

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 2.8

Should the future of Bastion No 1- Trinity Green and St George Barracks North be specifically assessed with policy LP34?

Date: 6th February 2015

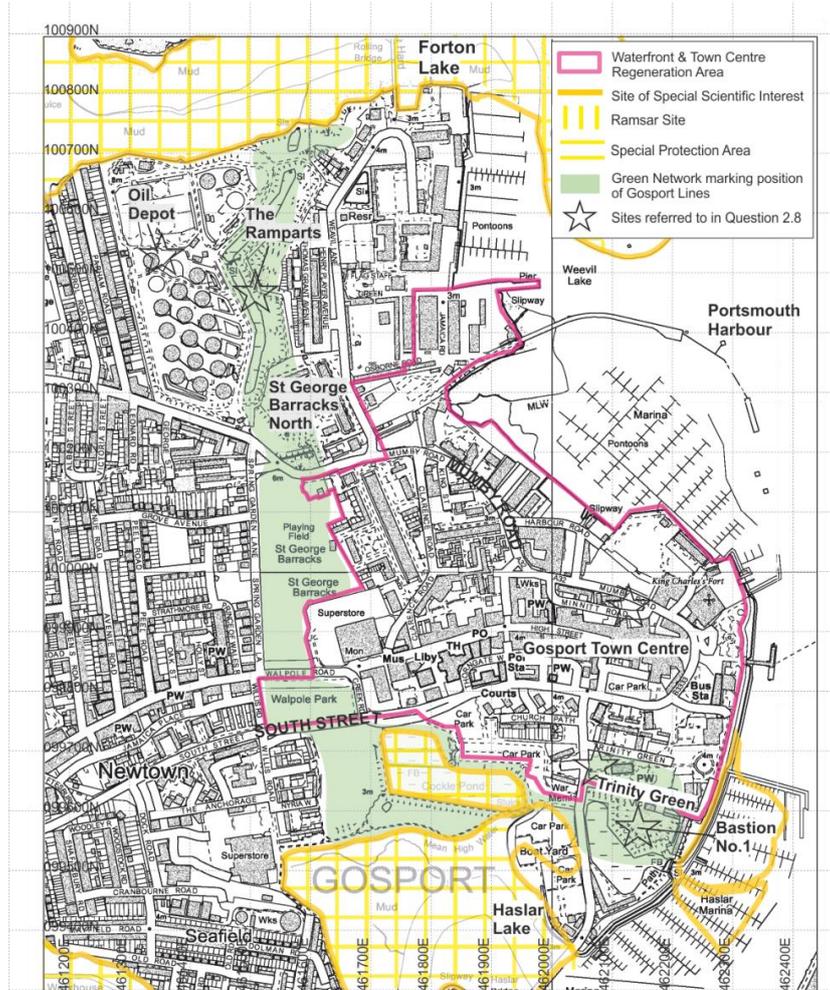


GOSPORT
Borough Council

1.0 Introduction

- 1.1 Policy LP34 of the Gosport Borough Local Plan 2011-2029 (GBLP) (Submission Library LP/A1/1) identifies a number of open space allocations within the Borough where the Council has identified proposals to create publicly available open space to meet particular needs in the Borough. The sites included in Policy LP34 are those where there is a proposed distinct change in the function of the open spaces as a result of the proposal.
- 1.2 The two sites identified in the Paper, namely Bastion Number 1 and the Ramparts adjacent St George Barracks have not been identified as open space allocations for reasons which are set out in this response.
- 1.3 Plan 1 identifies the two sites in relation to the Gosport Waterfront and Town Centre Regeneration Area and other features identified in Plan 4 (page 39) of the Gosport Borough Local Plan 2011-2029 (GBLP). An assessment of each of the sites is outlined below.

