

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 3.3

Should the term 'small scale' under section 2(c) of policy LP6 be defined in terms of an actual area?

Date: 6th February 2015



GOSPORT
Borough Council

Introduction

- 1.1 The Haslar Peninsula is identified in the Gosport Borough Local Plan 2011-2029 (GBLP) as an area of significant change and focus for development. Policy LP6 (2) of the GBLP sets out the proposals for the development of the Royal Hospital Haslar. As part of the strategy for this wider area it is considered that accommodating a small amount of retail floorspace at the Royal Hospital Haslar site can contribute to the overall mix of uses on site.

Retail proposals at Royal Hospital Haslar

- 2.1 The scale of retail development envisaged on the Royal Hospital Haslar site is based on the assessment in the Gosport Retail Study – Partial Update (September 2011) (GRS-Partial Update 2011) in paragraphs 3.46-3.51 (Submission Library document LPE10/6). This study considered the site could accommodate a small quantity of retail development of between 190 sq.m and 379 sq.m net sales floorspace. As part of a proposal for a mixed-use development, the study considered retail provision of this scale would be unlikely to draw significant levels of trade from Gosport Town Centre.
- 2.2 Since the findings of the study were published, outline planning permission (12/00591/OUT) for a mixed-use development has been granted on the Royal Hospital Haslar site which includes up to 299 sq.m (internal gross) of retail floorspace as well as a tea room and pub/restaurant (Agenda Item No. 6 Report to the Council's Regulatory Board 15th July 2014) <http://www.gosport.gov.uk/sections/democratic-services/agendas-minutes/regulatory-board/agendas/2014/>
- 2.3 The proposed retail floorspace was significantly smaller than the locally proposed threshold in the GBLP of 1,000 sq.m. However the applicant did provide a Retail Assessment to assist in testing the proposed development mix against the assumptions used in Council's 2011 retail study.
- 2.4 The Retail Assessment provided by the applicant concluded that proposed development on the site could generate a total convenience spend of £2.25m per annum whilst the turnover of proposed store would be some £1.6m per annum. These figures were broadly in line with Council's study (paragraph 3.49, GRS-Partial Update 2011).
- 2.5 It was considered the proposed retail development would not have an impact on Gosport Town Centre, and would assist in making a positive contribution towards the regeneration of the Royal Hospital Haslar site. Accordingly a condition was placed on the planning permission specifying that the gross internal floorspace of the retail unit does not exceed 299 sq.m. in order to preserve the viability of Gosport Town Centre and to comply with the aims and objectives of the NPPF.

- 2.6 Paragraph 7.127 of the GBLP explains that any retail proposals on the Royal Hospital Haslar site should be restricted in terms of scale and catchment in order to reduce any potential impacts on the vitality and viability of existing shopping centres. However, it is acknowledged that an indication of scale would be helpful in implementing this policy.

Conclusion

- 3.1 The Council considered that there should be further clarity about the scale of development envisaged on the site. Accordingly a modification to the text in paragraph 7.127 of the GBLP is proposed and this is set out in the Council's Schedule of Proposed Minor Modifications to the Publication Version (November 2014) (Submission Library document LP/A1/1/4). It is proposed that the text in Paragraph 7.127 of the GBLP reads as follows:

It is anticipated that a limited retail need will arise as part of any development to meet the requirements of new residents. The floorspace of such provision should be restricted and serve the immediate residential/employment catchment for everyday and small-scale shopping needs, as suggested by the Borough Council's latest evidence. Small scale in this instance is considered to be approximately 300 sq.m. Depending on the nature of the rest of the development a small amount of specialist shops/services may also be appropriate on the site for example relating to health uses. Similarly food and drink uses are likely to be appropriate to serve the uses of the site including visitors to the Historic Park and promenade.

- 3.2 However it is considered that this sentence should reflect the findings of the GRS–Partial Update 2011 in its consideration of convenience retail floorspace provision at the Royal Hospital Haslar site. Therefore , it would be helpful to clarify that 'small scale' in this instance refers to net convenience retail floorspace which would be suitable to meet local day-today shopping needs of the future residents of the Haslar Peninsula Regeneration Area without detracting from the retail offer of the Gosport Town Centre. Therefore a further modification is proposed to add the words '(net) of convenience floorspace' after the figure of 300 sq.m. Therefore this further modification to the published change to paragraph 7.127 as set out in document LP/A1/1/4, should read:

Small scale in this instance is considered to be approximately 300sq.m. (net) of convenience floorspace.