

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 3.5

Should the reference in policy LP9a to 'approx' 1400sqm be changed to read 'up to approx' 1400sqm?

Date: 6th February 2015



GOSPORT
Borough Council

1.0 Introduction

- 1.1 Policy LP9A of the Gosport Borough Local Plan 2011-2029 (GBLP) (Submission Library A1/1) identifies the Priddy's Hard Heritage Area for a mix of uses including residential, commercial community and leisure uses. The site is within the Priddy's Hard Conservation Area and includes a number of Listed Buildings. The Ramparts are a scheduled ancient monument. This site will be developed in the context of the previous developments at the Priddy's Hard Heritage Area including the Explosion Museum.
- 1.2 Point 1a of the Policy requires that proposals accord with the NPPF in relation to internationally important habitats including taking measures to avoid or mitigate any adverse impacts. This is in accordance with the Conservation of Habitats and Species Regulations (2010)(often referred to as the Habitats Regulations).

2.0 Scale of commercial development

- 2.1 The Council believes that the reference to 'approximately 1,400 sq.m' of commercial, community and leisure uses should be retained in Policy LP9A relating to the Priddy's Hard Heritage Area.
- 2.2 It is considered that the current wording rather than 'up to approximately 1,400 sq.m', as proposed by Natural England (REP12) is preferable as it is less prescriptive and would allow a developer to build slightly higher than 1,400 sq.m if the eventual conversion and new build scheme was more suited to a slightly higher figure. The 'up to' phrasing would make this more difficult.
- 2.3 The 'approximately' reference does not suggest a significant difference in the scale of the proposal is acceptable. Natural England's proposed modification still retains the word 'approximately' which seems to indicate that the figure should not necessarily be a defined limit.

3.0 Conclusion

- 3.1 The wording in Policy LP9A provides an element of certainty without being overly-prescriptive and would ensure that any proposal would still need to meet the requirements of the Habitats Regulations in accordance with the National Planning Policy Framework (Paragraph 118) as set out in Point 1a of Policy LP9A.