

Clarification of the AAP's Primary Shopping Area Boundary

8 June 2012

The Clarification Required

1. The Proposals Map for the Publication AAP (CD01) excludes the Harbour Top area within the Burlington Parade comprehensive development from the Primary Shopping Area (PSA). The boundary of the PSA is correctly drawn in the Proposals Map.
2. However, the illustrative figure at Plan 4.1 and para 4.7 (bullet 1, first sub-bullet, final sentence) are incorrect.
3. The changes required to clarify the position are set out in paras 5 and 6 below.
4. These changes should be substituted for CD18.2e, no 98.2, which wrongly corrected the Proposals Map. The position in this paper reflects the statement made on behalf of the Council at the final examination hearing on 16 May 2012.

Edits to Make the AAP text and illustrations consistent with the Proposals Map

5. The illustrative figure at Plan 4.1 (following para 4.6) should show a PSA boundary that is the same as the boundary in the Proposals Map (i.e., it should include the shops on the south side of Bridge Street, but not the Harbour Top itself).

6. AAP, para 4.7, bullet 1, first sub-bullet, requires amendment as follows:

4.7 The Primary Shopping Area has been carefully drawn to:

- Include:
 - the parts of the Burlington Parade comprehensive development site that are proposed for primary retail use; ~~and where retail uses will be an important part of the development mix (the details are explained in the discussion of BridTC3). These include the part of the Harbour Top which will accommodate part of the Burlington Parade development;~~

(continue as drafted)

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7. By way of clarification, no amendment is required, but the above corrections mean that the references in the AAP to the inclusion of retail uses as part of the mix in the Harbour Top (para 3.11, bullet 3, BridTC3.2d) will be read in light of the specifics of the correct Primary Shopping Area.

The Justification

8. The reason for making the change to the text of the AAP and the illustrative Plan 4.1 is the confusion caused (evident at the Hearing) by the inclusion of the Harbour Top within the PSA because BridTC3.2d includes retail uses as *part* of the mix that gives the Harbour Top its anchor function. That function is explained in the AAP at paras 1.41 (with minor change CD18.2 no 13), 1.44 bullet 1, 2.30i, 3.10iii, and 3.28-3.30. The Harbour Top is not, however, a *retail* anchor and is not for that reason on the designated Primary Retail Circuit (BridTC5.1c, Plan 3.4). This is the position explained at the final examination hearing on 16 May.
9. In NPPF terms, the Harbour Top, removed from the Primary Shopping Area, is a designated edge of PSA site in which retail uses form part of a leisure-led use mix (NPPF, Glossary, Edge of centre).
10. The change therefore has no effect on the consistency of the AAP's PSA boundary with the provisions of the NPPF and para 6.4 of the still extant PPS4 Practice Guidance.