Plan 1: Location of Bastion No 1 and The Ramparts (adjacent St George Barracks North)



2.0 Bastion Number 1 at Trinity Green

- 2.1 Bastion Number 1 is a scheduled ancient monument and its moat is a Site of Importance for Nature Conservation (SINC). The site is protected on the Policies Map as an existing open space and consequently the provisions of Policy LP35 of the GBLP are applicable. Consequently as the site is already a publicly available open space with no currently proposals for the site it is not considered appropriate to include it as an allocation in relation to Policy LP34.
- 2.2 That said the Council recognises some of the concerns made by the Gosport Project (Rep 17/2). The open space has been reopened to the public following some bank stabilisation work and whilst there is an interpretation board at the entrance of the site to assist residents and visitors to understand the historic setting of the site it is acknowledged that improvements could be undertaken to enhance this site as a public space. There is also the potential to include this site as part of a trail to link with other sites that form part of the historic 'Gosport Lines'.
- 2.3 The enhancement of this public space and other aspects regarding its management and environmental condition are elements that can be considered as part of proposed SPD for the Gosport Waterfront and Town Centre. It is recognised the protection and enhancement of key open spaces and the wider public realm can attract investment and usage of the town centre area by local residents and visitors. The quality and accessibility of such open spaces will need to be considered and how these link with new developments within the wider regeneration area.
- 2.4 The Council's commitment to the production of the SPD is identified in Paragraph 7.10 of the GBLP. This will enable an assessment of opportunity sites in the Waterfront and Town Centre Regeneration and investigate development options and the need to protect and create public open space. The SPD will involve close consultation with interested parties including landowners, traders, the Town Team, key stakeholders such as Hampshire County Council and Hampshire Constabulary as well as the general public. The SPD will provide further details to the principles set out in Policy LP4 and this could also include the enhancement of existing public open spaces.
- 2.5 That said, it is not considered that the open space function of Bastion Number 1 will change to such an extent that it warrants being included as an allocation as part of LP34; instead the protection offered by Policy LP35 is sufficient in this instance.

3 The Ramparts adjacent St George Barracks North

- 3.1 The Ramparts (6.39ha) open space adjacent St George Barracks North is located within the Oil Depot site which is operated by the Oil and Pipelines Agency (OPA) which is a public corporation of the Ministry of Defence (MoD). The MoD have never indicated that this site will be released for development and therefore there is limited scope for the Local Plan to address this site in any particular detail.
- 3.2 The Ramparts have been designated as a scheduled ancient monument (Fortification North of Mumby Road) and is within the St. George Barracks North Conservation

Area. It is identified on the Policies Map as 'Existing Open Space' and consequently Policy LP35 is applicable.

- 3.3 The Ramparts are not available for public use but the Council recognises that this site forms an integral part of the Gosport Lines which provides an arc of open space from Forton Lake in the North to Haslar Lake in the south which represented the extent of the old fortified town of Gosport. Therefore this site is of significant townscape value. In the future there may be the potential of creating a public footpath through the Lines. Consequently it has been felt necessary to protect the Ramparts as 'Existing Open Space' and therefore safeguarded by the provisions of Policy LP35. This potential is identified on Plan 4 of the GBLP as 'Green Network- marking the position of Gosport Lines'. The site has been identified as high value as an open space due to the presence of a Scheduled Ancient Monument and its potential to provide a strategic recreational route (p71-73 of the 2014 Open Space Monitoring Report LP/E9/1).
- 3.4 The ambition of creating a walkway through the Gosport Lines will be an issue to be considered further as part of the Gosport Waterfront and Town Centre SPD (as identified above) and relates to the principles in LP4 (Point 3a) regarding the need to conserve and enhance the distinctive built heritage of the Waterfront and Town Centre as well as improving the quality of the public realm.
- 3.5 In relation to including the Ramparts as an allocation in Policy LP34 it is not considered appropriate to include the site as an allocation as there is no intention to release the site and therefore there are currently no proposals to alter the function of this open space. Consequently it is considered appropriate to protect it as an open space through Policy LP35 until such time when the creation of a public open space is a possibility and the Council can consider proposals for this site to enhance the public realm.

4.0 Conclusion

- 4.1 It is considered that protection under Policy LP35 is more appropriate at this time, rather than a specific open space allocation in Policy LP34. The Council currently has no proposals to amend the function of these open spaces at this time. It is recognised that both sites contribute to the townscape of the Borough and in fact are at either ends of the Gosport Lines. It is considered that the potential for these sites as part of a wider Gosport Lines open space can be considered as part of the forthcoming Gosport Waterfront and Town Centre SPD. This could also include any more immediate proposals to enhance Bastion Number 1 which is already available for public use.