about the possible closures of Wingfield Street and Church Street and its possible detrimental impact to local residents and others who use those routes as a means of getting around the city centre. As a result of these comments and further discussions with other landowners (including Centros) the design of road layout has been amended. The new road layout will allow Wingfield Street and Church Street to remain open (see pages 14 – 17 of the masterplan).

As a result of the changes to road proposals, the proposals for Site 1: Northern Quarter and Site 2: West of Commercial Road, have also changed slightly. These changes include deleting the development proposed on the site of the former ABC Cinema site and All Saints Car Park. Instead this area will be used for the new junction and for improving pedestrian and cycle access across to Morrisons and the Continental Ferry Port (also see pages 26 – 34 of the masterplan).

Site 3: Lake Road Corner has also been deleted as a 'development opportunity' as a result of the changes to the road layout and having regard to objections received from local residents (as detailed in the consultation report).

The consultation report also sets out the detailed comments received from other stakeholders, such as the Portsmouth Cycle Forum, Portsmouth Disability Forum and the University of Portsmouth. The changes that have been made to the masterplan, to address those comments, mainly relate to strengthening the importance placed on giving early consideration of cyclists and those with disabilities when the detailed design of the buildings and spaces / streets are drawn up. There have also been changes to the mix of uses which would be acceptable in the Guildhall area, to include, where appropriate, additional education / teaching facilities and student accommodation, to reflect the aspirations of the University.

The city centre masterplan, consultation report and Strategic Environmental Assessment & Sustainability Appraisal Screening Statement can all be viewed on the council's website ([www.portsmouth.gov.uk/living/8473.html](http://www.portsmouth.gov.uk/living/8473.html)) or at the Civic Offices, Guildhall Square during normal office hours (Monday-Thursday 8.30-17.00, and Friday 8.30-16.00).

If you have any queries about the masterplan, or you would like to purchase a paper copy of the document, please contact:

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