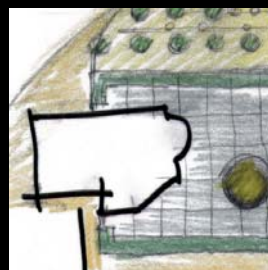


# Public Consultation Statement

## Northern Quarter PORTSMOUTH



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\* Appendix A is not included within this pdf document. A hard copy of the full consultation statement, including appendix A, is available from Portsmouth City Council or Halogen.

## 1.0 INTRODUCTION

This report has been prepared in support of the planning application submitted on behalf of Centros Miller Portsmouth Limited Partnership, which seeks outline planning permission for the development of the Northern Quarter, Portsmouth.

The report enables Portsmouth City Council to understand the nature of feedback from the public consultation that has taken place in advance of the submission of the outline application. The report also summarises further consultation that is to take place prior to the council's determination of the application.

The consultation has taken place following discussions with the council and is in accordance with the objectives of the council's Statement of Community Involvement.

On behalf of Portsmouth City Council's development partner, Centros Miller Portsmouth Limited Partnership, Halogen organised this second phase (Phase 2) of public consultation beginning in June 2005 on the proposed redevelopment of Portsmouth city centre's Northern Quarter.

An earlier phase (Phase 1) of public consultation on the broad principles of the proposal was carried out between November 2003 and March 2004 and further details can be found in the '*Northern Quarter Public Consultation November 2003 – March 2004*' report available through Portsmouth City Council, Halogen or the project website [www.northernquarter.info](http://www.northernquarter.info)

Phase 2 of consultation includes feeding back to the local community how their comments from Phase 1 have been used to develop the scheme thus far, and also provides an opportunity to gather further comment on the current proposal. This process is ongoing with remaining meetings scheduled to take place over the next few months.

However, this document provides a full report of the consultation to date and includes analysis of the available results, identifying the issues raised so far. Details of forthcoming meetings are also included.

Copies of all the completed questionnaires and other feedback received from the general public to date are contained in appendix A.

It is anticipated that Phase 2 of the consultation will be complete in September 2005 at which time an update to this report will be submitted to Portsmouth City Council.

## 2.0 POLICY CONTEXT

### 2.1 National policy

The importance of public consultation as an integral part of planning policy is detailed within the Government's *Planning Policy Statement 1: Delivering Sustainable Development* and further emphasis is included in the guideline document *Community Involvement in Planning: The Government's Objectives*.

*"The outcomes from planning affect everyone, and everyone must therefore have the opportunity to play a role in delivering effective and inclusive planning. Community involvement is vitally important to planning and the achievement of sustainable development."*

PPG1: Delivering Sustainable Communities

*"At its most simple level, a community involvement process should ensure that people:*

- *Have access to information*
- *Can put forward their own ideas and feel confident that there is a process for considering ideas.*
- *Take an active part in developing proposals and options.*
- *Can comment on formal proposals.*
- *Get feedback and be informed about progress and outcomes."*

Community Involvement in Planning: The Government's Objectives

### 2.2 Local policy

Portsmouth City Council has set-out its approach to consultation on planning issues in the *Draft Statement of Community Involvement July 2005*.

This document focuses largely on the council's approach to involving the community in creating its own development strategies, and also includes details of the statutory consultation associated with planning applications it receives. However, within the SCI (paragraph 8.16) the city council encourages applicants to consult with local people, key stakeholders and utility providers before they submit planning applications. The SCI also recognises that by engaging local residents at the earliest possible stage, developers will help the planning process by identifying any issues which can be resolved before the proposed development is submitted.

Both Phase 1 and Phase 2 of Centros Miller Portsmouth Limited Partnership's public consultation has been designed to engage local stakeholders and the public, working in addition to the council's statutory obligations.

The developer has liaised closely with Portsmouth City Council's officers and elected members to ensure that Centros Miller Portsmouth Limited Partnership's non-statutory consultation meets and exceeds the local authority's and the local community's expectations.

