

Shaping
the future



Portsmouth
CITY COUNCIL

Seafront Masterplan SPD Review Consultation

July 2018

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1. **Preparing the Seafront Masterplan SPD Review**

Introduction

- 1.1. This consultation document is the first stage in reviewing the existing Seafront Masterplan Supplementary Planning Document (adopted by the Council in 2013¹). The purpose of this first stage consultation is to gather views and seek input from the public and other interested stakeholders. It raises questions about the vision for the seafront, the issues facing the seafront area going forward, and the opportunities for improvement and enhancement of the seafront. It is also a chance for you to make comment to the Council in its role as local planning authority about other aspects of the seafront area.
- 1.2. Once the views gathered from this consultation have been fully considered and further work has been carried out to review the existing SPD, there will be further consultation on a more detailed document, which will include specific proposals. Once finalised, the reviewed Seafront Masterplan will set out the planning delivery strategy for guiding, shaping, and enabling future development, regeneration, and public realm enhancement opportunities in the seafront area. It will contain a vision, maps, and details of what type of development opportunities may be possible and where, together with provisions for enhancements to the public realm and other changes to the way space is used within the seafront area.
- 1.3. Separate to this consultation and the work to review the SPD, the Eastern Solent Coastal Partnership (ESCP)² is currently putting together proposals for the 'Southsea Coastal Defences Scheme', which is a proposal to enhance and replace the existing Southsea sea defences that are coming to the end of their life and do not provide adequate levels of protection for current day sea levels.
- 1.4. The ESCP are running their own series of consultations specifically for the sea defences and any proposals they formulate will be subject to the usual planning application process in due course. The update to the SPD will seek to respond to the ESCP's sea defence proposals but will also identify opportunities to facilitate regeneration of the wider seafront area.

How to get involved - responding to the consultation

- 1.5. The consultation period on this document runs from **02 July to 27 August 2018**. This document is published on the Council's website. Paper copies of this document are also available to view at the local libraries, community centres, and at the Civic Offices.

¹ An electronic copy can be found at <https://www.portsmouth.gov.uk/ext/documents-external/dev-seafront-masterplan-final.pdf>

² A cross-Authority partnership consisting of a small team of specialist coastal officers and engineers, who centrally manage coastal flood and erosion risk across 162km of coastline (www.escp.org.uk)

- 1.6. This document contains a series of questions (*in bold italics*) to help stimulate debate about the issues and options for the Seafront Masterplan review. It is not essential to answer all questions. However, if there are other views you wish to share with the Council relating to this consultation that are not covered by the questions then please feel free to do so.
- 1.7. All comments received in this consultation will be considered in preparing the next stage of the Seafront Masterplan review.
- 1.8. If you would like to make comments on this document, please complete the online questionnaire or submit a formal response form. Comments can also be sent via email to SeafrontMasterPlan@portsmouthcc.gov.uk. Alternatively, comments can be sent by post to:

**The Planning Service
City Development
Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2AU**

- 1.9. If you have further queries about this document, please contact us using the email address above.

2. The Future of Southsea Seafront

- 2.1. The seafront area is a crucial asset to Portsmouth, providing fantastic leisure and recreational space, visitor attractions, cultural events and plays a key role in shaping perceptions of Portsmouth, both as a tourist destination and home for city residents.
- 2.2. The Seafront Masterplan was adopted in 2013. The Council is reviewing the Seafront Masterplan now, so that once the plans for the 'Southsea Coastal Defences Scheme' have been finalised, a revised Seafront Masterplan can be agreed that reflects the changes to the seafront which will be brought about by the proposals. This will help ensure opportunities for enhancement and protection can be maximised in the seafront area.
- 2.3. This consultation follows the Portsmouth Local Plan Issues and Options public consultation, conducted between August and September 2017. A few of the most relevant responses are summarised below:

"The high value of the seafront and surrounding open space is an asset for residents, visitors, and wildlife. It should be reflected as a priority for investment accordingly"

"The seafront is in need of regeneration and more should be done to promote and enhance the seafront and Portsmouth's tourism industry through high quality new development"

"Improve the connectivity of the seafront with the wider city to allow all residents to benefit"

2.4. The review will also consider if the existing Seafront Masterplan area boundary is appropriate.

Figure 1 - existing Seafront Masterplan area



1) Should any areas not previously included in the Seafront Masterplan now be included? If so, why?

