

**Matter 9 Written Representation / 507327
Hospital of St. Mary Magdalen Trust**

**CHRISTCHURCH & EAST DORSET CORE STRATEGY
EXAMINATION IN PUBLIC**

MATTERS & ISSUES 9/6 & 7

TOWN CENTRE & RETAIL ISSUES

AUGUST 2013

1.0 INTRODUCTION

1.1 This written representation statement comprises a response to the issues identified by the Inspector for the Examination in Public (EIP) into the soundness of the Christchurch & East Dorset Core Strategy (CS). This submission is on behalf of The Hospital of St. Mary Magdalen Trust (“The Trust”), the owners of 43 & 47 Barrack Road, Christchurch. It seeks to clarify the plan that follows Policy CH 3 as set out in the CS Pre-Submission Document (SD 1) and the Proposed Modifications to the CS (SD 18).

2.0 MATTER & ISSUE 9/6

2.1 CHRISTCHURCH TOWN CENTRE BOUNDARY (CH 2): IS THERE EVIDENCE TO JUSTIFY THE BOUNDARY SHOWN ON MAP 5.2? SHOULD THE TOWN CENTRE AREA INCLUDE RESIDENTIAL AREAS TO THE NORTH AND SOUTH WEST? SHOULD THE AREA TO THE EAST OF THE RIVER AVON BE EXCLUDED?

2.2 Whilst the Inspector has questioned the extent of the definition of the town centre, this is in the context of a series of other questions aimed exclusively at retail development. However, Policy CS 2 does not concern itself solely with retail development. It identifies the town centre as being suitable to accommodate a range of alternative uses, including high density residential, employment, entertainment, offices, arts, culture and tourism development.

2.3 The CS approach is considered to be consistent with the National Planning Policy Framework (NPPF). The sixth bullet point of Paragraph 23 of the NPPF identifies the importance of meeting retail, leisure, office and other main town centre uses in full. Local planning authorities are required to assess the need to expand town centres to ensure that there is a sufficient supply of sites.

2.4 The inclusion of The Trust land and properties within the defined town centre is therefore wholly appropriate. In particular, each property has a very large garden area that offers the opportunity to maximise development

potential in what is a very sustainable location. The inclusion of The Trust properties within the town centre is therefore endorsed.

3.0 MATTER & ISSUE 9/7

3.1 CHRISTCHURCH PRIMARY SHOPPING AREA AND RETAIL FRONTAGES (CH 3): ARE THE DEFINED SHOPPING FRONTAGES SUPPORTED BY EVIDENCE?

3.2 The concern of The Trust is indirectly related to this issue in that Map 5.3, which follows Policy CH 3, identifies Primary Shopping Area (PSA) and Primary Shopping Frontages (PSF). The policy states that retail development will be concentrated in the PSA. This implies that retail development is the preferred use; and that the other uses identified in Policy CH 2 may be prohibited. It is also unclear as to whether the green line on Map 5.3, which identifies the PSA, will also represent the PSF at Barrack Road, in the event that retail development does take place.

3.3 It is therefore considered that the CS will be made sound on this point by re-defining the boundary of the PSA at Barrack Road / Bargates so as to exclude a number of properties that front Barrack Road, including those owned by The Trust. This will not have the effect of prohibiting retail development - which would still be acceptable under the terms of Policy CH 2 - but it would remove the ambiguity over whether, or not, other town centre uses are acceptable.

3.4 The plan reproduced as Appendix 1 is therefore commended to the EIP Inspector, with the request that Map 5.3 is the subject of a Main Modification to incorporate the revised PSA boundary.

APPENDIX 1

Proposed Change to Primary Shopping Area Boundary

CHRISTCHURCH PRIMARY SHOPPING AREA
PROPOSED MODIFICATION



Proposed deletion
Proposed Amended Boundary