

Matter 11

Action 11.1 Include in the supporting text to policy DM21 a table setting out overall convenience and comparison retail needs in time bands, as per the RTC002 Table 1, and provide associated explanation / context for the figures.

1. Table 1 in the Retail Floorspace Provision Background Paper (RTC002) sets out need in approximately five year periods and splits this between convenience and comparison floorspace:

Table 1: Floorspace needs by type and year				
Type / Year	2022	2027	2032	2036
Convenience	-729m ²	454m ²	1,500m ²	2,345m ²
Comparison	94m ²	6,360m ²	12,935m ²	18,564m ²

2. This table is added to the supporting text in modification MM48.

Action 11.2 Paragraph 5.109 – the explanation that provision can come forward at an early stage should be confined to local centres with planning permission

3. The Council is proposing to address this in MM48.

Action 11.3 Policy E3 – explanatory text should come after the policy

4. See response on action D. The plan is being reordered to follow a standard format with policies followed by supporting text.

Action 11.4 Amend policy DM22 so that proposals which have met policy E3 do not also need to meet DM22.

5. The Council is proposing modifications to policy DM22 and E3 in MM49 and MM95.

Action 11.5 Policy DM22 – provide explanatory text to explain how ‘negative impact’ will be judged and what an effective marketing period is.

6. The Council is proposing a modification to paragraph 5.115 to address these points; MM49.

Action 11.6 Given that the Plan has not met comparison needs to 2027, consider whether Eastleigh town centre boundary should be extended with reference to the urban renaissance quarter and/or Barton Park

Action 11.7 Consider whether proportionate further evidence can be provided on whether vacancies can meet some of the outstanding retail needs, focussing on vacancies in Eastleigh, Hedge End and Chandler's Ford centres. In the first instance, scope out the work for the Inspector.

7. The Council has provided a separate paper that considers vacancies and potential sites to meet the outstanding retail needs in response to Actions 11.6 and 11.7. It also sets out the latest retail trends within the context of the impact of Covid-19 pandemic.