

## Events: Core Strategy Pre-Submission – Chapter 5 Christchurch and Highcliffe Centres

Contact Person ID	Contact Full Name	Contact Company / Organisation	ID	Number	Question 1 - Legally compliant	Question 2 - Sound	Question 3 - Positively Prepared	Question 3 - Justified	Question 3 - Effective	Question 3 - Consistent with national policy	Question 4	Question 5	Question 6	Question 7	Order	Filename
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS223</a>	5		No	No	No	No	No	Has factual errors and mistakes. Is not the most effective strategy to maintain the viability of the town centre. Does not reflect the guidance in the NPPF. Has not got the backing of all the stakeholders involved. Uses out of date information.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	201	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS224</a>	5.4		No	No	No	No	No	Bullet 1: Inaccurate. There is confusion in the use of the term 'town centre' - it has a formal definition in terms of boundary yet is used as a general term as well. Why is Farmile here? - it is not in the town centre. Include Bargates rather than Barrack Road. Bullet 2: Incomplete and does not seek to improve the quality of parking in the town centre (NPPF para 40). Add 'but car parks are too widely dispersed, which causes unnecessary visitor traffic flows.' Strategic requirements: No clear economic vision (NPPF para 21). Not based on adequate, up-to-date and relevant evidence (NPPF para 158). Does not take full account of the market and economic signals (NPPF para 158). Planning authority has not worked closely with the business community (NPPF para 160). The need for additional comparison retail space is unjustified. The figure used was that which was needed by 2016. The NLP 2008 warned to be cautious about any longer term projections. No study has been published on the needs to 2028. The NLP 2008 study was updated in 2011 which no longer supports this estimate of growth.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	205	
654026	Ms Bev Miller		<a href="#">CSPS608</a>	5.4	No	No					There is no mention or provision for a community hall/meeting place in Christchurch town centre, even though you say...'Strategic Requirements The Christchurch Strategic Housing Land Availability Assessment (2011) identifies potential for 251 new dwellings in the Town Centre by 2028. If there are to be more houses in the centre surely it is essential that there is also a community hall ? The present Druitt Hall the council, in their wisdom, want demolished after March 2013. This should be retained until there is sufficient money for a new hall. There is a need for in the region of 8,000sqm of additional comparison retail floorspace to 2028 in Christchurch town centre. (Joint Retail Study, 2008) I disagree with the above...Why is there a need for yet more shops ? This requirement needs explaining.		No, I do not wish to participate at the oral examination		205	
654660	Ms Anne Mason	Transition Town Christchurch	<a href="#">CSPS938</a>	5.4		No	No	No	No	Yes	Under Key Facts-- Environment, bullet point 4 There is sufficient provision of open space in the centre but enhancements are being undertaken to				205	<a href="#">2259130_0_1.pdf</a>

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											Druitt Gardens.ADD "but restoration of habitat bio-diversity is needed after the recent clearance of shrub understory and loss of insect- rich habitat"					
359437	Ms Gill Smith	Dorset County Council	<a href="#">CSPS2019</a>	5.4	Yes						As the Lead Local Flood Authority, Dorset County Council has responsibility to develop a strategy to tackle local flood risks and to ensure that other plans and policies accord with it. A number of references in the Core Strategy need updating and new ones included to ensure that it reflects the County Council's responsibilities in respect of flood risk management.	Para 5.4 Key Facts, Environment Last bullet – Reference to (zone 3a) should be (zone 3). Add to this bullet point "There are also areas of local flood risk (Dorset Surface Water Management Plan July 2011)"	No, I do not wish to participate at the oral examination		205	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS225</a>	5.5		No		No	No	No	Incomplete. Line 3: Marks and Spencer (Food) is incorrect; should be 'Marks & Spencer Simply Food' or just 'M&S Food'. 'Co-Op' is slang; the correct term is 'The Co-operative Food'. Where is the 'upper part' of the High Street?		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	207	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS226</a>	5.6		No		No	No	No	Inaccuarte: The level of supermarket expenditure outflow is not 'reasonable'. Replace 'reasonable' with 'significant'.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	208	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS227</a>	5.7		No		No	No	No	Incorrect terminology. Line 4 remove 'percieved as'.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	209	
654026	Ms Bev Miller		<a href="#">CSPS609</a>	5.7	Yes	No					'There is a low proportion of national multiples in the town centre and overall the retail offer is perceived as in need of enhancement'. .... I disagree, why does Christchurch need to be full of multi nationals...we then are exactly like any other town, Bournemouth included. Is it not better to encourage more small, independant businesses ? Visitors come to the town because it is (or they think it is) different with it's own character, why make it bland ?		No, I do not wish to participate at the oral examination		209	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS228</a>	5.8		No		No	No	No	Inaccurate. Not based on adequate, up-to-date and relevant evidence (NPPF para 158). Remove the statement 'the Bargates area of the town is much weaker' (in terms of its retail properity). This is not a factual statement. Bargates is just as viable as the rest of the town. Bullet 3 - There is no evidence to support the assertion that independent shops in the High Street may not be replaced. Vacant units in the High Street tend to get filled quite quickly. There are of course some longer term vacant units in Saxon Square and Wick Lane but there are good reasons for this.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	210	

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642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS229</a>	5.9		No		No	No	No	Incomplete. Add: 'and to meet the needs of inbound tourism.'		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	211	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS230</a>	5.10		No		No	No	No	No clear economic vision (NPPF para 21). Policy not flexible (NPPF para 21). Not based on adequate, up-to-date and relevant evidence (NPPF para 158). Does not take full account of the market and economic signals (NPPF para 158). The rationale here stems from a series of studies dating back to 2007 and published as the NLP Joint Retail Assessment in early 2008, as well as the now cancelled PPS6 and existing PPS4 guidance - both of which were issues at a time of unprecedented economic growth (boom). It has not taken account of the post 2008 economic situation, the impact of the Internet on comparison good shopping nor new thinking on the makeup of town centres. It is therefore not a reliable prediction of the need for retail floorspace.	Suggested rewording: 'There will be a demand for additional supermarket floorspace in Christchurch borough. There may be need for additional supermarket floorspace in the Town Centre, subject to the qualitative nature of the offering. Additional supermarket floorspace in the Primary Shopping Area may be advantageous to the prosperity of the area. There is no clear requirement for additional comparative goods retail capacity in the Town Centre for the foreseeable future, but this is subject to variation with the state of the economy and the housing situation. There is however, the requirement for larger shop units in the Primary Shopping Area which, if suitable development is secured, may increase the comparative goods retail capacity. When needed, additional retail floorspace capacity in the Town Centre will be sought during the development of the Lanes, Magistrates' Court or Police Station sites'.	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	212	
653852	Mrs Susan Newman-Crane		<a href="#">CSPS648</a>	5.10		No	Yes	Yes	Yes		The statement about no need for more supermarkets is not supported by current events in Christchurch.	The Magistrates' Court site must be confirmed, in accordance with the Planning Brief on it, as a site where a supermarket would not be permitted.	No, I do not wish to participate at the oral examination		212	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS232</a>	5.11		No		No	No	No	Incorrect terminology. Does not respond to local circumstances (NPPF para 10). Not creative; not plan led; not based on joint working (NPPF para 17). Policy not flexible (NPPF para 21). Please note that the term shopping 'core' is now deprecated. There is a Primary Shopping Area and Primary frontages or Secondary Frontages.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	213	