## 3.0 EXECUTIVE SUMMARY

Phase 2 of Centros Miller Portsmouth Limited Partnership's public consultation on its proposed redevelopment of Portsmouth city centre's Northern Quarter incorporated a full range of consultation activities — a public exhibition on site, advertising, leaflets with reply-paid questionnaires, a dedicated web site with a similar online questionnaire, consultation workshops with all the key interest groups, and publicity in the local media. The public exhibition included a 3-dimensional block model illustrating the development within the context of the wider city centre and attracted over 1,200 visitors.

There was an overwhelmingly favourable response to the proposed development from both the various interest groups, and the general public with 85.5 per cent of those responding registering support for the development.

Analysis of all the consultation feedback reveals a number of common themes within the wide range of comments and suggestions that were made. These themes — from the general welcoming of the scheme as a whole to perceived concerns about the capability of the road network to handle existing and additional traffic — give an insight into how all the elements of the scheme are viewed by the public (as detailed in Section 6.3.) Where there were concerns about particular aspects, there were also positive points raised to balance these.

## 4.0 THE CONSULTATION PROCESS

The proposed redevelopment of Portsmouth city centre's Northern Quarter was presented to the public through various means. These included a public exhibition on site, an internet web site, printed leaflets including a questionnaire, meetings with key interest groups, and publicity through the local media.

**PUBLIC EXHIBITION:** Ran for a total of 12 days from Wednesday 22<sup>nd</sup> June to Saturday 25<sup>th</sup> June, Tuesday 28<sup>th</sup> June to Saturday 2<sup>nd</sup> July 2005, Wednesday 6<sup>th</sup> July to Saturday 9<sup>th</sup> July 2005. The exhibition was fully staffed and on display in a heavily branded, dedicated Portakabin on the site of the former Tricorn, now a temporary car park. As well as large scale visuals which were used to explain the proposals, a 3-dimensional block model was also on display and showed the scheme in the wider contexts of the existing city centre. Over the three week period, 1,201 visitors to the exhibition were recorded.

**ADVERTISING:** Advertisements were published in the Portsmouth News each week promoting the exhibition. A4 posters advertising the exhibition were fixed to lampposts in Commercial Road, and large A-boards were placed outside the exhibition to attract visitors.

**LEAFLETS:** 5,000 leaflets with integral reply-paid tear-off questionnaire were printed and these were distributed via the public exhibition and Portsmouth City Council offices.

**WEB SITE:** Full information and explanation of the scheme was (and is continuing to be) provided on the project's website [www.northernquarter.info](http://www.northernquarter.info) The site contains a questionnaire and email feedback links.

**INTEREST GROUPS:** Local research and discussions with the council identified several key interest groups to be consulted on the proposal. Individual meetings with these groups at which the Centros Miller Portsmouth Limited Partnership team presented the proposed approach and responded to questions, comments and suggestions.

These interest groups were:

- MP & Portsmouth City Council leader
- Portsmouth City Council members
- City Centre Steering Group
- Southsea Traders
- St Agatha's Church
- Pitt Street Gym
- The Portsmouth Society

Forthcoming meetings are also being scheduled with:

- Chamber of Commerce
- Access & disability groups
- Cornwallis House residents
- Local Community Boards
- Young People's Focus Group

**MEDIA RELATIONS:** Full briefings were provided for the local press and resulted in extensive coverage and explanation of the scheme. Close liaison with the media is ongoing, with the aim of ensuring that all aspects of the scheme are clearly explained.

## 4.1 Fulfilling consultation objectives

The consultation programme has been designed to fulfil the Government's objectives for effective consultation, as explained below:

OBJECTIVE	✓	ACHIEVED BY:
Provide people with access to information	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Public exhibition</li> <li>Leaflet</li> <li>Media publicity</li> <li>Interest group meetings</li> <li>Website (ongoing)</li> </ul>
Provide opportunity for people to put forward their own ideas and feel confident that there is a process for considering ideas	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Face-to-face discussions with members of the development team at the public exhibition</li> <li>Comments and suggestions welcomed via printed Freepost comment cards, email and on-line questionnaires</li> <li>All input being considered by the development team for possible use in refining the scheme</li> </ul>
Provide opportunity for people to take an active part in developing proposals and options	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Via workshops with interest groups</li> <li>Via face-to-face discussions at the public exhibition pre planning application</li> </ul>
Provide opportunity for people to comment on formal proposals	<ul style="list-style-type: none"> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Via advertised Freepost address, email and on-line questionnaire</li> </ul>
Provide people with feedback and information about progress and outcomes	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>	<ul style="list-style-type: none"> <li>Communication is ongoing with interest groups</li> <li>Members of the public who have provided contact details or email addresses have received acknowledgements, answers to questions where possible and will be kept informed on an ongoing basis</li> <li>Media statements have and will continue to be issued to announce all key stages of progress and outcomes</li> <li>All new information and updates regularly uploaded to the project website on an ongoing basis</li> </ul>

