

From: Lucy Howard
Sent: 13 September 2013 15:40
To: Aaron Wright
Subject: Wellington Retail Park

The application site is not located in any of the town, district or local centres identified in the Local Plan (Core Strategy). Policy CS4 and saved Local Plan policy TC1 are relevant to this application. It is located across the road from the adopted town centre boundary and the nearest adopted primary frontage. It is therefore currently edge of centre as defined by the NPPF both for main town centre uses (300 metres from the town centre boundary) and retail (300 metres from the nearest primary frontage).

All the town, district and local centres boundaries and frontages were reviewed as part of the Allocations Plan. Wellington Retail Park was included in the revised boundary in the Draft Allocations Plan published in December 2012 under policy AL3. The main retail units that run along the eastern boundary of the site were designated as primary frontage under AL3. Representations were made on Waterloooville Town Centre that will be taken into account in the next iteration of the Plan that is due to be published in October 2013. Although the revised draft policy is not an adopted policy it is a material consideration that should be taken into account in the determination of planning applications by the Borough Council. The expansion of the town centre simply relicts the significant retail development that has occurred on the edge of the traditional town centre. The proposal will enhance the vitality and viability of the emerging town centre.

Hope that helps!

Lucy

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