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											There is a real danger in using quantitative (20% or 30%) rather than a qualitative assessment of the impact of retail (A1) and 'non-retail' (non-A1) mix. Choosing just one global figure has been shown to be unworkable. There is confusion caused by the use of the term 'units' in this document. Conventionally, 'frontages' are used in such policies and are measured features rather than names of shops (which can expand or contract across frontages over time).					
653852	Mrs Susan Newman-Crane		<a href="#">CSPS588</a>	5.12	Yes	No		Yes			Druitt Gardens cannot now be described as 'a woodland garden' because most of the mature trees have been brutally uprooted, contrary to the management plan referred to of 2005 which was accepted by Christchurch Borough Council after extensive professional and local public consultation.	Remove the reference to The Druitt Gardens Planning, Design and Development Framework 2005 as this has not been followed and also remove the word 'woodland'.	No, I do not wish to participate at the oral examination		214	
654026	Ms Bev Miller		<a href="#">CSPS610</a>	5.12	No	No		Yes	Yes		Druitt Gardens has already been despoiled. Druitt Gardens cannot now be described as 'a woodland garden' because most of the mature trees have gone, contrary to the management plan referred to of 2005 which was accepted by Christchurch Borough Council after extensive professional and local public consultation. Remove the reference to The Druitt Gardens Planning, Design and Development Framework 2005 as this has not been followed and also remove the word 'woodland'. It is no longer a 'woodland' it is a municipal park.....		No, I do not wish to participate at the oral examination		214	
654660	Ms Anne Mason	Transition Town Christchurch	<a href="#">CSPS939</a>	5.12	No	No	No	No	No	No	Druitt Gardens needs habitat restoration and to connect with green corridor. " The Druitt Gardens Planning Design and Development Framework 2005 identified opportunities to create a new woodland garden and centrepiece for the town's cultural centre." The agreed plan should be implemented by returning the gardens to woodland. This is not currently a woodland garden and habitat restoration and planting of more native species is needed.				214	<a href="#">2259130_0_1.pdf</a>
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS233</a>	5.13	No		No	No	No	No	Does not improve conditions for or create jobs (NPPF para 9). No policy for expansion of knowledge driven / creative industries (NPPF para 21). Does not promote competitive town centres (NPPF para 23). Does not take full account of the market and economic signals (NPPF para 158). Office accomodation - this should be stressed as an opportunity and a key strategic aim. To say there is 'not a strong market' is twisting the facts - it has never been promoted as a place for offices to come and past strategy has said we would do nothing to	Add: 'There may be a requirement for additional ground floor offices and light industrial premises in and around the Town Centre, to provide greater opportunity for new small buisness units and employment (especially for knowledge based industries and crafts), and attract footfall into the Town Centre.'	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	215	

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											impact on the health of office accommodation in Bournemouth and Poole!					
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS257</a>	5.14		No		No	No	No	<p>No clear economic vision (NPPF para 21). Does not seek to improve the quality of parking in the town centre (NPPF para 40). Parking provision should not undermine the vitality of the town centre (NPPF para 40). Does not take full account of the market and economic signals (NPPF para 158). Planning authority has not worked closely with the business community (NPPF para 160). No reasonable prospect that the policy will be deliverable in a timely fashion (NPPF para 177).</p> <p>Bullet 5 - This document refers to the upgrade of Saxon Square, without any evidence that the owners plan to do so and without a definition of the requirements of any such upgrade. The current owners have no plans to redevelop the Square into the larger retail units that will attract multiples or supermarkets.</p> <p>Bullet 6 - Replace with: 'Historically, there is insufficient car parking in the town centre at key points in the year and car parking assets need consolidation and improvement by way of customer experience.'</p>		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	216	
360149	Mr John Urguhart		<a href="#">CSPS83</a>	Policy CH1	Yes	Yes	Yes	Yes	Yes	Yes					218	
647876	Mr Christopher Whitcher		<a href="#">CSPS119</a>	Policy CH1							As with the decision made about the future of Druitt Hall this complete leaflet is irrelevant as it appears to me that the final decision has been made. I also begrudge even more money wasted on this leaflet as with the rise in Councillors expenses "austerity"?				218	
647898	Mr Derek Beasley		<a href="#">CSPS110</a>	Policy CH1							Too vague.				218	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS258</a>	Policy CH1		No		No	No	No	<p>Incomplete. Not creative; not plan led; not based on joint working (NPPF para 17). Does not promote competitive town centres (NPPF para 23). Poor design (NPPF para 64). Not based on adequate, up-to-date and relevant evidence (NPPF para 158). Does not take full account of the market and economic signals (NPPF para 158). No reasonable prospect that the policy will be deliverable in a timely fashion (NPPF para 177).</p> <p>Change last line to read: ...'serving both residents and visitors to the town'.</p> <p>Clause 1 see previous comments on the need for additional floorspace.</p> <p>Clause needs rewording as above.</p> <p>The only way to attract national multiples to Saxon Square is to provide much larger units. There is little</p>		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	218	

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											<p>prospect of this happening. Statement is not supported by evidence or an agreed plan.</p> <p>Clause 3 - The vision of Church Street as an enclave of restaurants and cafes is undesirable - we would wish to see a mixed solution or retail and services (as it now is but was not in 2008) to draw customers widely across the town centre. This document should reflect how we want it to be not how it has happened to become.</p> <p>Clause 4 (Site not well connected to the town centre). Stony Lane should be relegated to / kept as an out of centre area, as retail developments there will jeopardise the real town centre. (Appeal Inspector's report on Morrisons). There is no need to expand the town centre to include Stony Lane as any potential retail growth can be accommodated in the existing centre.</p> <p>Let us get the definitions correct... The land between Bridge Street, Stony Lane South and the Civic Offices is 'out of centre' for retail purposes (it is not 'well connected') but 'edge of centre' for other main town centre uses (leisure, entertainment, offices, arts culture and tourism).</p> <p>The land bordering Stony Lane from the intersection with Bridge Street to the A35 roundabout is 'out of centre' (it has no main town centre uses).</p> <p>Clause 7 - replace with... 'There will be an emphasis on the promotion and provision of office space (other than Class A2) within the Town Centre and neighbouring Districts.</p> <p>There is a requirement for additional ground floor offices and light industrial premises (Class B1) in and around the Town Centre, to provide greater opportunity for new small business units and employment, and footfall into and around the Town Centre.'</p> <p>Clause 8 Bullet 1 - Saxon Square again, see previous comments.</p> <p>Clause 9 - Does not respond to local circumstances (NPPF para 10). Policy does not reduce greenhouse gas emissions (NPPF para 30). Does not incorporate charging facilities for low emission vehicles (NPPF para 35). Sites for future bypass not identified and protected (NPPF para 41).</p> <p>Replace with... 'The borough has a limited availability of highway, much of which is critical and at times reaching capacity. Measures will be sought to:</p> <ul style="list-style-type: none"> <li>Mainatain traffic flows along key routes at all times;</li> <li>Ensure that facilities for alternative forms of transport do not reduce the network capacity for all traffic;</li> <li>Provide charging points for electric vehicles at intervals across the borough;</li> <li>Ensure adequate off-highway parking capacity for</li> </ul>					

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											<p>new developments and changes to existing developments;                      Encourage more flexible public transport specifically adapted to the needs of the elderly;                      Adapt national guidance on measures for sustainable transport to be applicable to the projected demography of the borough;                      Where possible, subject to the above, prioritise the availability of routes for public transport vehicles.                      Christchurch Borough Council will, in conjunction with neighbouring local authorities and the relevant highway authorities, conduct:                      Studies to assess the viability and options for a rural link road through traffic away from the town centre;                      Necessary consultation with the public, landowners, National Park and other applicable agencies;                      Applicable public inquires;                      Potential funding options;                      such that a rural link road improvement scheme may be defined within the duration of this strategy.'                      Clause 10 does not seek to improve the quality of parking in the town centre (NPPF para 40). The statement on car parks needs to be more ambitious - for example, 'Car Parks in and around the Town Centre are too widely dispersed for efficient traffic management - the Council will review the car parking offering, to make it more attractive to customers and to realise the full potential of these assets'.                      It is believed the signage strategy is already implemented, so what else is necessary. Delete this sentence.                      New requirement of the NPPF - there is no mention of improving the communications infrastructure in the town. Incomplete.</p>					
650644	Mrs C M Williams		<a href="#">CSPS336</a>	Policy CH1							No. Unless the traffic situation is sorted out no-one will want to attempt to or make it into the town centre.				218	
360509	Miss Rose Freeman	The Theatres Trust	<a href="#">CSPS359</a>	Policy CH1	Yes	Yes					We support the document and find it to be Sound and are particularly pleased that the Regent Theatre and Barrington Theatre are acknowledged in Policies CH1 for Christchurch and FWP1 for Ferndown.		No, I do not wish to participate at the oral examination		218	
653603	Mr Malcolm Edmund Parsons		<a href="#">CSPS575</a>	Policy CH1		No			No		To be effective there will also need to be adequate car parking. Bear in mind the planned additional housing and the new economic vision.				218	
653852	Mrs Susan Newman-Crane		<a href="#">CSPS589</a>	Policy CH1								I support and note the reference to the town centre being the 'main focus for retail development'. Item 4: The Magistrates' Court Site: the Core Strategy refers	No, I do not wish to participate at the oral examination		218	