3. Vision and Objectives for Southsea Seafront

The Vision

3.1. The vision sets out what the Council wants the seafront area to be like in the future. The vision of the existing SPD aims to help make Portsmouth a European city break destination with world-class attractions and high quality leisure, cultural, and recreation around the seafront, encouraging visitors to spend more time at the seafront and contribute to the vitality and viability of both the seafront and the city.

- 2) ***Should the vision for the Seafront Masterplan continue to focus on making Portsmouth a great place to visit, or should it include more focus on living and working here, or something else?***

Strategic Objectives

3.2. In order to achieve the vision for the seafront, a set of objectives were drawn up in the existing SPD to underpin all development proposals for the seafront area. These existing objectives are stated below:

- Introducing a vibrant mix of leisure and tourism uses to the area, including small scale cafes and restaurants, that will attract people to the Seafront all year round;
- Ensuring that the design of new attractions and public spaces is distinctive and of a high quality, and that it is sensitive to, and enhances, the character of the area;
- Conserving and enhancing the Seafront's historic environment and heritage assets;
- Strengthening routes between Old Portsmouth and Eastney Beach, and to other parts of the city;
- Protecting the open nature of Southsea Common and other public spaces, and the valuable wildlife habitat at Eastney Beach; and
- Ensuring that the new sea defences integrate sensitively with the local environment and provide opportunities to improve the Seafront.

3.3. Some or all of these objectives could be retained in the updated Masterplan, depending on what vision is set for the seafront. However, it is envisaged that new or additional objectives will be drawn up that are more specific in terms of delivering the planning strategy for guiding, shaping, and enabling development and regeneration opportunities, and public realm enhancements.

- 3) ***Which of the existing objectives do you think should be retained, if any?***

- 4) ***What topic areas should any new or additional objectives consider (e.g. landscaping, parking, air quality, etc.)?***

4. The Seafront and the City

4.1. The current Seafront Masterplan includes a chapter entitled 'The Seafront - area framework'. This chapter includes sections on:

- Designations
- Coastal defences
- New events
- Design principles

- Access and ease of movement
- 4.2. This chapter considers the overall seafront area. Some elements need to be reviewed in relation to the new sea defences and the review also presents the opportunity to reorganise and review other parts of the chapter. The following topics have been identified as requiring further consideration and some initial issues and questions are identified below:
- Connectivity;
 - Public realm;
 - Habitats and natural environment;
 - Health, sport, recreation, and open space; and
 - Heritage

Connectivity

- 4.3. Access and ease of movement is considered in the existing Masterplan, but given that this is such an important and complex issue, it should be revisited. Connectivity needs to be considered across the seafront area as a whole and to other parts of the city, as well as at specific locations within the seafront area. The Seafront Masterplan will also have to respond to its wider context, including other plans such as the Local Plan and the Local Transport Plan 3. There are many issues in relation to connectivity, so we have tried to identify the most the important questions.

- 5) ***What opportunities are there to improve walking routes in and around the seafront area, including improving access for people with reduced mobility?***
- 6) ***What opportunities are there to improve cycling routes in and around the seafront area?***
- 7) ***What opportunities are there to improve public transport (including hovercraft) in and around the seafront area to encourage less use of the private car?***
- 8) ***How could the Promenade be better connected to Southsea Common and other adjacent areas (e.g. more zebra crossings, reduced access for cars)?***
- 9) ***How could the seafront area be better connected with Southsea town centre and other parts of the city (e.g. walking & cycling routes)?***
- 10) ***What other connectivity issues and opportunities should be considered?***

Public realm

4.4. Public realm encompasses (but is not limited to) the streets, paths, parks, squares, and open spaces which are accessible to all, no matter the time of day. The success of an area's public realm is largely dependent on the layout and design of spaces, materials used (on buildings, surfaces, etc.), landscaping, street furniture, public art, lighting, and its feeling of safety and security.

- 11) *What do you think should be considered in order to enhance the public realm in the seafront area (e.g. tree planting, surfacing materials, street furniture, etc.)?***
- 12) *In terms of street furniture and public art, what would you change, if anything?***
- 13) *In terms of street and building lighting, what would you change, if anything?***
- 14) *How safe do you feel when you visit the seafront area? Are there any locations where the feeling of safety could be improved?***

Habitats and natural environment

4.5. The seafront also contains significant habitats, some of which are protected. Eastney Beach, for example, is a rare habitat environment, home to more than 100 different plant species. Parts of Southsea Common and the beach are also important sites for Solent Waders and Brent Geese. These need to be taken into account in the review of the Seafront Masterplan.

