

From: Juggins, Phoebe @ London HH [REDACTED]
Sent: 29 September 2017 17:17
To: Planning Policy Internet
Cc: Everard, Charlotte @ London HH; Richard Reddyhoff; Michael Prideaux
Subject: GW&TC SPD June 2017

Dear Sir/Madam,

On behalf of Dean and Reddyhoff Marinas (with respect to their interests at Haslar Marina), please see attached letter of representation to the Gosport Waterfront and Town Centre Supplementary Document (SPD). We trust that the attached is helpful and look forward to further engagement in due course.

Kind regards,

Phoebe

Phoebe Juggins | Senior Planner
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Jason Grygiel
Head of Planning Policy
Gosport Borough Council
Town Hall
High Street
Gosport
PO12 1EB

29 September 2017

By Email

Dear Jason,

GOSPORT WATERFRONT AND TOWN CENTRE SPD: CONSULTATION DRAFT (JUNE 2017)

CBRE Limited acts as planning advisors to Dean and Reddyhoff Marinas Limited with respect to their land interests at Haslar Marina. CBRE Limited is instructed by Dean and Reddyhoff Marinas to submit representation to the Draft Gosport Waterfront and Town Centre SPD Consultation, which is due to close on Friday 29th September.

The Marina is identified as within Character Area 8 (Haslar Marina) of the SPD, and is also included within the SPD as a 'Key Opportunity Site'. Dean and Reddyhoff Marinas wishes to support the continuation of this Opportunity Site allocation, and welcomes the Council's support for new development at the marina.

Dean and Reddyhoff Marinas currently own and operate 5 marinas on the South Coast. Soon after they started Dean and Reddyhoff Limited in 1994, they built Haslar Marina, and have been managing this as a fully operational marina ever since. In order to maintain competitive and respond to new market trends and demands, the marina must provide modern and up-to-date facilities. In response to these pressures, Dean and Reddyhoff Marinas are currently progressing proposals and are in discussions with officers regarding the redevelopment and regeneration of Haslar Marina. Dean and Reddyhoff Marinas wish to ensure the SPD is supportive of their proposals to regenerate Haslar Marina, to ensure a competitive and sustainable future for their marina business.

Site Description

Haslar Marina is located on the western side of Portsmouth Harbour, just inside the harbour mouth and immediately south of Gosport town centre. The Site extends to approximately 2.08 hectares in area, and currently comprises of the following:

- Approximately 600 berths.
- A large car parking area to the north of the site, with access onto Haslar road which runs directly to the west of the site.

- An area of land located to the north east of the site, part of which is currently used as a boat yard for yacht and boat storage, and part is vacant.
- A number of commercial units located both on the waterfront and further inland to the north of Haslar road. These commercial units include offices/light industrial (B1 use class) and a restaurant (A3 use class), and are occupied by a number of local businesses including TJ Sailing Limited, XW Rigging, Alex Thomson Racing, The Trinities at Lightship and Hardy's at Haslar.
- Yacht storage facilities, located near the commercial units to the north of Haslar road.