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												to this being part of 'The Town Centre Vision' but omits to mention it is also the subject of an adopted Planning Brief which ruled out a supermarket. I would like this Planning Brief included and confirmed.					
654026	Ms Bev Miller		<a href="#">CSPS611</a>	Policy CH1	Yes	No		Yes	Yes		<p>Too vague.</p> <p>' Residents of the Borough will continue to have access to a variety of community services and cultural facilities'.....what such as a town centre community hall ?</p> <p>' The following sites have been identified as strategic sites that will play a pivotal role in delivering the Town Centre Vision and Key Strategy. The Magistrates' Court Site. Saxon Square. The Lanes. Land between Bridge Street, Stony Lane South and the Civic Offices. Stony Lane.'</p> <p>Such as ? This is much too vague, what role will they play ? More shops ? or housing ? or what ?</p> <p>'Improvements to the linkage between the High Street and Bargates will be promoted in an effort to increase the flow of pedestrians between the shopping areas'..... how will this be achieved ?</p> <p>Too many vague points here.</p>		No, I do not wish to participate at the oral examination			218	
654456	Mr Elliot Marx		<a href="#">CSPS959</a>	Policy CH1							<p>2.' Residents of the Borough will continue to have access to a variety of community services and cultural facilities; important town centre uses (such as the Regent Centre, the Central Library) will be retained and where possible enhanced. There is a need to expand the health and fitness offer in the town centre. '</p> <p>A Town Centre Community Hall has an important use and should be retained. The Library will not perform the functions of a Community Hall.The library will have insufficient space for large community meetings or the range of activities currently catered for in Druitt Hall.</p> <ul style="list-style-type: none"> <li>• Continuity of a multi-use Town Centre Community Hall is essential to promote self reliance and resilience of the local community and fits with Strategy aims on Community Needs and town centre vitality.</li> <li>• Affordable meeting places are needed to allow members of the community to organise and help each other (as in 'Big Society' )</li> <li>• Planning policy should safeguard and increase opportunities for Christchurch residents to meet</li> </ul>					218	



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											<p>together locally for entertainment, learning and decision-making.</p> <ul style="list-style-type: none"> <li>• Strengthening communities is an important contributor to resilience.</li> <li>• Location just off the High Street with train, bus, cycle and pedestrian access contributes to the policy of the Christchurch town centre as top of the Christchurch town centre hierarchy (Policy KS6), and a focus of leisure, activities of the local economy ,entertainment, retail, community activities,</li> </ul> <p><b>NEW EVIDENCE:</b></p> <ul style="list-style-type: none"> <li>• CCP SURVEY OF Community Halls—Nov 2011 Shortage of space—especially in town centre. Druitt Hall has not been maintained and has refused new bookings since Feb 2012. Therefore there is an unmet need that could be catered for if refurbishment of Druitt Hall were carried out or if a new modest sized town centre community hall were built on that site.</li> <li>Other Halls due for demolition—e.g. Somerford, Priory</li> <li>• Word of mouth evidence and own experience show that meeting space is difficult to book, with many groups and organisations competing for time slots.</li> <li>• New Austerity means meeting places must be affordable--Library, too expensive, no seating space for meetings of over 40 people. Can't have activities such as fitness, archery, art workshops, local market and local food.</li> <li>• Druitt Hall's history as a town centre meeting place and social centre, its unique location-- set back from the High Street but only a few metres walk for those with mobility issues-- and its accessibility by numerous bus routes, makes it the perfect Mary Portas community asset! Continuity of a Community Hall on this site will add to the vibrancy of the High Street.</li> </ul>					
654660	Ms Anne Mason	Transition Town Christchurch	<a href="#">CSPS940</a>	Policy CH1	No	No	No	No	No	No	<p>2. Residents of the Borough will continue to have access to a variety of community services and cultural facilities; important town centre uses (such as the Regent Centre, the Central Library) will be retained and where possible enhanced. There is a need to expand the health and fitness offer in the town centre.</p> <p>To " important town centre uses such as the Regent Centre, the Central library " Add "Town Centre Community Hall"</p>				218	<a href="#">2259130_0_1.pdf</a>
654704	Mrs J E John		<a href="#">CSPS1049</a>	Policy CH1							<p>The vision of Christchurch development will always depend on putting right or improving the areas which are already difficult, congested or even already dangerous. That is the downfall of every Council -</p>				218	

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											vision can be a lot easier - but you have to tackle existing problems, not create possible new ones. Eg Druiitt Gardens has seen an improvement, pathways, a crossing at entrance to it etc but a path (pedestrian) leading to and from the adjacent car park (off Sopers Lane) is essential. Traffic (2 lanes) in and out do not mix well with school children, elderly, pushchairs etc. An accident waiting.					
654775	Mr David Monks		<a href="#">CSPS1012</a>	Policy CH1	No	No	Yes	No	No	No	<p>This is my letter which covers the need for a "Real Christchurch Bye Pass" before many of the proposed plans are implimented.</p> <p>The Planning Policy Team Christchurch Borough Council Civic Offices Bridge Street Christchurch BH23 1BR</p> <p>Dear Sir</p> <p>Transport – in Particular - Roads for Emergency Vehicles, Buses &amp; Private Vehicles.</p> <p>A Gridlocked Town Centre for want of a Real Bye Pass</p> <p>Core Strategy Pre-Submission Document Urban Extension - Additional Housing Core Strategy</p> <p>It is noted that any comments to this pre-submission document must be in by midnight 25th June 2012 and I am endeavouring to comply at this late stage but still find it hard to unveil all the current and archived facts of the case. There are many aspects I have an interest in but I shall restrict my comments to those of most importance to all residents of (and future viability of) Christchurch and the nearby towns that are also affected.</p> <p>Urban Extension - Additional Housing KS3 Says - 3020 new homes will be provided in Christchurch by 2028, including the 90+45 in Burton and 850 at Roeshot Hill. Assume that just for the latter 850 homes, each will have on average 2 cars, that's a further 1700 cars trying to get onto our already very crowded roads plus the extra buses that will be needed.</p> <p>CN1 In mentioning Roeshot Hill, the plan to move the allotments to north of the Railway against the plot holder's wishes is well out of order and Statutory Requirements.</p> <p>KS10 &amp; CH1 Christchurch Town Centre, often Gridlocked for want of a Real Bye Pass Local maps show A35 as a "Christchurch Bye Pass"!! It should be renamed "Somersford Bye Pass" as that is what it is. It must be the only Bye Pass in the world that ends in the middle of an ancient town</p>	See the letter in Q4 above	Yes, I wish to participate at the oral examination	There could be information available from previous attempts at providing a viable and effective REAL bye pass for Christchurch and I am willing to assist in achiveing an effective plan if mine needs amendment.	218	<a href="#">2255781_0_1.pdf</a>

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											<p>at the infamous Fountains Roundabout. Let us be honest for once; no amount of money spent on this roundabout can overcome the congestion. Summer warm weather, the air show, other special events, locals from further east are trying in-vain to get to Bournemouth or the airport. Not only from towns as far as Lymington and beyond but even all of London and towns between. Knowing that the spur Road A338 is always busy at these times, people think wrongly that they can miss all that by using the A35 through Christchurch.</p> <p>It is a known fact that there are insufficient and inadequate crossings of the River Avon South of Salisbury. More than 40 years ago plans were made for a Christchurch Relief Road. It is either cancelled or still pending!!! The only good crossings are the dual carriageways A31 at Ringwood and A35 at Christchurch and yet they cannot cope. The only other (single carriageways) are Avon Causeway and Bridge Street in the town and whereas these are useful, they can only be considered as a joke for moving volume traffic.</p> <p>At times of mass congestion on these roads, for those who live East of the River Avon, Heaven Help anyone who has a heart attack or a house fire, as emergency vehicles cannot get to you in time.</p> <p><b>BA2 A Real Christchurch Bye Pass</b></p> <p>Thankfully there is a solution and one that must be put in place ahead of any more housing and certainly long before 2028!! A new road must be built linking A35 (North of the railway and Roeshot Hill) and in an almost straight line to the Hurn village roundabout and on to Bournemouth International Airport. It should start with a two lane large roundabout on A35 in way of the entrance to the existing Pick-Your-Own farm. It should have no further access until the A338 Spur Road and have flyovers for the 3 road crossings including B3347 where it also crosses the River Avon. See the attached map. At Hurn and the adjacent Moors River there should likewise be a flyover and maybe access to the new road. Even without the new road, the Hurn roundabout and Moors River bridge are long overdue for a major widening and upgrade.</p> <p>Note: - Most town Bye Passes have to be of a circuitous nature with many curves. As this road is virtually straight, it is thankfully a very cost effective solution at 5.5 miles long.</p> <p>This scheme is of major importance to the whole of Dorset and Hampshire and that is why I have addressed it not just to Christchurch but also I have copied it to East Dorset &amp; New Forest District Councils and the Dorset County office. I am also</p>					