- 15) *In addition to existing measures to protect and enhance important habitat sites within the Seafront Masterplan, what else should be considered?***
- 16) *What other measures should be considered to enhance the natural environment and green/blue infrastructure in the seafront area (e.g. additional tree planting, landscaping, water features, etc.)?***

Health, sport, recreation & open space

4.6. The seafront is also an important asset for health, sports, recreation, and includes large areas of open space. There are opportunities to better utilise existing facilities/areas for these uses, and also to enhance provision through new development and enhancements to the public realm.

- 17) *What do you think should be considered in order to enhance health, sport, recreation, and open spaces in the seafront area (e.g. routes for cycling, new sporting facilities, etc.)?***

Heritage

- 4.7. The seafront contains a number of heritage assets located across a broad area from Old Portsmouth to Eastney. The designations of these heritage assets range from listed buildings and memorials to scheduled ancient monuments, to the Common's designation as a historic park and garden. The majority of the seafront falls within a Conservation Area.
- 4.8. Some of these heritage assets are more evident in terms of physical presence and can be readily appreciated, for instance the Common, or the Royal Naval War Memorial. However, the seafront also contains heritage assets which currently are not as evident, for instance the Eastney Batteries, or Fort Cumberland. The Seafront Masterplan could identify opportunities to enhance heritage assets, so that their historic significance and value can be better understood. There may also be opportunities to better utilise heritage assets to promote their conservation and appreciation, as well as providing opportunities to contribute towards revitalising the economy of the seafront.

18) In addition to existing measures to protect and enhance important heritage assets within the seafront, what other ideas should we explore?

5. Opportunity Area: Old Portsmouth

- 5.1. The main opportunity for significant regeneration of Old Portsmouth identified in the current SPD was 'The ARTches' project, which has since been implemented and now known as 'The Hotwalls Studios'. This has provided Portsmouth with an outstanding location for artists and other creative industries to showcase their work, as well as becoming an impressive visitor attraction.
- 5.2. We would like to build upon the success of 'The Hotwalls Studios' in exploring other opportunities within Old Portsmouth (or further along the seafront where heritage assets exist) to regenerate the seafront as a whole.

19) Are there any opportunity areas within Old Portsmouth that we could consider? Please give details.

6. Opportunity Area: Long Curtain Moat area

- 6.1. In the existing Seafront Masterplan SPD, a new route is suggested which would create a route around Kings Bastion.

20) Would you like to see any enhancements in the King's Bastion and Long Curtain Moat area? Please give details.

7. Opportunity Area: Clarence Pier area

7.1. In the existing Masterplan, many opportunities are identified in the Clarence Pier area through comprehensive redevelopment, with the aim of strengthening its role as a visitor destination into the evening as well as in the day and throughout the year. The redevelopment opportunities include introducing a mix of uses and enhancements, such as:

- Residential development
- Hotels & conference facilities
- Cafés & restaurants
- Gallery spaces
- Performance spaces
- Amusements and other leisure activities
- New hovercraft bus terminal and transport interchange
- Funfair rides
- High quality buildings, public spaces and pedestrian routes through the area
- Nature conservation, in particular relating to brent geese

7.2. Coastal defences for the Clarence Pier area are also referenced in the existing Masterplan. This section will need to be updated to take into account the final designs of the sea defences.

21) *What uses do you think are appropriate for Clarence Pier?*

22) *Do you think there is scope for a tall building development at Clarence Pier?*

8. Opportunity Area: Southsea Common area

8.1. This area includes the Common itself, the adjacent Promenade and the Blue Reef Aquarium area.

8.2. The following are also identified in the existing Masterplan as having potential for enhancements:

- Mozzarella Joes
- Clarence Esplanade kiosks
- Blue Reef Aquarium
- Southsea Common gateways and routes

23) *Do you think the existing Masterplan identifies all the opportunities in the Southsea Common area? If not, where else should be considered?*

- 24) Do you think the identified sites within the Southsea Common area should be retained, enhanced, or should other uses be considered for these sites?**
- 25) What do you think of the public space outside of the Blue Reef Aquarium? Should this space be used in a different way in the future? If so, how?**
- 26) Are there any enhancements to Southsea Common which you would like to see? If so, what?**

9. Opportunity Area: Southsea Castle and surrounds

9.1. Southsea Castle is a jewel in Portsmouth's maritime history and deserves a setting that reflects its significance. The surrounding area around Southsea Castle also offers opportunities for recreation and culture, like The Bandstand and Castle Fields, as well as offering great views of the Solent from the Castle ramparts. However, we think that there are opportunities to enhance these areas further.