## 5.0 CONSULTATION FEEDBACK

### 5.1 The interest groups

At the beginning of each workshop meeting with the key interest groups, a representative of Centros Miller Portsmouth Limited Partnership introduced the team members and explained the proposed approach to the redevelopment and illustrated the key features using a PowerPoint presentation. Each session provided an opportunity for questions and contributions from all attending.

All the comments, questions and suggestions made were taken note of and are reproduced in the following notes on each meeting.

## 5.1.1 MP & Portsmouth City Council Leader Preview

Meeting held: 10am, Thursday 2<sup>nd</sup> June 2005  
Venue: Council Offices  
In attendance: Mike Hancock (MP), Gerald Vernon-Jackson (Council leader),  
Barry Harmer, Wendy Couch, Roger Ching  
Centros: John Marsh, Centros Miller Portsmouth Limited Partnership  
Graeme Chalk, Centros Miller Portsmouth Limited Partnership  
Roger Wilson, Chapman Taylor (architect)  
Anil Iyer, WSP (highway engineer)  
Katherine Webb, Halogen (public relations/consultation)

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### QUESTIONS, COMMENTS & CONTRIBUTIONS:

- Opportunity for life after dark
- Good design
- Agreed with visual link to St Agatha's Church down new Charlotte Street
- Like drama of different street/height ratios
- Approved of residential on top of hotel
- Need for alternative to current planting around St Agatha's Church
- Use space outside John Lewis and at other nodal points
- Concerned noise from realigned Market Way will be heard in open space by St Agatha's Church
- Like Cloister design by St Agatha's Church
- Concern over NCP charging
- Could see hotel building increasing to 20 storeys with more residential
- Need for council to prepare for CPO process to avoid delays
  
- Final general comments included "absolutely wonderful" & "incredibly positive"

## 5.1.2 Portsmouth City Councillors' Briefing

Meeting held: 9.30am, Thursday 16<sup>th</sup> June 2005  
Venue: Council Offices  
In attendance: Cllr Mike Hancock, Cllr Frank Worley, Cllr Simon Boshier, Cllr Jim Patey, Cllr Deborah Tomes, Cllr Eleanor Scott, Cllr Terry Hall, Cllr Andrew Storey, Barbara Thompson, Portsmouth City Council, Julian Lomas, Portsmouth City Council, Roger Ching, Portsmouth City Council, John Slater, Portsmouth City Council, Barry Harmer Portsmouth City Council & Barry Walker, City Centre Manager  
Centros: John Marsh, Centros Miller Portsmouth Limited Partnership  
Graeme Chalk, Centros Miller Portsmouth Limited Partnership  
Roger Wilson, Chapman Taylor (architect)  
Anil Iyer, WSP (highway engineer)  
Steve Arnold, DPP (planning consultant)  
Steve Bryson, Halogen (public relations/consultation)  
Katherine Webb, Halogen (public relations/consultation)

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### QUESTIONS, COMMENTS & CONTRIBUTIONS:

- Need to support Commercial Road south and Southsea
- Access to car park & potential risk of backing-up onto motorway
- Access from south, north & east of city
- Careful assessment of changes to Church Road especially for school run
- Ease of access required or visitors may still prefer Southampton
- Smooth traffic flow to Southsea essential
- Where will Pitt Street Gym be relocated to?
- Varied retail mix, should not become a 'clone town'
- Bold & exciting scheme
- Concern over NCP charging
- What are the likely building materials?