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											<p>copying it to our MP and to the Bournemouth Echo so the local people can know of my suggestion and have their say. I see that in March 2011, they ran an article "Battling for Christchurch bypass plan". Whereas it has great benefit potential for many, I can foresee objections for some, such as the people of Burton/Winkton and Hurn and also the land owners, especially Meyrick Estates.</p> <p>Of further interest, I see that in March 2009 the Echo also did an article "Christchurch residents urged to fight gravel extraction". I am not sure but I guess if this was to go ahead, I expect this would be north of the Railway Line on Meyrick Estate land. I also believe Meyrick own and wish to sell the land of the large field and the allotment at Roeshot Hill where the urban extension for 850 houses are to be built.</p> <p>Question: - If the gravel extraction scheme were to go ahead, would it be bang in the middle of the new road I am now proposing???</p> <p>I look forward to your acknowledgment and subsequent reply</p> <p>Yours sincerely</p> <p>Note: - The attached map showing the route of the new bye pass would not copy here but it has been delivered by hand and email</p>					
654989	Tanner & Tilley	Tanner & Tilley Planning Consultants	<a href="#">CSPS953</a>	Policy CH1	Yes	No	Yes	Yes	Yes	Yes	<p>It is considered that expansion of evening economy uses such as restaurants/cafés/pubs should not be restricted to the Secondary Shopping Core but can also play an important role in enhancing the vitality of the Primary Shopping Core, such as Saxon Square, making it a more vibrant place in the evening hours.</p>	<p>We suggest that the policy be amended as follows, "...3. Expansion of evening economy uses such as restaurants/cafés/pubs will be encouraged especially along Church Street, the High Street and in Saxon Square. This will enhance the vitality of the centre, making it a more vibrant place in the afternoon and evening hours...."</p>	No, I do not wish to participate at the oral examination		218	
655432	Mr Andy Davies		<a href="#">CSPS1018</a>	Policy CH1							Yes. Improve public transport				218	
655526	Mr Paul Morrison		<a href="#">CSPS1033</a>	Policy CH1							<p>Yes indeed.</p> <p>What a delightful picture on a glorious sunny day. The High Street and Saxon Square are looking good. Druitt Gardens have been transformed but have not lost their natural feel. Excellent work.</p>				218	
656664	Mr Glen Morrison		<a href="#">CSPS2454</a>	Policy CH1							<p>Retail development is top of the list to raise Christchurch town centre's extremely tired feel. Addressing the key reasons why many shops have had to close and remain closed needs to be resolved or the retail sector will always be challenged to remain effective no matter what new retail</p>				218	

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											development is envisaged for Christchurch town's future. Therefore get to the core of today's problems before effectively adding to them.					
510796	Mr Rollo Reid		<a href="#">CSPS2714</a>	Policy CH1							No. The town is killed off by traffic jams, expensive parking, too many supermarkets.				218	
656369	Mr Timothy Peter Cook	John Reid and Sons (Strucsteel) Ltd	<a href="#">CSPS2760</a>	Policy CH1							Traffic congestion is a big put off. Access by car, parking in the town centre should be cheap, easy and a pleasant experience. More people, more customers for local businesses would be good for local economy.				218	
656542	Mrs Deidre Harding		<a href="#">CSPS2834</a>	Policy CH1							Christchurch is swamped with coffee and tea outlets. You need to attract other business to make Christchurch a shopping attraction. We do not need any more food superstores.				218	
656567	Mr Michael D Chappell		<a href="#">CSPS2854</a>	Policy CH1							Empty units need to be utilised and more catering outlets should be provided for tourists and locals.				218	
359478	Mr Rohan Torkildsen	English Heritage	<a href="#">CSPS2734</a>	Policy CH1							Support				218	
660514	Mr Denis Burton		<a href="#">CSPS2845</a>	Policy CH1							Responded to a consultation that was distributed by Christchurch UKIP which referred to a previous stage of consultation and options that are no longer relevant. It also included an additional option (5) relating the North Christchurch Urban Extension that included the following points: <ul style="list-style-type: none"> <li>• No destruction of Green Belt;</li> <li>• No increase of traffic;</li> <li>• Small scale affordable housing on existing Brownfield sites.</li> </ul> The respondent has indicated support for this option (5).				218	
660520	C Hewlett		<a href="#">CSPS2856</a>	Policy CH1							Responded to a consultation that was distributed by Christchurch UKIP which referred to a previous stage of consultation and options that are no longer relevant. It also included an additional option (5) relating the North Christchurch Urban Extension that included the following points: <ul style="list-style-type: none"> <li>• No destruction of Green Belt;</li> <li>• No increase of traffic;</li> <li>• Small scale affordable housing on existing Brownfield sites.</li> </ul> The respondent has indicated support for this option (5).				218	
660524	K Shefford		<a href="#">CSPS2864</a>	Policy CH1							Responded to a consultation that was distributed by Christchurch UKIP which referred to a previous stage of consultation and options that are no longer relevant. It also included an additional option (5) relating the North Christchurch Urban Extension that				218	

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											included the following points: <ul style="list-style-type: none"> <li>• No destruction of Green Belt;</li> <li>• No increase of traffic;</li> <li>• Small scale affordable housing on existing Brownfield sites.</li> </ul> The respondent has indicated support for this option (5).					
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2921</a>	Policy CH1	Yes	No		No		No	The Co-op supports the vision for Christchurch town centre within Policy CH1 and also the 10 actions/strategies listed. It is considered that CH1 provides a strong and realistic vision for the town centre and contains a number of elements which will improve its health.		Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	218	
360509	Miss Rose Freeman	The Theatres Trust	<a href="#">CSPS3477</a>	Policy CH1	Yes	Yes					We support the document and find it to be Sound and are particularly pleased that the Regent Theatre and Barrington Theatre are acknowledged in policies CH1 for Christchurch and FWP1 for Ferndown. We have a comment for Policy LN6 for general community facilities and services. Although there are examples of community facilities within Policy LN6, we suggest that as there is no Glossary to explain the term 'community facilities' that para.15.23 (or an additional paragraph) includes a full description for clarity such as community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.		No, I do not wish to participate at the oral examination		218	
654775	Mr David Monks		<a href="#">CSPS3474</a>	Policy CH1							KS10 & CH1 Christchurch Town Centre, often Gridlocked for want of a Real Bye Pass Local maps show A35 as a "Christchurch Bye Pass"!! It should be renamed "Somerset Bye Pass" as that is what it is. It must be the only Bye Pass in the world that ends in the middle an ancient town at the infamous Fountains Roundabout. Let us be honest for once; no amount of money spent on this roundabout can overcome the congestion. Summer warm weather, the air show, other special events, locals from further east are trying in vain to get to Bournemouth or the airport. Not only from towns as far as Lymington and beyond but even all of London and towns between. Knowing that the spur Road A338 is always busy at these times, people think wrongly that they can miss all that by using the A35 through Christchurch. It is a known fact that there are insufficient and inadequate crossings of the River Avon South of Salisbury. More than 40 years ago plans were made for a Christchurch Relief Road. It is either cancelled or still pending !!! The only good crossings are the dual carriageways A31 at Ringwood and A35 at				218	

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											<p>Christchurch and yet they cannot cope. The only other (single carriageways) are Avon Causeway and Bridge Street in the town and whereas these are useful, they can only be considered as a joke for moving volume traffic.</p> <p>At times of mass congestion on these roads, for those who live East of the River Avon, Heaven Help anyone who has a heart attack or a house fire, as emergency vehicles cannot get to you in time.</p>					
662668	Mr & Mrs Alan & Catharine Atkins		<a href="#">CSPS3396</a>	Policy CH1							<p>I am writing on behalf of the Friends of Druitt Hall and up to 2000 signatories for the recent petition to request that the current Druitt Hall be retained in the Strategic plan as a community centre. It is noted that under Policy CH1, paragraph 5, that Developer Contributions will be obtained for the purpose of enhancing community facilities in the town centre, but I am requesting that these, ground floor (so suitable for the elderly) facilities be in place before the current Druitt Hall is removed. It is felt that the existing hall should be retained since there are no funds, we understand, at present to build a new community Druitt Hall.</p> <p>So as to ensure the current hall is viable, we would like the proposed demolition to be lifted and for the Council to resume taking new bookings.</p>				218	
663588	Mr Roger Street	Christchurch Conservation Trust	<a href="#">CSPS3743</a>	Policy CH1							<p>5. POLICY CH1 Objective 7 (page 24) states that the main town centres of Christchurch, Wimborne, Ferndown and Verwood will be the focus for commercial, retail and community facilities. At page 21 in the last sentence of the Core Strategy vision, we note the statement that "The provision of a new community facility in Christchurch Town Centre will be supported". At item5 (page 49) of the Christchurch Town Centre Vision it is stated that "Developer contributions will be obtained for the purpose of enhancing community facilities in the Town Centre". With the impending demolition of Druitt Hall, the town centre community centre, in March 2013, it must be a priority for the Council, along with Developer Contributions to fund a replacement community centre. CCT requests a clear statement and commitment in the Christchurch Town Centre Vision for a new community centre to replace Druitt Hall.</p> <p>Of significant concern to residents of Central Christchurch is the declaration in the Strategic Flood Risk Assessment for Christchurch (2009) of areas of high flood risk in Bridge Street, Castle Street, Wick Lane, St Margarets, and Stour Road. Maps of flood risk are displayed as flood risk, calculated in the absence of any flood defences, and have been used</p>				218	

