



For office use only
Date 18.9.14
Ref No.
REP 16

Gosport Local Plan 2011-2029 Publication Version Response Form

Town and Country Planning (Local planning)(England) Regulations 2012 Regulation 19 Consultation

Data Protection

Gosport Borough Council is registered under the Data Protection Act 1998. The information that you provide in completing this form will only be used by the Council in the development of the Gosport Local Plan 2011-2029. Please note that the completed form is a public document and as such will be made available for inspection and placed on the Council's website (personal details other than name of organisation/individual will be removed from version published on internet) and kept as part of the supporting documentation relating to the Local Plan.

Name:

Agent Name:

Organisation (if applicable):

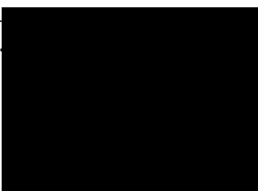
Agent Organisation (if applicable):

Address:

Agent Address:

Post Code:

Post Code:



Telephone:

Telephone:

Email:

Email:

Gosport Borough Local Plan 2011-2029 publication version document is available to view on the Gosport Borough Council's website: www.gosport.gov.uk/localplan2029

If you would like to discuss any element of the consultation documents further then please contact/telephone Planning Policy **023 9254 5228**

Print or Save as a copy of this form for your records



**All comments and completed forms should be returned by
22nd September 2014**

Completed forms can be submitted here



or emailed to planning.policy@gosport.gov.uk or by post to

Planning Policy Gosport Borough
Council Town Hall
High Street
Gosport
Hampshire
PO12 1EB

If you would like to make another representation on the GBC Local Plan 2011 - 2029 Publication Version, please click the Save as button to save the current representation or Submit.

You may then use the Clear form button to start a new representation.



Paper copies of the response form are available from the council's website, in the libraries and at the Town Hall (3rd floor reception).

Comments will be considered by an inspector approved by the Secretary of State who will hold an examination into the local plan in terms of its legal compliance and 'Soundness'.

Further information on these terms is contained in the Council's Guidance Notes for making representations. Comments should focus on matters of soundness. These are defined in the National Planning Policy Framework and are reproduced below.

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective - the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and

Consistent with National policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1. To which part of the Local Plan does this representation relate?

Chapter	<input type="text" value="7"/>	Paragraph	<input type="text" value="154"/>	Policy	<input type="text" value="LP6"/>
Policies Map	<input type="text" value="plan 6"/>				

If you would like to make further comments on the GBC Local Plan 2011 - 2029 Publication Version, please use a separate form for each representation you wish to make.

2. Please indicate under what grounds you wish to submit your representation

- 2a Support
(if you have entered Support, please continue to Q8)
- 2b Not Legally Compliant
- 2c Not Sound

3. If you consider the Local Plan is not sound, please identify which tests of soundness your response relates?

- 3a Positively prepared
- 3b Justified
- 3c Effective
- 3d Consistent with National Policy

4. Please give details of why you consider the Local Plan is not legally compliant or not sound?
(please be as precise as possible)

Positively Prepared
Currently much of the site (specific to the Gun Boat Shed end of the area) is currently a scheduled ancient monument. There is also a grade 2 listed element and the sea frontage is a SSSI.
The buildings have been on English Heritages at risk register for over ten years and my clients are currently having prepared an archaeological report which will be suggesting that the best form of building preservation will be development. However, the unique architectural of these buildings we've shown only lends itself to residential conversion.
We have in principal pre-let 5000sq.ft of B1 space the frontage in accordance with this policy – but there conceivably could be a better mixed we suggest of C3 for where converting the historic building stock and B1/B2 for the remainder

Justified
The Gosport Borough Employment Land Review: 2012 shows that the potential supply of employment floorspace in the Borough is just over 88,000 sq.m. This figure is almost 5% above the 84,000sq.m set out in the South Hampshire Strategy. To that end this site is not essential for meeting that target. However – a C3/B1/B2 mixed use would go some way to contributing it's fair share (we'd envisage 1500sq m of B1).
The borough also has a potential deficit for C3 units and again this sites potential has not been recognised.