- 27) What enhancements should be made to Southsea Castle, if any?**
- 28) What enhancements should be made to Castle Fields and The Bandstand area, if any?**
- 29) What uses would you like to see introduced in the Southsea Castle area, if any?**

10. Opportunity Area: Avenue de Caen and surrounds

10.1. Avenue de Caen is an important route from Southsea Castle towards Southsea town centre and it could be enhanced to encourage people to visit Southsea town centre. Alongside this, the former Seafront Manager's office and surrounding existing sport and leisure facilities could be redeveloped to create a 'sports hub', which could also be linked to Southsea Skatepark.

- 30) Should the Avenue de Caen area be pedestrianised?**
- 31) Would you like to see a regular market on Avenue de Caen? If yes, what should this market focus on?**
- 32) What do you think of the idea to create a 'sports hub'? What other uses should be considered?**
- 33) Are there any other facilities or uses you would like to see introduced into this area?**

11. Opportunity Area: The Pyramids Centre and surrounds

11.1. The Pyramids Centre provides health, leisure, and cultural facilities, as well as a location for hosting special occasions, corporate functions, and weddings. There are numerous opportunities to enhance access to and from the building

with its surroundings, as well as to enhance the public realm and the adjacent Rock Gardens. Moreover, should the site be redeveloped, there are opportunities to introduce other appropriate uses such as a hotel, museum, or gallery space.

34) What should be the future of the Pyramids site be in terms of use(s)?

35) Do you think the Pyramids Centre should be retained in its current form and appearance, or should it be enhanced, or comprehensively redeveloped? If you think the site should be redeveloped in the future, what form could this take (e.g. building scale/appearance) and what uses could be accommodated on the site?

12. Opportunity Area: Speakers Corner

12.1. The public space at Speakers Corner is currently unattractive and under-utilised. The existing SPD identifies Speakers Corner and Rocksby's café as an area which could be enhanced through the provision of a new 'café hub' and other uses in a cluster of small buildings combined with attractive outdoor seating.

36) Do you think the provision of a new café hub is the right approach to enhance Speakers Corner? If not, why not?

37) What use(s) should be considered to enhance Speakers Corner and what form should these take (e.g. building scale/appearance)?

13. Opportunity Area: South Parade Pier and Canoe Lake

13.1. Since the existing Seafront Masterplan was adopted, refurbishment has occurred on the pier itself and a new development built on the Savoy Building site for age-restricted housing.

13.2. Other opportunities within this area were also identified in the Seafront Masterplan relating to:

- South Parade kiosks
- Entrances to Canoe Lake
- Canoe Lake and the surrounding area (including the sports facilities/areas)
- The Model Village
- Cumberland House Museum
- Lumps Fort & Rose Garden

38) What enhancements could be made to the South Parade Pier area?

39) How could Canoe Lake (including the sports facilities/areas) be enhanced in terms of uses and its overall appearance? What other use(s) or enhancements could be introduced?

- 40) What enhancements should be made to Cumberland House, if any?**
- 41) What enhancements should be made to The Model Village, if any?**
- 42) What enhancements should be made to Lumps Fort/Rose Garden, if any?**

14. Opportunity Area: Eastney Beach, Fort Cumberland, and Ferry Road

- 14.1. The following areas have been identified in the existing SPD as opportunity areas and/or requiring enhancement: St Georges Road gateway; former Royal Marines Museum; Eastney swimming pool and public toilets; Fort Cumberland; and the Ferry Road area.
- 14.2. The existing SPD identified Eastney swimming pool and public toilets as an opportunity area to implement an 'eco cafe/watersports hub'.
- 14.3. The Ferry Road area includes the area between Southsea Marina and the Hayling Ferry pier.

- 43) Do you think the provision of a new eco café and watersports hub is the right approach for the site at Eastney Swimming Pool and public toilets? If not, how should this area be used in the future?**
- 44) What role do you consider Fort Cumberland could play in the economy of the seafront going forward? Are there any new uses that you feel could be accommodated within this site?**
- 45) What enhancements and uses could be introduced to the Ferry Road area, if any? Is there scope to introduce more residential and/or commercial, for example?**
- 46) Do you consider there is an opportunity to enhance the public realm in the Ferry Road area? If so, how?**

Seafront Masterplan SPD Review Consultation Q&A

What is this consultation about?

This is an early consultation on the Seafront Masterplan SPD Review. It is similar to an *Issues and Options* consultation because it does not contain firm proposals – it sets out what the issues are for the updated SPD, and identifies some options for dealing with them. We do not have a preferred option – we are at the start of the process – we want to hear what people have to say.

