# Gosport Borough Local Plan 2011-2029

# Statement on Issues and Questions

## Issue 2.6

Is the assessment of the Trinity Green/Barclay House site sufficient in clarity and have the Council been over optimistic in the number of properties that it could support?

## Date: 6th February 2015



GOSPORT
Borough Council

**Introduction**

1.1     Policy LP4 Gosport Waterfront and Town Centre of the Gosport Borough Local Plan 2011-2029 (GBLP) allocates the Barclay House site for residential use. It does not specify a particular quantum of residential units.

1.2     Paragraph 7.19 of the GBLP describes a number of potential redevelopment opportunities within the Town Centre including the Barclay House site. As the Barclay House site has been identified in Policy LP4, Paragraph 7.31 provides an indication of the number of dwellings that could be accommodated on the site.

**Development potential of the Barclay House site**

2.1     Paragraph 7.31 indicates that approximately 25 dwellings could be accommodated on the site. This is not intended to be a prescriptive figure but merely a guideline. The figure has been assessed having regard to the indicative residential density matrix (Table 11.1 on page 145 in the GBLP). This indicative figure indicates that sites within Gosport Waterfront and Town Centre could achieve residential densities of over 60 dwellings per hectare (dph) thereby seeking to make efficient use of land in the most sustainable locations. Applying a residential density of 60 dph to the Barclay House site (0.41ha) would achieve 25 dwellings. It is recognised that should a proposal be brought forward it will need to be carefully assessed in terms of the characteristics of the site and the surrounding environment. In this case the relevant policies, most notably Policy LP10 Design, in the GBLP would apply.

**Conclusion**

3.1     There is no prescribed quantum of residential development for the Barclay House site in the policy. However it is considered appropriate to give an indication of the potential development capacity of the site in the supporting text of paragraph 7.31.