Effective
Qinetiq is a secure MoD controlled site up to it's boundary with the general gunboat shed portion of the site (its north-east). The only vehicular entry to this site is by two openings in the main Haslar perimeter wall. This is also part of the scheduled ancient monument.
The opening to the furthest east end of the site on serves the former boiler house building which in itself is also part of the scheduled ancient monument. The only option for preservation it has been proven, is development and we have suggested a very suitable residential scheme. However, B1 use would never prove cost effective considering the oversupply of B1 stock in the region. The second vehicular access point again restricts vehicle usage (very constrained vision splays and access potential limiting mass B1 usage – but more suitable to a mixed C3/B1abc use)

Consistent with National Policy
Local and national policy to preserve and enhance listed buildings or structures in a conservation area. As set out above, we feel this will only come from a mixed scheme as pure B1b would not be a cost effective and therefore economically undesirable scheme for our client or any developer. We have tentative support of the heritage officer for Gosport Borough Council however for a mixed scheme to allow full preservation of the site. Our current proposal scheme does not require any historic masonry to be altered – but would be self-funding. However, the restriction of usage policy LP6(6) suggests would lead to our client abandoning the site as all others have and the architectural importance of the buildings would be lost.

5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, with reference to the answer you have identified in Q3.
You will need to say why this change will make the Local Plan sound.

On behalf of our clients who have recently exchanged contracts for the purchase of the land and buildings known as 'The Gunboat Sheds' at Haslar Marine Technology Park, we should like to formally make representation that we feel that policy LP6 is in partly flawed with special regard to point 6. We feel the emergent local plan in this respect is not positively prepared, justified, effective or consistent with national policy.

It is our clients proposal that this site should not be judged in the same context as the remaining Qinetiq site as it has a thoroughly different setting, architecture, historical importance and ultimately would be better served as a mixed use site. We should like to see a broader C3 / B1a/b/c assignment more befitting its conservation area setting (which bears no relationship to the western end of the Marine Technology Park) and has more in common with the Blockhouse site where policy LP6(4c) states "residential uses will be considered:

- i) to allow for the successful re-use of historic buildings where other uses would not be appropriate or viable; or
- ii) if it can be demonstrated that an element of residential development is required to enable the development of other uses on the site in terms of securing a viable scheme.

Altering the map boundaries of creation of a specific 'Gunboat Sheds' area and giving it the same status as the 'Blockhouse' area of Haslar we suggest would result in a more sound Local Plan

6. If your representation is seeking a change, can your representation be considered by written representations or do you consider it necessary to participate at the oral part of the Examination?

No I do not wish to participate in the examination hearings

Yes I do wish to participate in the examination hearings

7. If you wish to participate, please outline why you consider it necessary.

(please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination).

The distinctiveness of the Gunboat site has been lost in the inclusion within the larger Qinetiq Haslar Marine Technology Park. Restrictive employment led use as mandated by this possible policy will not enhance or preserve the important historic nature of the site in the way a sensitive mixed use (C3, B1a/b/c) would. Revenue from only this style of development will allow the important architecture to be maintained and taken off English Heritages 'at risk' register. B1 use alone will not and the site will fall into further disrepair and eventual total loss to the nation.

8. If you wish to support the legal compliance or soundness of the Local Plan please use the space below to provide detailed comments.