Because we are at an early stage, we do not have any details on what the final updated Masterplan will look like. We have decided to come out and have an early conversation with people – there will be another consultation in due course when we have developed a draft updated Masterplan further.

Why do we need an updated Seafront Masterplan?

The current Seafront Masterplan was adopted in 2013. While certain provisions of this Masterplan have since been implemented (e.g. Hotwalls Studios, Southsea Castle water feature, Southsea Beach Café), we feel the Masterplan should be reviewed so that we can ascertain whether the current strategy is appropriate and which areas of the strategy need revisiting.

Given that the existing flood defences at Southsea are due for significant renewal (which is being progressed by the Eastern Solent Coastal Partnership), we are reviewing the Seafront Masterplan now so that once the plans for the new flood defences have been finalised a revised Seafront Masterplan can be adopted soon afterwards. Our work to update the Masterplan will help ensure opportunities for enhancement and protection can be maximised in the seafront area.

I haven't heard about this consultation/ exhibition - where has it been advertised?

The consultation is open for 8 weeks between 02 July and 27 August 2018. This is longer than our required 6 weeks in recognition of the timing of the consultation period.

The consultation was advertised as follows:

- Updated webpage on the Portsmouth City Council's website
- Advert in the Portsmouth News and a press release.
- All persons on the Local Plan contacts database were emailed or written to, including interested members of the public, statutory agencies, neighbouring authorities and other bodies.

The accompanying consultation document is available online. Hard copies are available at the civic office, libraries, and community centres throughout the city.

There are eight staffed exhibitions at the following times/dates and locations:

- Eastney Community Centre, 1pm-7pm 4 July
- Canoe Lake Tennis Pavilion, 1.30pm-7.30pm 6 July
- Aspex Gallery, 1pm-7pm 10 July
- Anchorage Park Community Centre, 3pm-7pm 11 July
- St Jude's Church, 1pm-7pm 12 July
- Cosham Community Centre, 3pm-7pm 16 July
- Royal Naval Club & Royal Albert Yacht Club, 1pm-7pm 17 July
- Fratton Community Centre, 1pm-7pm 20 July

Why are you not consulting in my area?

We have a good spread of consultation sessions across the city, not only within the Southsea area. This is because we feel that the issues concerning the seafront are not just limited to one area but will affect residents across the city.

We have ensured that we have the right staff at each exhibition, qualified planners and other technical staff who are able to answer questions.

Why was the consultation out over the school summer holidays? Could you not extend it?

We are consulting for 8 weeks - longer than our required 6 weeks in recognition of the timing of the consultation period. We have a need to bring forward the plan as quickly as possible, but we want to carry out consultations in a manner which enables all parties to take part. We have extended our period of consultation by two weeks, but more importantly we are using a range of methods to reach people in that time. In this instance we believe extending the consultation by two weeks achieves the right balance.

Why isn't there more in the SPD on flooding?

The Masterplan is a long term document covering a range of issues for the seafront. Flooding is covered in general terms but specific improvements will be developed and promoted through the ESCP's Southsea Coastal Defence Scheme, of which the finalised designs will come forward in the short term. The details of the flood defences are likely to be finalised before the updated SPD is adopted.

The existing Southsea defences are coming to the end of their life and do not provide adequate levels of protection for current day sea levels which is why the ESCP's scheme is coming forward.

What will the flood defences at Southsea seafront look like?

The proposed flood defence scheme is subject to a separate consultation, which is running concurrently with the SPD review consultation. Please speak to a member of the ESCP team for more information.

Opportunity Areas - why have you identified these?

These are broad areas we have identified as having enhancement or additional development potential over a longer-term period in order to deliver social, economic, and environmental benefits to the seafront and the city. The Opportunity Areas are areas that could change over the lifetime of the Masterplan.

Why aren't you talking about specific sites, such as Fraser's Battery?

The Masterplan seeks to set out a development framework for the seafront area as a whole and to guide development within the identified Opportunity Areas, which are broad areas as having enhancement or additional development potential over a longer-term period.

These areas would then be subject to specific schemes or planning applications being brought forward by individuals, developers, or the Council in order to deliver these enhancements.

Next Steps

The consultation period closes on **27 August 2018**. We will seek to publish a summary report on consultation responses received and an updated timetable for the progression of the updated Masterplan.

There will be further consultation and engagement, and other opportunities to comment on the draft version of the updated Masterplan in due course.