### 5.1.3 City Centre Steering Group

Meeting held: 3pm, Thursday 16th June 2005  
Venue: Cascades Management Suite  
In attendance: Simon Davidson (Simply Leather), Paul Wild & Richard Ransom (Headroom Barbershop), Andrew Sharman (Market Traders), Richard Hoare (Jones Lang LaSalle), Rhonda Joseph (Cascades), Mandy Steward (Marks & Spencer), Jan Dodd (Communities Somers Town), Michael Gareth (Michael's Menswear), Michael Zeffertt (Mack's Shack), David Thompson (Littlewoods), Kate Rosser (Boots), Martin Chalk (Landport Community Board), representative from Specsavers  
Centros/PCC: John Marsh, Centros Miller Portsmouth Limited Partnership  
Graeme Chalk, Centros Miller Portsmouth Limited Partnership  
Roger Wilson, Chapman Taylor (architect)  
Anil Iyer, WSP (highway engineer)  
Steve Arnold, DPP (planning consultant)  
Steve Bryson, Halogen (public relations/consultation)  
Katherine Webb, Halogen (public relations/consultation)  
Mike Hancock MP, Portsmouth City Council  
Barbara Thompson, Portsmouth City Council  
Barry Harmer, Portsmouth City Council  
Jo Davies, Portsmouth City Council  
Mary Vallely, Portsmouth City Council

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#### QUESTIONS, COMMENTS & CONTRIBUTIONS:

- Query whether NCP will be part of CPO
- Reassurance that scheme is going to happen
- Concern over demand as empty units in Cascades
- Naming of streets
- Cycle parking at various points throughout scheme
- Discrete cycle paths
- Discrete shop signage
- Location of market
- Impact on Cascades entrance and servicing
- Query on extent of demolition on Commercial Road
- Space for smaller retailers
- Style of street furniture
- Security & maintenance
- Links with ferry port
- Confirmation of buses & taxis only in Andrew Bell Street

## 5.1.4 Southsea traders

Meeting held: 5pm, Thursday 16<sup>th</sup> June 2005  
Venue: Debenhams  
In attendance: Ilse Welton & Robert Graham (H<sub>2</sub>O Bathstore), Linda Symes & Jacqueline Ciccorne (STC), James Richards (Carphone Warehouse), Toby Shaw (Ascend Recruitment), John Smith (Knight & Lee), Julian Davis (Next), John Baker (Robert Dyas), R Cornwell (Victoriana), Tim Clark (Garner Wood) & David Murphy (The Retail Group PLC)  
Centros/PCC: John Marsh, Centros Miller Portsmouth Limited Partnership  
Graeme Chalk, Centros Miller Portsmouth Limited Partnership  
Roger Wilson, Chapman Taylor (architect)  
Anil Iyer, WSP (highway engineer)  
Steve Arnold, DPP (planning consultant)  
Steve Bryson, Halogen (public relations/consultation)  
Katherine Webb, Halogen (public relations/consultation)  
Mike Hancock MP, Portsmouth City Council  
Barbara Thompson, Portsmouth City Council  
Julian Lomas, Portsmouth City Council  
Barry Harmer, Portsmouth City Council

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### QUESTIONS, COMMENTS & CONTRIBUTIONS:

- Future of the light rapid transit & monorail proposal?
- Disruption to roads network during construction
- Improved traffic flow will help route to Southsea
- Identity for Southsea marketing needed
- Appreciation of consultation & many misconceptions been clarified
- Southsea to build on niche markets
- Fan of European style developments
- Southsea needs to be brave
- Excellent news for the city
- Gunwharf has helped change city for the better — so will this

## 5.1.5 St Agatha's Church

Meeting held: 12pm, Wednesday 8<sup>th</sup> June 2005  
Venue: St Agatha's Church  
In attendance: John Maunder, St Agatha's Church  
Peter Bennett, Hampshire County Council  
Barry Harmer, Portsmouth City Council  
Wendy Couch, Portsmouth City Council  
Centros: John Marsh, Centros Miller Portsmouth Limited Partnership  
Roger Wilson, Chapman Taylor (architect)

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### **QUESTIONS, COMMENTS & CONTRIBUTIONS:**

- Development needs to allow sufficient space for St Agatha's to rebuild the Lady Chapel
- Requested facilities for loading and unloading near the church for concerts, weddings, funerals etc
- Disabled access required
- Development will provide increased opportunities for use of the church
  
- Overall, the development was welcomed as a opportunity for improved integration of St Agatha's Church within the city centre.