Context within the SPD

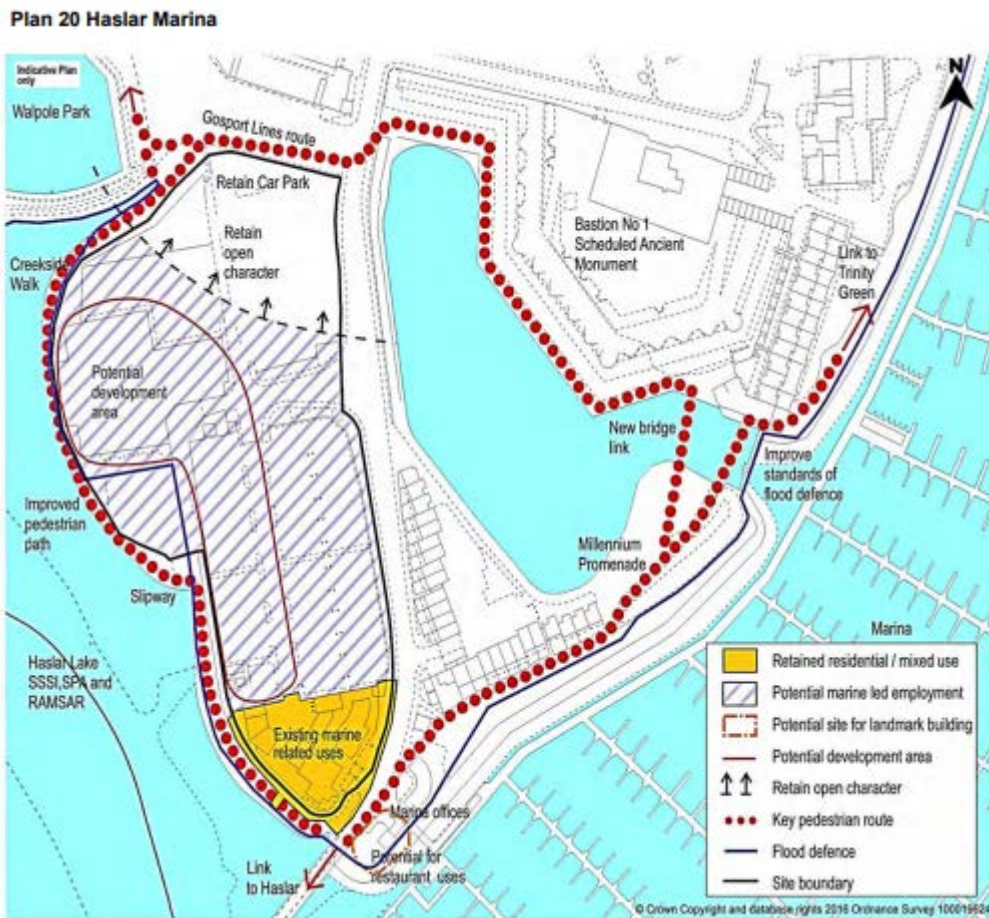
Opportunity Site- Haslar Marina

"It is important to note that most of this site is not included within the urban area boundary as identified in the Gosport Borough Local Plan 2011-2029 (LP3) and hence most proposals would normally be contrary to policy. However, as part of the review of the Local Plan, the Council may consider realigning the boundary in order to secure a high quality designed scheme appropriate for its sensitive historic setting overlooking Haslar Lake. Such a scheme would need to be a marine employment-led mixed-use scheme to make the best use of this waterside location and enhance the existing marine/marina related business cluster at Haslar Marina. There may be scope for a landmark building at the entrance to Haslar Lake (see Plan 20). "

"It is considered that some of the land is underutilised and offers opportunities for new development. This would most likely focus on marine employment and commercial activities including those associated with the marina. There may also be the potential for some residential development above ground floor level as part of a mixed-use development. "

"Where development occurs, it should:

1. *Respect the setting of Bastion No1, which is a scheduled ancient monument as well as the historic field of fire and the Gosport Lines. Plan 20 includes an indicative area where development should be avoided.*
2. *Be appropriately designed to take account of its prominent setting on Haslar Lake.*
3. *Consider the impact of development on the Portsmouth Harbour SPA / Ramsar and SSSI, including Haslar Lake. This includes issues relating to construction activity and the design of buildings.*
4. *Provide appropriate flood defence measures for this section of the waterfront, taking account of future sea level rise.*
5. *Retain sufficient parking to provide for the needs of the Marina and its customers.*
6. *Create an enhanced all weather pedestrian route between Haslar Bridge and Walpole Park.*
7. *Provide pedestrian linkages into the proposed Gosport Lines walk.*
8. *Ensure that the reclaimed land is suitable for development.*
9. *Retain and enhance the public slipway.*
10. *Consider the opportunity for reorganising existing harbour-side facilities to include waterfront dining opportunities as well as the potential for a landmark building at the point at the eastern side of Haslar Bridge."*



Gosport Waterfront and Town Centre SPD: Consultation Draft (June 2017)

Site-Specific Comments

Dean and Reddyhoff Marinas wish to ensure the Council continues to support the principle of development at Haslar Marina, and more generally, continues to support the principle of redevelopment on underutilised sites. The site is referenced within the 'Area Objectives' section of the SPD as having potential to 'encourage the development of marine business with the potential for some residential as enabling development'. This principle is supported. It is considered that in order to maintain competitive and respond to market trends, the marina must provide modern and up-to-date facilities. Recent changes in demand see motor boats becoming an increasingly popular option. Dean and Reddyhoff aim to redevelop and rebrand Haslar Marina as a specialist power boat hub, offering power boat maintenance, storage and associated retail facilities. Residential uses will be required as a method of 'enabling' development to secure capital which can be used to invest in new facilities, and remain competitive. The site is within a 10-minute walk of the town centre and the Gosport Ferry terminal, and as such, considered a sustainable location for residential development. Dean and Reddyhoff Marinas wish to express their support for the principle of residential use on-site, and note that such uses will be crucial in securing a sustainable future for the marina.

The whole site is not currently included within the 'Urban Boundary' as identified within the adopted Local Plan. Dean and Reddyhoff Marinas wishes to ensure that discussions are progressed with the Council during their Local Plan Review to ensure that this is revised, and the urban boundary extended, to include the whole Haslar Marina site.