9. Do you wish to be notified at the address/email stated on page 1 of any of the following:

please tick

a. That the Local Plan has been submitted for independent examination



b. The Inspector's report has been published

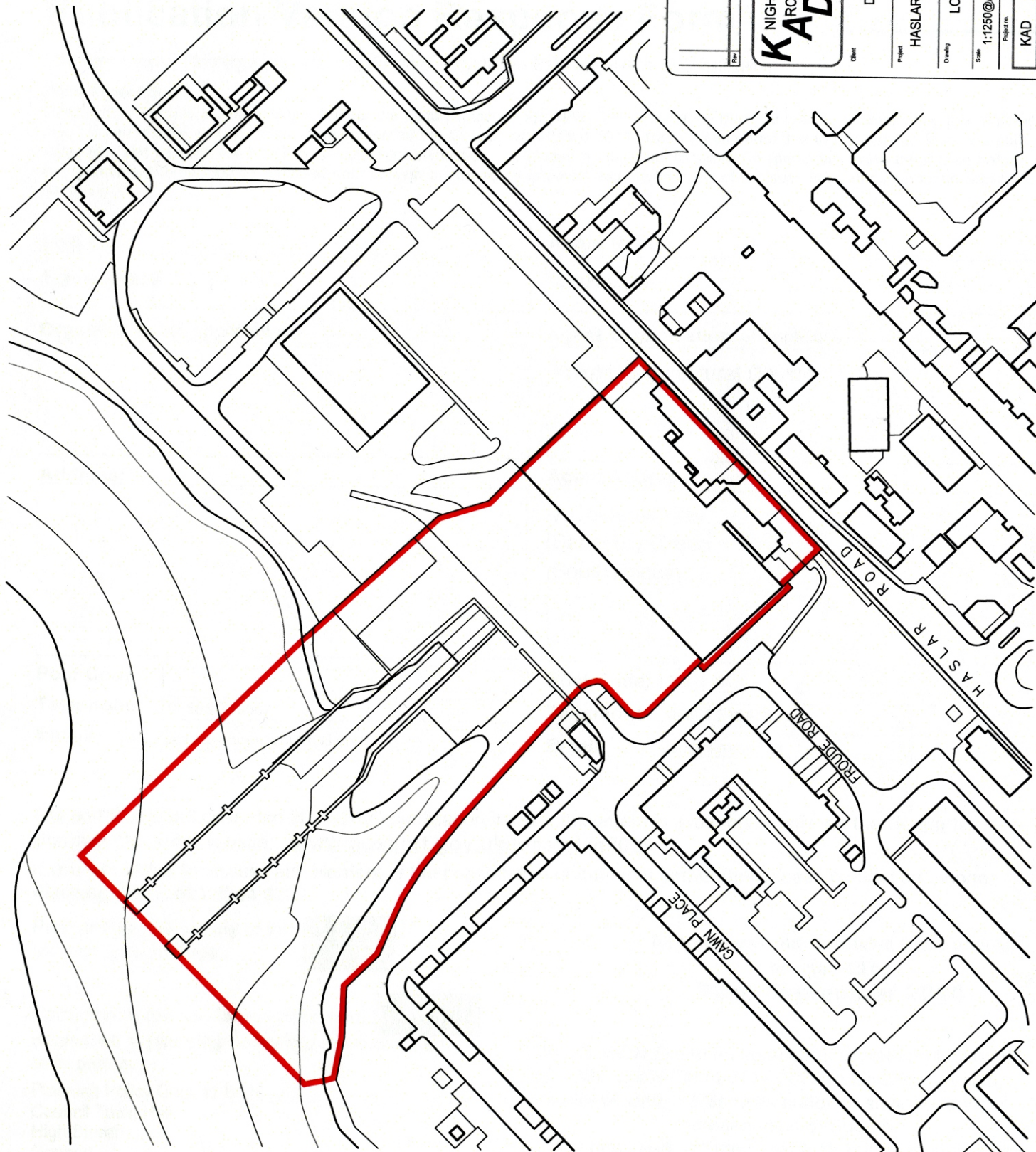


c. The adoption of the Local Plan



Thank you for filling in this form please return to Page 1 to Submit and/or make another representation

Page 1



Rev	Revision	By	Date

K.A.D. LTD
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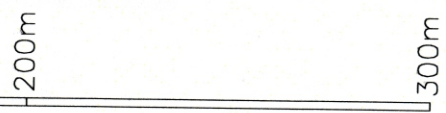
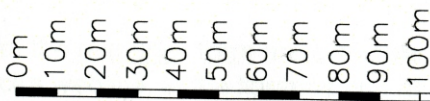
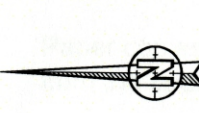
NIGHT ARCHITECTURAL KAD DESIGN

Client: **DAVID BRACE**

Project: **HASLAR - GUN BOAT YARD**

Drawing: **LOCATION PLAN**

Scale	1:1250@A3	Date	SEP 2014
Project no.	KAD	Sheet no.	16
		Block/Floor	A
		Detail	LP
		Rev	.



K.A.D. Licensed O.S. No. 100047482