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											by house insurers to vastly increase premiums, and in some cases refusing to continue to offer house insurance. Of course, there are flood defences at these localities, some built at high expense only thirteen years ago. On a commonsense basis these defences must mitigate against flooding. This presumption of serious flood risk is continued in this Core Strategy submission where, under key facts on the Environment (page 46), it is stated that parts of the town centre are affected by high flood risk. CCT requests that appropriate technical qualification is added to this statement in order to avoid many houses in Central Christchurch being blighted because of an inability to obtain flood risk insurance, or mortgages to purchase property.					
664634	C Benham		<a href="#">CSPS3842</a>	Policy CH1		Yes					Providing further support to the strengthening of Christchurch's strategic role, Policy CH1 seeks to allocate the Magistrate's Court site as a strategic site that will play a pivotal role in delivering the Town Centre Vision and Key Strategy. The Magistrates Court site presents a unique opportunity to enhance the retail offer of the town centre and improve its vitality and viability. It's identification in Policy CH1 is therefore considered sound.				218	<a href="#">2267824_0_1.pdf</a> <a href="#">2267825_0_1.pdf</a> <a href="#">2267823_0_1.pdf</a> <a href="#">2267822_0_1.pdf</a>
670146	Peter Williams	Amicitia Partnership	<a href="#">CSPS3977</a>	Policy CH1							See attachments				218	<a href="#">2287716_0_1.pdf</a>
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS259</a>	5.16		No		No	No	No	Incorrect terminology. Incomplete. Site not well connected to the town centre (NPPF para 24). As stated in Policy CH1, Clause 4, Stony Lane and the land between Bridge Street, Stony Lane South and the Civic Offices are 'out of centre'. Reword 5.16 to say: Delivery of... including the Magistrates Court site, Saxon Square, the Lanes and the out of centres sites at Stony Lane and ....Civic Offices. Please note 'the Chamber of Trade' should read 'Christchurch Chamber of Trade and Commerce'.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	220	
654026	Ms Bev Miller		<a href="#">CSPS612</a>	5.16	No	No		Yes	Yes		The Magistrates' Court Site: the Core Strategy refers to this being part of 'The Town Centre Vision' but omits to mention it is also the subject of an adopted Planning Brief which ruled out a supermarket. This Planning Brief should be included and confirmed.		No, I do not wish to participate at the oral examination		220	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS260</a>	5.18		No		No	No	No	Does not improve conditions for or create jobs (NPPF Para 9). Does not promote competitive town centres (NPPF para 23). Site not well connected to the town centre (NPPF para 24). Not based on adequate, up-to-date and relevant evidence (NPPF para 158).		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	222	



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											<p>Some definitions:                      Town Centre - defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.                      PPS4 practice guidance (still extant).                      The 'centre' for retail development is defined by as the primary shopping area (PSA). Key considerations will be the extent of existing primary frontages, as defined by prime rental levels, and / or pedestrian flows.                      To ensure that such uses are able to benefit from the centre's accessibility by alternative means of transport (and facilitate linked trips), it is important to ensure the town centre boundary is not drawn too widely.                      Considerations include... the level of 'functional linkage' and the propensity of shoppers or other users to walk between developments.                      We strongly object to widening the definition of the town centre to include Stony Lane. This could have undesirable consequences, retail development there is a threat to the viability of the town centre and it is not necessary to be able to cater for possible retail growth.                      In terms of the above guidance, Stony Lane is not well connected to the PSA, there is a large distance between the two, most of which does not have town centre uses nor contiguous frontages. There is no evidence that shoppers will regularly walk between the two areas.                      As paragraph 5.20 still implies, "Town Bridge offers a natural geographic end to the town centre". Stony Lane should be for out-of-centre services and the retail of bulky items.                      Note also that Stony Lane is in the Purewell ward not the Town Centre!</p>					
653852	Mrs Susan Newman-Crane		<a href="#">CSPS649</a>	Policy CH 2		No	Yes	Yes	Yes		The boundary is too tightly drawn (see comments on Map 5.2).	The town centre includes the Wickfield area, and east of Sopers Lane as far as the railway line.	No, I do not wish to participate at the oral examination		223	
654026	Ms Bev Miller		<a href="#">CSPS613</a>	Policy CH 2	Yes	Yes					Could the provision of a town centre community hall be included ?		No, I do not wish to participate at the oral examination		223	
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2919</a>	Policy CH 2	Yes	No		No		No	Policy CH2 outlines the town centre boundary for Christchurch town centre and the Co-op objects to the geographical extent of the area shown on Map 5.2. The area bounded by the red line on Map 5.2 is far too wide and encompasses land which has no relationship with the town centre. We believe that the	We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main	Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	223	

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											town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on these sites. We have less of a forceful objection to the defined primary and secondary shopping frontages and the primary shopping area on Map 5.3, however these are also drawn too widely particularly around the edges of the centre around Castle Street and the northern part of Bargates.	town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on these sites.					
663588	Mr Roger Street	Christchurch Conservation Trust	<a href="#">CSPS3741</a>	Policy CH 2							4. POLICY CH2 and CH3 CCT opposes the proposal to remove Church Street and Wick Lane from the designation of primary to secondary core in order to allow more flexibility for restaurants and cafes in this part of the town centre. Currently there are eight restaurants and cafes in this area, further additions would mean over-saturation. If some restaurants and cafes are to be excluded from the primary zone, and the total for non-retail uses is increased from 20% to 30% in the new primary zone, this could result in a possible 40 % food and drinks outlets in the Town Centre. If one adds in the secondary core of Castle Street, where there is a major hotel and function room at the Kings Hotel plus a further two restaurant and two small cafes, Christchurch Town Centre is already very well serviced with restaurants and cafes. There is in our submission absolutely no need to raise the existing planning threshold of 20% or to rezone Church Street and Wick Lane as secondary core. On page 48, under the heading of achieving the vision for Christchurch Town Centre, it is stated at item 3 that "Expansion of the evening economy, uses such as restaurants/cafes/ pubs will be encouraged especially along Church Street". Currently there are a total of twenty-one shops in Church Street of which seven are restaurants or cafes. Two of these restaurants have large areas, in the case of Soho equivalent to three normal shop fronts, while Splinters Restaurant has the equivalent of two shop fronts. This is increased by a further large restaurant when one includes the recently opened Pizza Express on the corner of Wick Lane (Map 5.3 on page 52 places this large restaurant in the secondary core). There is at present only one vacant shop in this area. CCT invites comparison of the above statement of expanding the number of restaurants/pubs/cafes with					223	

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											<p>the comments at page 47, 5.9 where it is stated that “It is vital the town centre maintains and improves its customer base, by providing an appropriate range of shops and services that are capable of meeting the day to day needs of residents within the town and its catchment area”. There is an inconsistency here if shops capable of meeting day to day needs become restaurants and cafes. As stated above, CCT considers that there is already an over-provision of food and drink premises in the town centre to serve the evening economy and accordingly cannot support policies CH1, CH2 and CH3 on this point. The continued increase in food and drink outlets can only be at the expense of shops which are “capable of meeting the day to day needs of residents”. CCT is concerned that there is no mention of the increasing problem of illegal car parking, late night noise and litter associated with the growth of food and drink takeaway outlets in the Town Centre. CCT understands that it is now Council planning policy to allow any class A3 outlet to serve takeaway food . If this is the case it should be clearly stated in Policies CH1, 2 and 3. CCT considers that the growth in food takeaway outlets, particularly in the High Street, should be discouraged.</p> <p>At 5.10 (page 47) there is a statement that” The 2008 Retail study suggests that Christchurch Town Centre does not have a requirement for new supermarkets”. At the special Planning Control Committee meeting held on 14th June 2010 to consider planning applications for three new supermarkets, it was revealed that plans are in train for a large supermarket to be built on the Magistrates Court site at the junction of Barrack Road and Bargates, and that a planning application is anticipated later this year. There is no mention of such a proposal in the Core Strategy document. CCT also recalls that the November 2003 planning brief for the Magistrates Court site states that the Council would not support proposals for single food retail uses at this site. Likewise, in the adopted Magistrates Court development brief of 2007 there is a statement that “unrestricted retail development in the Bargates area, such as a large supermarket, will not be allowed as this could create a new magnet and divert trade and investment away from the High Street area”. CCT believes that it is imperative that a clear policy statement be made in this core strategy document with respect to any new supermarket on the Magistrates Court site. CCT opposes the concept of such a supermarket on this site and considers that, with the recent granting of outline planning permission for a new supermarket at the Bailey</p>					