Notwithstanding the above, it is considered that the development of the site can be justified by the specific marine-related uses and associated enabling development as detailed above.

Point 1 of the 'Key Opportunity Site' description states that due to the viewing lines from the Bastion, there is an indicative area where development should be avoided. Although the potential development area is highlighted within Plan 20, it would be beneficial if Plan 20 showed clearly the specific sight lines. There is currently no illustration or accompanying evidence base showing where or why development should be avoided.

Point 4 of the 'Key Opportunity Site' description is related to the requirement to provide flood defences along the Haslar Peninsula. These potential defences (as seen in Plan 20 above) run down from the Town Centre around the Haslar Peninsula. Although Dean and Reddyhoff Marinas support the provision of flood mitigation measures where required, there is no current requirement for these around the Haslar Peninsula. The site currently consists of commercial and marine uses, which are not considered a vulnerable category of development in flood risk terms. Although future residential development may come forwards on-site, it is not considered that this will be large-scale and the site will continue as employment-led. As such, new flood defences of this scale would be disproportionate to the proposed development and unjustifiable. Other site specific mitigation measures can be put in place if required to protect any future residential uses i.e. having habitable rooms on upper floors. Such defences are also likely to have a detrimental impact on the function and visual appearance of the marina. As such, it is not considered that such defences are required or functional around the Haslar Peninsula. It is considered that the Council should re-assess the need for flood defences here, and consider the removal of this reference from the SPD.

Point 10 of the 'Key Opportunity Site' description states that there could be an opportunity for reorganising the existing harbour-side facilities to include waterfront dining opportunities as well as the potential for a landmark building at the point at the eastern side of Haslar Bridge. This is supported, and is seen as part of the future development being explored by Dean & Reddyhoff to boost tourism and visitors to the site, and anchor Haslar Marina as the southern point of the Town Centre.

General Comments

On Page 12 of the SPD, the Council references the opportunity to increase 'dwell-time' along the Waterfront and Town Centre. Dean and Reddyhoff Marinas support any public realm improvements that would act to encourage visitors to walk along and spend time along the Waterfront. This would further serve to enhance the pathway from the Town Centre towards Haslar Marina and along the Haslar Peninsula.

Within the SPD, the Council details its aspirations to improve linkages through the Town Centre, improving the path to link to Haslar Peninsular and extend to Millennium Promenade. It is considered that a more legible walkway to the south of the Town Centre, through the Haslar Marina site and along the Haslar Peninsula will improve access and encourage more visitors to the marina. The improvement of this path, with associated signage, is supported. However, in reference to the 'all-weather' nature of this, it is considered that this should be clarified to set out that it relates to the ground level of the footway only in terms of providing an all-weather terrain, as opposed to any interpretation that cover or shelter may be required.

The Council will seek to support sailing and maritime-related events throughout the Gosport Waterfront Area. Dean and Reddyhoff support the prospect of increasing the provision of sailing and maritime events within Gosport, and consider this important in promoting and celebrating the town's maritime heritage and existing maritime businesses, which will in turn boost tourism and the local economy.

As a key stakeholder in the marine economy in Gosport, Dean & Reddyhoff has some comments relating to the suggested provision of short-stay moorings in the harbour. Firstly, the principle of increasing visitors to the harbour. It is considered that they will enhance the sailing offer in Gosport, and in turn, attract more short-term sailing visitors to the town itself. However, Dean & Reddyhoff would question the economic viability of the provision of additional moorings in this location. The infrastructure that is required to service the moorings i.e. dredging, wave protection, and possibly pontoons or a ferry to land the visitors, is extremely costly and we would urge the Council to fully explore the economic aspects of such a scheme before progressing. It should also be noted that Dean & Reddyhoff already have significant well-serviced capacity in the form of visitor berths at Haslar Marina. Therefore, Gosport does already currently have provision to encourage and service short-term boating visitors.

Summary

Dean and Reddyhoff Marinas welcomes and supports the Gosport Waterfront and Town Centre SPD, and guidance for future development within this area. The identification of Haslar Marina as a 'Key Opportunity Site' is also welcomed, as a site which can accommodate a range of marina-related employment uses alongside some enabling residential development. In line with this, CBRE has also submitted Haslar Marina to the 'Local Plan Review: Call for Sites' on behalf of Dean and Reddyhoff Marinas, and seek for this allocation to be carried forward to the new Local Plan in due course.

I trust that the above is helpful. I would be grateful if the Borough Council could confirm receipt of this letter and that the representations have been duly made. Please could Dean and Reddyhoff Marinas be kept up-to-date on the process of consideration in response to these representations.

Yours faithfully

PHOEBE JUGGINS
SENIOR PLANNER – PLANNING

CBRE Limited for and on behalf of Dean and Reddyhoff Marinas Limited.