## 5.1.6 Pitt Street Gym

Meeting held: 4.15pm, Thursday 20<sup>th</sup> January 2005  
Venue: Council offices  
In attendance: Councillor Steve Wylie, Portsmouth City Council  
Councillor John Bryant, Hampshire County Council  
Mr William Pepper, Hampshire County Council  
Julie Amies, Hampshire County Council  
Ruth Easterling, Hampshire Gymnastics Association  
Chris Hopper, Portsmouth Gymnastics Clubs  
Geoff Lawton, Portsmouth City Council  
Mark Woolnough, Portsmouth City Council  
Seamus Meyer, Portsmouth City Council  
Barry Harmer, Portsmouth City Council  
Paul Johnson, Contractor  
Centros: John Marsh, Centros Miller Portsmouth Limited Partnership

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### QUESTIONS, COMMENTS & CONTRIBUTIONS:

- Welcomed the new development proposals, which would enable the aspirations for the gymnastics centre to be achieved
- Relocation to Mountbatten Centre prior to demolition of gym
- Seamless transfer would be the preferred option, but the long term benefit of a new gymnastics centre, even at the cost of a temporary relocation, should be pursued
- Requested early consultation on temporary location if required
- Confident the clubs would be amenable and co-operative because they would benefit at the end of the process by having a purpose-built facility far superior to that which they were currently using
- Reassurance that the relocation of Pitt Street Gym would not be tied to the wider development plans for the Mountbatten Centre site.
  
- Overall development and impact on Pitt Street Gym seen as positive

## 5.1.7 The Portsmouth Society

Meeting held: 4pm, Wednesday 6<sup>th</sup> July 2005  
Venue: Exhibition Portakabin  
In attendance: Bruce Oliver, Jean Thompson, John Holland, Celia Clarke,  
Roger James, Charles Burns & Deane Clark  
Centros: John Marsh, Centros Miller Portsmouth Limited Partnership  
Katherine Webb, Halogen (public relations/consultation)

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### QUESTIONS, COMMENTS & CONTRIBUTIONS:

- Vehicle routes from within city as well as from M275
- Concern over building up to St Agatha's Church
- Recreation of Lady Chapel of St Agatha's Church
- Different architect for cloister area around public open space
- Interest in CABE's comments
- Like second anchor to step back from open space
- Query on catchment area
- Health of Commercial Road must be maintained
- Query on retail demand

## 5.2 The general public

Members of the public were informed about the proposals and asked their views on the redevelopment via coverage in the local media, the public exhibition and the dedicated project website: [www.northernquarter.info](http://www.northernquarter.info) Most submitted their views by completing and posting the questionnaire included within an information leaflet, and completing the questionnaire on the website.

An Excel tabulation of all the contributions made was produced for analysis purposes. Copies of all the feedback received are included in the supporting appendix document.

## 6.0 CONSULTATION INPUT

The consultation feedback was analysed and the results to date are detailed below.

### 6.1 Level of input:

To date, 152 members of the public have submitted their comments by post and the website questionnaire, which asked six questions on various elements of the proposal and included an opportunity for additional comments.

55.9% of respondents were male, a relatively high male weighting compared to the general population. The age profile was also weighted towards older people, with those in the younger age ranges taking less interest than their elders. The age distribution of respondents was: Up to 16 = 1.3%; 16-24 = 8.6%; 25-34 = 8.6%; 35-44 = 11.8%; 45-54 = 16.4%; 55-64 = 28.3%; 65+ = 22.4%.

The respondents come from a broad range of Portsmouth postcodes, with the main ones being: PO1 = 19%; PO2 = 12.5%; PO3 = 9.2%; PO4 = 14.4%; PO5 = 9.2%; and PO6 = 9.3%.

(N.B. the percentages above do not necessarily add up to 100% due to rounding and non-reporting by some respondents.)