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											Bridge site in West Christchurch, this town will have a more than adequate provision.					
664634	C Benham		<a href="#">CSPS3843</a>	Policy CH 2	No				Yes		<p>In terms of the Town Centre Boundary (TCB) (Policy CH2), Christchurch appears to have a dispersed town centre and we support the proposal to define it. However, national policy encourages TCBs to be drawn tightly to the main town centre areas and so in its current form, the TCB does not conform to national policy.</p>	<p>The boundary includes large areas of residential development to the north and south west. The boundary should not include these residential areas and should be drawn much closer to core shopping areas. In our view, the town centre boundary should much more closely reflect the central commercial areas of the town's centre. The Magistrates Court site should continue to be included within the TCB.</p> <p>It is understood that the TCB includes sites to the east of Bridge Street (including Stony Lane and land around the civic offices) to help facilitate the regeneration of those sites in due course, preferably for town centre uses. However, the existing uses of these sites does not give the impression that they are within the town centre and the areas feels physically divorced from the town centre by the river. Indeed the Primary Shopping Area (PSA) terminates at the west side of the bridge which confirms this change in character. The TCB should not go beyond the bridge and should reflect the PSA. This notwithstanding, we support the redevelopment of the area to the east of the Bridge but suggest that site specific policies are prepared for these sites. This would provide the comfort that developers need to bring forward schemes while maintaining the integrity of a more focussed town centre. Such an approach would accord with national policy.</p>			223	<a href="#">2267823_0_1.pdf</a> <a href="#">2267822_0_1.pdf</a> <a href="#">2267824_0_1.pdf</a> <a href="#">2267825_0_1.pdf</a>

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642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS261</a>	5.19		No		No	No	No	Incorrect terminology. Replace 'shopping cores' with 'frontages'.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	225	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS262</a>	5.20		No		No	No	No	Not creative; not plan led; not based on joint working (NPPF para 17). No clear economic vision (NPPF para 21). Policy not flexible (NPPF para 21). Poor design (NPPF para 64). Does not take full account of the market and economic signals (NPPF para 158). Planning authority has not worked closely with the business community (NPPF para 160). This paragraph seeks to make a significant change to the town centre. It seeks to change the definition of Church Street and Wick Lane to permit it to become an enclave of restaurants and cafes. The business community wish to see these areas remain as primary frontages to encourage the same level as mixed use as in the rest of the town. We wish to see Wick Lane develop as a vibrant area not to become a rundown side street. We therefore object strongly to this proposed change, for which we can see no justification. Any policy aimed at improving the 'evening economy' must be based around the whole of the centre. Secondly, the adoption of a single figure (e.g. 30%) for non-retail uses across the whole area is not conducive to achieving the desired planning outcome and will become as irrelevant as the 20% policy adopted in 2001. We recommend having different figures for defined frontages to clearly set out what will be allowed (see NPPF).	Recommended rewording: 'Within the Town Centre, the defined Primary Shopping Area will include the Primary Frontages of the High Street, Saxon Square, Pound Lane, Church Street, Wick Lane (to Silver Street) and Castle Street (to Town Bridge). It also includes any future retail development at the Lanes site. The extent of non-retail development permitted will be different in some areas of Primary Frontage so as to maintain and develop the character of individual areas. Bargates, from the Bypass car park (Waitrose) to the railway bridge, including any future development on land currently occupied by the Magistrates Court and the Police Station sites, is defined as a Secondary Frontage.'	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	226	
654660	Ms Anne Mason	Transition Town Christchurch	<a href="#">CSPS942</a>	5.20		Yes	Yes	Yes	Yes	Yes	Transition Town Christchurch welcomes a relaxation of the limit to non-retail uses. A mix of uses will encourage vitality and community resilience. (See Mary Portas Review)				226	<a href="#">2259130_0_1.pdf</a>
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS263</a>	5.21		No		No	No	No	Not relevant. Delete this paragraph.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	227	
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2917</a>	Policy CH 3	Yes	No		No		No	Policy CH2 outlines the town centre boundary for Christchurch town centre and the Co-op objects to the geographical extent of the area shown on Map 5.2. The area bounded by the red line on Map 5.2 is far too wide and encompasses land which has no relationship with the town centre. We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on	We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be	Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	228	

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											these sites. We have less of a forceful objection to the defined primary and secondary shopping frontages and the primary shopping area on Map 5.3, however these are also drawn too widely particularly around the edges of the centre around Castle Street and the northern part of Bargates.	promoted on these sites.				
663588	Mr Roger Street	Christchurch Conservation Trust	<a href="#">CSPS3742</a>	Policy CH 3							4. POLICY CH2 and CH3 CCT opposes the proposal to remove Church Street and Wick Lane from the designation of primary to secondary core in order to allow more flexibility for restaurants and cafes in this part of the town centre. Currently there are eight restaurants and cafes in this area, further additions would mean over-saturation. If some restaurants and cafes are to be excluded from the primary zone, and the total for non-retail uses is increased from 20% to 30% in the new primary zone, this could result in a possible 40 % food and drinks outlets in the Town Centre. If one adds in the secondary core of Castle Street, where there is a major hotel and function room at the Kings Hotel plus a further two restaurant and two small cafes, Christchurch Town Centre is already very well serviced with restaurants and cafes. There is in our submission absolutely no need to raise the existing planning threshold of 20% or to rezone Church Street and Wick Lane as secondary core. On page 48, under the heading of achieving the vision for Christchurch Town Centre, it is stated at item 3 that "Expansion of the evening economy, uses such as restaurants/cafes/ pubs will be encouraged especially along Church Street". Currently there are a total of twenty-one shops in Church Street of which seven are restaurants or cafes. Two of these restaurants have large areas, in the case of Soho equivalent to three normal shop fronts, while Splinters Restaurant has the equivalent of two shop fronts. This is increased by a further large restaurant when one includes the recently opened Pizza Express on the corner of Wick Lane (Map 5.3 on page 52 places this large restaurant in the secondary core). There is at present only one vacant shop in this area. CCT invites comparison of the above statement of expanding the number of restaurants/pubs/cafes with the comments at page 47, 5.9 where it is stated that "It is vital the town centre maintains and improves its customer base, by providing an appropriate range of shops and services that are capable of meeting the day to day needs of residents within the town and its catchment area". There is an inconsistency here if shops capable of meeting day to day needs become					

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											<p>restaurants and cafes. As stated above, CCT considers that there is already an over-provision of food and drink premises in the town centre to serve the evening economy and accordingly cannot support policies CH1, CH2 and CH3 on this point. The continued increase in food and drink outlets can only be at the expense of shops which are “capable of meeting the day to day needs of residents”. CCT is concerned that there is no mention of the increasing problem of illegal car parking, late night noise and litter associated with the growth of food and drink takeaway outlets in the Town Centre. CCT understands that it is now Council planning policy to allow any class A3 outlet to serve takeaway food . If this is the case it should be clearly stated in Policies CH1, 2 and 3. CCT considers that the growth in food takeaway outlets, particularly in the High Street, should be discouraged.</p> <p>At 5.10 (page 47) there is a statement that” The 2008 Retail study suggests that Christchurch Town Centre does not have a requirement for new supermarkets”. At the special Planning Control Committee meeting held on 14th June 2010 to consider planning applications for three new supermarkets, it was revealed that plans are in train for a large supermarket to be built on the Magistrates Court site at the junction of Barrack Road and Bargates, and that a planning application is anticipated later this year. There is no mention of such a proposal in the Core Strategy document. CCT also recalls that the November 2003 planning brief for the Magistrates Court site states that the Council would not support proposals for single food retail uses at this site. Likewise, in the adopted Magistrates Court development brief of 2007 there is a statement that “unrestricted retail development in the Bargates area, such as a large supermarket, will not be allowed as this could create a new magnet and divert trade and investment away from the High Street area”. CCT believes that it is imperative that a clear policy statement be made in this core strategy document with respect to any new supermarket on the Magistrates Court site. CCT opposes the concept of such a supermarket on this site and considers that, with the recent granting of outline planning permission for a new supermarket at the Bailey Bridge site in West Christchurch, this town will have a more than adequate provision.</p>					
664634	C Benham		<a href="#">CSPS3844</a>	Policy CH 3	No						In terms of the PSA (Policy CH3), the boundary is currently proposed to dissect the Magistrates Court site, including the car park adjacent to Fountain Way but excluding the site to rear.	Given the clear intention to allocate the site for a comprehensive retail led mixed-use redevelopment, the			228	<a href="#">2267824_0_1.pdf</a> <a href="#">2267825_0_1.pdf</a> <a href="#">2267822_0_1.pdf</a> <a href="#">2267823_0_1.pdf</a>

