

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 3.11

Should the Sailors Rest site, shown on the proposals map as existing community and health facilities, be deleted?

Date: 6th February 2015



GOSPORT
Borough Council

Introduction

1.1 The Sailors Rest site is located on Grange Lane, Gosport PO13 9RX and is shown on the Gosport Borough Local Plan 2011-2029 (GBLP) Policies Map under Existing Community and Built Leisure facilities notation. Accordingly, Policy LP3 and in particular Policy LP32 apply to this site. Appendix 1 shows the location of the site.

Policy context

2.1 Policy LP32 seeks to support the development of new community, cultural and built leisure facilities but it also seeks to protect existing sites which have accommodated community, cultural and built leisure developments. It is particularly important in a densely built area like Gosport where the availability of sites is at a premium.

2.2 The policy recognises that it should not preserve sites for community cultural and built leisure use in perpetuity. To that effect the policy sets out a number of criteria which if met would enable the site to be developed for an alternative use.

Sailor Rest site

3.1 It is recognised that the buildings on Sailors Rest site have burnt down. However that does not mean that the site or part of the site could not accommodate a community use in the future.

3.2 If sufficient evidence in line with Policy LP32 is brought forward the Council would consider alternative forms of development. Driftstone Development in REP32 does not provide any evidence that there is no demand for community, cultural and built leisure facilities.

Recent Planning History of Sailor's Rest site

4.1 The Sailor Rest site has recently been subject to planning application for the development of 13 dwellings. This application was refused by the Council's Regulatory Board on 9th September 2014. The report that was presented to the Board indicated a letter of representation that had been made from a community group seeking new facilities.

The Board report can be seen at 09.09.14 item 6

<http://www.gosport.gov.uk/sections/democratic-services/agendas-minutes/regulatory-board/agendas/2014/>

4.2 Following refusal of planning permission an appeal has been made under the Town and Country Planning Act 1990 (as amended) Section 78 and the Planning Inspectorate has allocated the following reference number APP/J1725/W/3001504. The appeal is yet to be determined.

Conclusion

5.1 It is considered that the notation on the Policies Map should not be changed given that the Policy LP32 is sufficiently flexible to allow alternative uses to come forward subject to meeting the provisions of the criteria.

Appendix 1- Location of Sailors rest site

