

Report to: Executive Member for Planning, Regeneration and Economic Development 16 July 2004.

Report by: City Planning Officer

Written by: Stephen Lawrence, Principal Planning Officer

**CONSULTATION DRAFT PLANNING BRIEF FOR EAST SHORE SITE
MILTON**

1. Purpose

- 1.1 To report back on representations received on the consultation draft brief.
- 1.2 To consider whether any amendments are required to the draft brief arising from representations received.
- 1.3 To adopt and publish formally the adjusted brief as planning guidance for the development of the site.

2. Recommendation

- i) **That representations from local residents be noted.**
- ii) **That the brief be approved and published for sale, as planning guidance for the development of the site.**

3. Background and summary of consultation process and representations received

- 3.1 On 24 May 2004, PREDP approved the draft East Shore Site Brief for the purposes of public consultation. On 26 May, some 330 letters were distributed to addresses close to the site and 10 site notices were displayed giving publicity to the publishing of the draft planning brief and inviting comment.
- 3.2 A presentation of the draft brief was given to the 14 and 15 June 2004 meetings of the Baffins and Milton Neighbourhood Forums respectively. 34 and 43 people attended each respective meeting, including Councillor Caroline Scott at the Milton meeting.
- 3.3 A total of 3 letters have been received making representation on the draft planning brief, two from local residents and one on behalf of the Avenues Community Association. The Avenues Community Association represents member residents of Eastern Avenue, Salterns

Avenue, Shore Avenue, Mariners Walk, The Haven and corresponding parts of Moorings Way. Their comments are follows :

- Support for a convenience store and a doctor's surgery but concerns over more housing;
- Concern at the possible use of cycle lanes by motorcycles;
- Impact of a cycle lane on car parking on Shore Avenue;
- More homes equates to more cars and greater pollution;
- More cars in the Avenues Estate area will increase pressure for parking and could constrain access by emergency vehicles;
- No provision for community facilities within the brief;
- Is there adequate school place provision for extra population in the area?
- Children's play facilities should be sought as part of proposal;
- No building should be taller than three storeys;
- Object to access to the site from Eastern Avenue;
- Concerns that proposals will further slow traffic flow on Eastern Road;

Two separate letters from residents raise a number of issues. The first outlines the following:

- Street light design should be of a design that reduces light pollution;
- Brief should require 'sustainable' or environmentally friendly housing design;
- Need for provision of youth activities;

The second outlines the following:

- Concerns regarding impact of adjacent landfill site on health of residents of new and existing residents following development of East Shore Site;
- Impact on sewage system of extra housing

4. Response to Representations.

- 4.1 The brief has been prepared to provide guidance for prospective developers. The site represents an opportunity for primarily a residential scheme that can contribute to the achievement of the city's housing targets. Housing or a mixture of residential types is an appropriate use.
- 4.2 The Senior Assistant Director (Resources) of Education has confirmed that there are sufficient school places within the relevant catchments to accommodate prospective school aged residents of the East Shore Site.
- 4.3 A height limit of three storeys for buildings is not accepted. Higher buildings could be accommodated on the northern boundary, as outlined in the brief. The detailed design and layout of any redevelopment scheme will nevertheless need to ensure that impacts

to existing residents and visual amenity are kept to a minimum. As such, continuous dialogue between officers and developers will be essential throughout the 'pre-application' stage.

- 4.2 An opportunity exists for the provision of a playground as part of new open space within the site or a contribution for the improvement of facilities nearby. The contribution will depend on the number of units proposed. A further input from the City Leisure Officer would be sought when discussing options for a detailed scheme with developers.
- 4.3 The City Engineer confirms that barriers could be placed on the proposed cycleway linking the Eastern Road with Moorings Way to prevent its use by motorcycles. It is not intended to segregate cyclists from the highway on Shore Avenue and as such, there would be no impact to existing on-street car parking.
- 4.4 The proposal to maintain the junction to the site from Eastern Avenue at its southern end would not be used as the main access. As the brief states, this is likely to serve a small part of the site only with the main access point being via a new junction with Eastern Road.
- 4.5 Other issues raised by residents are matters that will be addressed as part of developing a detailed scheme.

5.0 Conclusions

- 5.1 No changes to the brief are proposed in response to the representations received. However, the issues raised by them are relevant and will be taken into account as part of the process to develop a detailed scheme.
- 5.2 Small changes to the brief text and images will be made for the purposes of improving clarity.

6.0 Other options considered and rejected

- 1. To not publish a brief and consider planning applications without the benefit of adopted supplementary planning guidance.

Signed
City Planning Officer

Background List of Documents

Section 100D of the Local Government Act 1972

The following documents disclose facts or matters which have been relied upon to a material extent by the author in preparing this report.

Portsmouth City Local Plan (1995)

Portsmouth City Local Plan First Review: Revised Deposit Draft (2002, including pre-inquiry changes and modifications following the Local Plan Inquiry Inspector's report.

3 letters received commenting upon the draft planning brief.

The recommendations set out above were approved/approved as amended/deferred/rejected by the Executive Member on 16 July 2004.

Signed