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												boundary should be redrawn to include the whole site. This will encourage a holistic development solution and allow for the proper planning of the area.				
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS264</a>	5.22	No	No	No	No	No	No	<p>Incorrect terminology. Does not respond to local circumstances (NPPF para 10). Does not promote competitive town centres (NPPF para 23). Poor design (NPPF para 64). Planning authority has not worked closely with the business community (NPPF para 160).</p> <p>We do object to Highcliffe being relegated to the status of a district rather than a town. It has more shops and town centre uses as many of the other towns in East Dorset. It is completely different from 'districts' such as Barrack Road (even though we do not believe Barrack Road meets the criteria to be designated as a district).</p> <p>Indeed, paragraph 5.22 starts by defining Highcliffe as a 'coastal town!' The paragraph then cannot decide whether to call it a town or a district.</p> <p>Key Facts - incorrect terminology and not based on adequate, up-to-date and relevant evidence (NPPF para 158). See earleir correct identification of 'The Co-operative'.</p> <p>Environment - Why is it necessary to say that the A337 'severs' Highcliffe. The same could be said of the High Street, Bargates etc., but it is not deemed necessary.</p> <p>Strategic requirements</p> <p>Bullet 1 - The 2008 NLP Joint Retail Assessment only covered the period to 2016. There is no evidence base to show figures given in that report can be extrapolated to 2028.</p> <p>Bullet 2 - The need for supermarket floorspace was on a quantitative rather than qualitative basis and did not extend to 2028.</p>		Yes, I wish to participate at the oral examination	To ensure that all aoptions are properly heard and considered.	230	
654046	Mr David Pardy		<a href="#">CSPS632</a>	5.22	Yes	No	Yes	Yes	Yes	Yes	<p>The widely circulated short response form &amp; that in the Christchurch Council Courier for Spring 2012 omits an important Strategic Requirement, listed in the Presubmission Document at para 5.22 where the potential for 291 new dwellings in Highcliffe and North Highcliffe/Walkford is identified. This, if fully implemented would represent the second largest increase in population after the North Christchurch Urban extension (Policy CN1) and would impact on the same prime traffic corridors, this is a serious omission from the most widely circulated document on this topic. Furthermore, there has been a lot of redevelopment in Highcliffe already in favour of flats</p>	Proper examination of the impact of this significant redevelopment proposal in the Highcliffe/Walford Area	Yes, I wish to participate at the oral examination	I want the question of Social & Demographic balance to be properly aired	230	



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											rather than family houses which are needed to retain a social/demographic balance in the area. This statement on the 291 dwellings should be given more prominence & the effects on the local scene analysed.					
654295	Mrs Jean Pardy	Labour Party Christchurch Branch	<a href="#">CSPS654</a>	5.22	No	No	Yes	Yes	Yes	Yes	The 291 dwellings in Highcliffe/Walkford would add an intolerable burden to the already congested main route through Highcliffe & there are no proposals in the roads section of the Pre-Submission Document for ways to alleviate this traffic congestion	A relief route for Lymington Road Highcliffe should be included	No, I do not wish to participate at the oral examination		230	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS265</a>	5.24		No		No	No	No	This is a duplication of the previous paragraph - delete.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	233	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS266</a>	5.27		No		No	No	No	Incomplete. All major roads are 'physical barriers to pedestrians' - Highcliffe has more controlled pedestrian crossings than the High Street! The main problem is an environmental one with the large proportion of heavy goods vehicles that use the route.		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	236	
360149	Mr John Urguhart		<a href="#">CSPS84</a>	Policy CH 4							Need reference to requirement for better bus links to Hinton Admiral station.				238	
647876	Mr Christopher Whitcher		<a href="#">CSPS120</a>	Policy CH 4							As with the decision made about the future of Druitt Hall this complete leaflet is irrelevant as it appears to me that the final decision has been made. I also begrudge even more money wasted on this leaflet as with the rise in Councillors expenses "austerity"?				238	
647898	Mr Derek Beasley		<a href="#">CSPS109</a>	Policy CH 4							Too vague. Highcliffe already ruined by Tesco site causing major traffic congestion and loss of market square which should have been made a pleasant garden area, not built on.				238	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS267</a>	Policy CH 4		No		No	No	No	Does not respond to local circumstances (NPPF para 10). Does not promote competitive town centres (NPPF para 23). Poor design (NPPF para 64). Not based on adequate, up-to-date and relevant evidence (NPPF para 158). Planning authority has not worked closely with the business community (NPPF para 160). Again repeat the objection to Highcliffe being degraded to a 'district'. Clause 1 - There is no evidence base to suggest that increasing the number of unique, specialist shops will attract more visitors to Highcliffe. Visitors do not come to Highcliffe for the shops, but for the beaches and countryside. More national stores would attract more of the local population to shop in Highcliffe. Clause 2 - Remove the statement...'especially in the designated secondary shopping cores'. Clause 5 - The addition of traffic calming measures		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	238	

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											is not necessary, the average speeds through the centre are already low. Adding further pedestrian crossings will increase the congestion and increase pollution from the heavy vehicles.					
653576	Mrs Sue Ellis		<a href="#">CSPS1117</a>	Policy CH 4							Another Doctors practice needed?				238	
654704	Mrs J E John		<a href="#">CSPS1050</a>	Policy CH 4							The idea of Christchurch to remain as the nearby thriving shopping centre whilst Highcliffe plans to improve the centre would appear to be a sensible vision. However Highcliffe could, along with its improvements, "sport" some new, essential retail outlets (not over large). The main improvement should be to relieve its main road of the present congestion. This would benefit hugely both the pedestrian and the motorist. Highcliffe is very popular with its own residents, other frequent shoppers and also with tourists, because of the Castle and nearby beaches.				238	
655432	Mr Andy Davies		<a href="#">CSPS1019</a>	Policy CH 4							Provide more free parking to make it attractive to come and shop.				238	
655526	Mr Paul Morrison		<a href="#">CSPS1034</a>	Policy CH 4							Yes				238	
656664	Mr Glen Morrison		<a href="#">CSPS2455</a>	Policy CH 4							The policy to enhance Christchurch town centre states that Christchurch town centre will remain the principal town centre for retail development in the Borough. Then before addressing Highcliffe's needs from a retail perspective key focus needs to be directed to Christchurch town centre to achieve the status as 'retail centre' to allow Highcliffe to benefit from an attractive Christchurch retail offering and encourage greater tourism, sales and business growth.				238	
510796	Mr Rollo Reid		<a href="#">CSPS2715</a>	Policy CH 4							Fine.				238	
656426	Mrs Pauline Pritchard		<a href="#">CSPS2722</a>	Policy CH 4							Highcliffe could be a busy centre but lacks more variety of shops for the locals eg needs less charity shops. Traffic going through is often chaotic and big lorries cause jams and problems.				238	
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2914</a>	Policy CH 4	Yes	Yes					The Co-op also supports the vision for Highcliffe district centre and the various improvements which are outlined in Policy CH4. The Co-op also considers the primary and secondary shopping cores shown on Map 5.4 are reasonable.		Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	238	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS268</a>	5.30		No		No	No	No	Poor design (NPPF para 64). Not based on adequate, up-to-date and relevant evidence (NPPF para 158).		Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	240	

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											The 2008 NLP Report concluded that there was no justification for dividing Highcliffe into primary and secondary cores. So why has this advice been rejected? What benefit can there be by continuing with such policy. Consequently, there is no evidence base on which to continue with this policy. Change the statements to reflect that Highcliffe has one Primary Shopping Area all of which is covered by the Primary Frontage policy. For example... 'The Secondary Shopping Core in Highcliffe will be combined with the Primary Shopping Core, into a single designated Primary Frontage zone, ensuring all of the Highcliffe Primary Shopping Area is managed as a whole.'						
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS269</a>	5.31	No	No	No	No	No	No	Policy not flexible (NPPF para 21). Does not promote competitive town centres (NPPF para 23). Does not take full account of the market and economic signals (NPPF para 158). Planning authority has not worked closely with the business community (NPPF para 160). Christchurch Shopping Frontage Policy. Non-retail use in the primary frontage already exceeds 30% in Highcliffe and therefore there is no flexibility in this policy.	Suggest replace Paragraph 5.31 with.... 'The main function of the shopping frontage policy of Christchurch Town Centre and Highcliffe is to protect the appearance of the street scene (frontage) and to maintain an appropriate mix of retail units alongside other uses which contribute to the vitality and viability of the area. For change-of-use purposes, Policy CH6 places appropriate restrictions on the number of ground floor non-retail frontages within the designated Primary and Secondary areas.' To enable us to better control specific areas of the town, we suggest a more flexible statement which actually defines what will be permitted in what area. This suggestion accepts that non-A1 use in general will occur as a changing customer demand but ensures that Saxon Square remains predominantly a retail mall. It increases the non-A1 figures in Highcliffe to reflect the changes going on there and that the ratio already exceeds 30%.	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	243		
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS270</a>	Policy CH 6	No	No	No	No	No	No		Within the Town Centre Primary Frontage, planning permission for the change of	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	244		