In addition, all the questions, comments and suggestions made at the various meetings with interest groups were noted and included together with written responses received from these and other interest groups.

All the input received was tabulated and analysed to establish the overall level of support and any common issues raised. Where respondents had left a question unanswered on the comment card, these were interpreted as being unsure or neutral responses.

### 6.2 Level of support:

The overwhelming response to the proposed approach has been extremely positive to date and the vast majority of people welcome the redevelopment proposals.

#### **NEW HIGHWAY NETWORK:**

92.8% of respondents were in favour of the proposed new highway network serving the city centre. 4.6% said they were not in favour, and 2.6% were unsure.

#### **OPEN STREETS APPROACH:**

94.7% of respondents were in favour of the 'open streets' approach. 4.6% said they were not in favour, and 0.7% were unsure.

#### **TWO ANCHOR/DEPARTMENT STORES**

86.2% of respondents were in favour of having two department/anchor stores in the scheme. 9.9% were not in favour, and 3.9% were unsure.

### **CITY CENTRE HOUSING:**

82.9% of respondents were in favour of the city centre housing including affordable homes. 15.8% were not in favour, and 1.3% were unsure.

### **HOTEL:**

80.3% of respondents were in favour of the hotel. 16.4% were not in favour, and 3.3% were unsure.

### **OVERALL SUPPORT:**

86.2% of respondents were generally in favour of the development as a whole. 9.2% were not in favour, and 4.6% were unsure.

Some of the many positive comments to date include:

- *Development is much needed*
- *About time!*
- *Like the pedestrian emphasis with buses and taxis restricted to Andrew Bell Street*
- *Like the large scale buildings, needed on main approach to a major city*
- *Nice to see the heart of Portsmouth stepping into the 21<sup>st</sup> century at last!*
- *Like the way the church is shown off*
- *Can't wait*
- *Like the traffic management & mix of shops*
- *Hotel is badly needed*
- *Glad St Agatha's will be a focal point*

Some of the few concerns raised to date include:

- *New shopping streets are too narrow*
- *Not keen on housing*
- *Is there need for a hotel?*
- *Concern over space around St Agatha's — will it appear hemmed in?*
- *Regret the loss of Martha's — part of our history*
- *Worried that Commercial Road will go downhill*

## 6.3 Common themes:

As well as answering six specific questions on various aspects of the redevelopment, respondents were also asked for their general comments or suggestions on the proposal. These themes were often reiterated by the interest groups.

### **POSTIVE IMPACT ON CITY**

By far the most common comment, many people felt that the redevelopment would bring a major boost to Portsmouth, providing much needed facilities for existing residents and attracting more visitors.

### **AFFORDABLE HOUSING**

Some respondents were concerned about integrating affordable housing within a high quality development.

### **NEW RETAILERS**

Respondents were excited about the prospect of bringing new retailers to the city and many mentioned Ikea or Primark as two popular options for the second anchor store.

### **MIX OF RETAILERS**

The importance of having a mix of retailers within the redevelopment was mentioned by some people, and the potential to include some smaller independent retailers was well received.

### **HIGHWAY IMPROVEMENTS**

Problems with the existing network were well-recognised and some respondents were concerned that the proposed improvements would not solve existing issues or deal with additional traffic generated by development. However, others felt that the proposals would make journeys much easier and improve access to areas with close proximity to the scheme, such as Lake Road.

### **CAR PARKING CHARGES**

Concern was expressed over the current level of charges for parking within Portsmouth City Centre and that the new development should address this.

## 7.0 FUTURE CONSULTATION

It is anticipated that Centros Miller Portsmouth Limited Partnership will initiate a third phase of consultation with the public and key interest groups in Portsmouth during the detailed design stages next year, depending on the planning process.

This is likely to include similar activities to those in Phase 2, with an emphasis on introducing the local community to the detailed design approach and encouraging further comments and suggestions.

Report prepared by:

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13<sup>th</sup> July 2005

## 8.0 APPENDIX A

### 8.1 Comment cards

### 8.2 Website questionnaires

Appendix A is not included within this pdf document. A hard copy of the full consultation statement, including appendix A, is available from Portsmouth City Council or Halogen.