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												<p>use of existing ground floor retail premises (Class A1) to non-retail use will be subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed use is for financial or professional service use (Class A2), or for food and drinks use (Class A3 or Class A5), or for Offices not in A2 (Class B1), or for non-residential institutions falling within Class D1, or for leisure and entertainment use falling within Class D2</li> <li>2. Non-retail use (other than Class A1) will not exceed 30% of the ground floor frontages</li> <li>3. The proposal will not result in more than three contiguous frontages in non-retail use (other than Class A1)</li> <li>4. A shop front appearance will be retained.</li> </ol> <p>Within the Saxon Square / Pound Lane area of the Town Centre Primary Frontage, an additional restriction on the change to non-retail will apply. Here, the limit for non-A1 use will be reduced to 15%. Above this limit, proposals will only be considered if they can demonstrate a provision of additional, equivalent, A1 retail capacity.</p> <p>Within the Highcliffe Primary Frontage, planning permission for the change of use of existing ground floor retail premises (Class A1) to non-retail use will be subject to the following criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed use is for financial or professional service use (Class A2), or for a food and drinks uses (Class A3 or Class A5), or for non residential institutions falling within Class D1, or for leisure and entertainment use falling within Class D2.</li> <li>2. Non-retail use (other than Class A1) will not exceed 35%</li> </ol>				

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												of the ground floor frontages. Above this limit, proposals will only be considered if they can demonstrate the provision of additional equivalent any one retail capacity. 3. The proposal will not result in more than three contiguous frontages in non-retail use (other than Class A1). 4. A shop front appearance will be retained.'				
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS271</a>	5.32	No	No	No	No	No	No	Inaccurate. Policy not flexible (NPPF para 21). Does not promote competitive town centres (NPPF para 23). Does not take full account of the market and economic signals (NPPF para 158). Planning authority has not worked closely with the business community (NPPF para 160). This paragraph still incorrectly refers to Barrack Road and Purewell.	Suggested rewording... The Secondary Frontage of Bargates is considered from a land use and environmental point of view to have greater potential for an increased diversity of uses that contribute to the overall vitality and viability of the area. Within the Secondary Frontage, a greater variety of ground floor uses will be permitted in accordance with Policy CH7.'	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	245	
642224	T Atkinson	Christchurch Chamber of Trade & Commerce	<a href="#">CSPS272</a>	Policy CH 7	No	No	No	No	No	No	This paragraph still incorrectly refers to Barrack Road and Purewell. The policy should give us the flexibility to accept development in Bargates, and future development on the Magistrates Court / Police Station sites that will improve the street scene and environment of those areas but with less onerous protection than would be afforded to the Primary Frontage zones.	Suggested rewording... 'Within the Secondary Frontage at Bargates, planning permission for the change of use of existing ground floor retail premises (Class A1) to non-retail use will be subject to the following criteria: 1. The proposed use is for a financial or professional service use (Class A2), or for a food and drink use (Class A3), or for premises serving alcohol (Class A4), or for hot food take-away (Class A5), or for Offices not in A2 (Class B1), or non-residential institutions falling within Classes D1, or for leisure and entertainment use falling within Class D2. 2. Uses outside Class A (Classes A1, A2, A3, A4 and A5) will not exceed 10% of the ground floor frontages. 3. The amenities of the local	Yes, I wish to participate at the oral examination	To ensure that all options are properly heard and considered.	246	

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												residents are not adversely affected by noise or disturbance, or by loss of light and privacy.'				
654822	Mrs Marion Crumpler		<a href="#">CSPS838</a>	Policy CH 7								I disagree with this comment. The properties that run along the A35 do find it very noisy and do require tall noise reduction barriers to allow the residents to enjoy their gardens in peace.	No, I do not wish to participate at the oral examination		246	
654026	Ms Bev Miller		<a href="#">CSPS614</a>	Map 5.1	Yes	No					The Stoney Lane area ( Beagle site) is surely an excellent brownfield site for 'affordable' housing. ?				219	
653852	Mrs Susan Newman-Crane		<a href="#">CSPS640</a>	Map 5.2	No	Yes	Yes	Yes			This definition of the town centre is arbitrary and policies applying to the town centre will therefore exclude areas which should be within it.	The boundary should include at least all the buildings up to Sopers Lane on its eastern side, including the school and playing field (with the historic and ancient Marsh Ditch running through that site) and ideally the recreation ground, New Zealand Gardens and all areas up to Stour Road. I see that part of the northern, station end of the railway is included, but the part near the junction with Barrack Road is excluded and should be included along with the triangle from the railway bridge to Stour Road, presently excluded. These areas are closer to the High Street than the Stony Lane industrial units, which are included.	No, I do not wish to participate at the oral examination		224	
654310	Mr Bryan Taylor	Savills Commercial Ltd	<a href="#">CSPS664</a>	Map 5.2	Yes	No	No	Yes	No	No	PPS4 Defines a Town Centre as "The primary shopping area and areas of predominantly leisure, business and other Town Centre Uses within or adjacent to the primary shopping area. The area to to the east of the River Avon running under Castle Street is clearly not adjacent to the primary shopping area identified in Policy CH3. Currently due to both distance and the quality of the pedestrian journey these areas to the east of the River Avon could only be classified as "Out of Centre" To classify these areas as "Town Centre" would allow for retail development to be bought forward without the need for either a Sequential Test or Impact assesment.	Redefine the southern edge of the eastern Town Centre Boundary to run along the River Avon that runs under the bridge at Castle Street.	No, I do not wish to participate at the oral examination		224	

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											Clearly as these areas are currently defined as "Out of Centre" it is considered that pedestrians will make the journey between them and existing Retail core. Allowing retail development in these areas will lead to a split centre and adverse impact on the vitality and viability of the existing retail core					
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2920</a>	Map 5.2	Yes	No		No		No	<p>Policy CH2 outlines the town centre boundary for Christchurch town centre and the Co-op objects to the geographical extent of the area shown on Map 5.2. The area bounded by the red line on Map 5.2 is far too wide and encompasses land which has no relationship with the town centre. We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on these sites.</p> <p>We have less of a forceful objection to the defined primary and secondary shopping frontages and the primary shopping area on Map 5.3, however these are also drawn too widely particularly around the edges of the centre around Castle Street and the northern part of Bargates.</p>	<p>We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on these sites.</p>	Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	224	
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2918</a>	Map 5.3	Yes	No		No		No	<p>Policy CH2 outlines the town centre boundary for Christchurch town centre and the Co-op objects to the geographical extent of the area shown on Map 5.2. The area bounded by the red line on Map 5.2 is far too wide and encompasses land which has no relationship with the town centre. We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on these sites.</p> <p>We have less of a forceful objection to the defined primary and secondary shopping frontages and the primary shopping area on Map 5.3, however these are also drawn too widely particularly around the edges of the centre around Castle Street and the northern part of Bargates.</p>	<p>We believe that the town centre boundary should exclude areas to the east of the River Avon including Bridge Street and Stony Lane, as they contain very few main town centre uses and this area cannot act as an extension to the town centre. As a consequence, both Stony Lane sites will fall outside of the town centre and main town centre uses should not be promoted on these sites.</p>	Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	229	
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2916</a>	Map 5.4	Yes	Yes					The Co-op also supports the vision for Highcliffe district centre and the various improvements which are outlined in Policy CH4. The Co-op also considers the primary and secondary shopping cores shown on		Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the	242	

Contact Person ID	Contact Full Name	Contact Company / Organisation	ID	Number	Question 1 - Legally compliant	Question 2 - Sound	Question 3 - Positively Prepared	Question 3 - Justified	Question 3 - Effective	Question 3 - Consistent with national policy	Question 4	Question 5	Question 6	Question 7	Order	Filename
											Map 5.4 are reasonable.			Council's evidence base.		