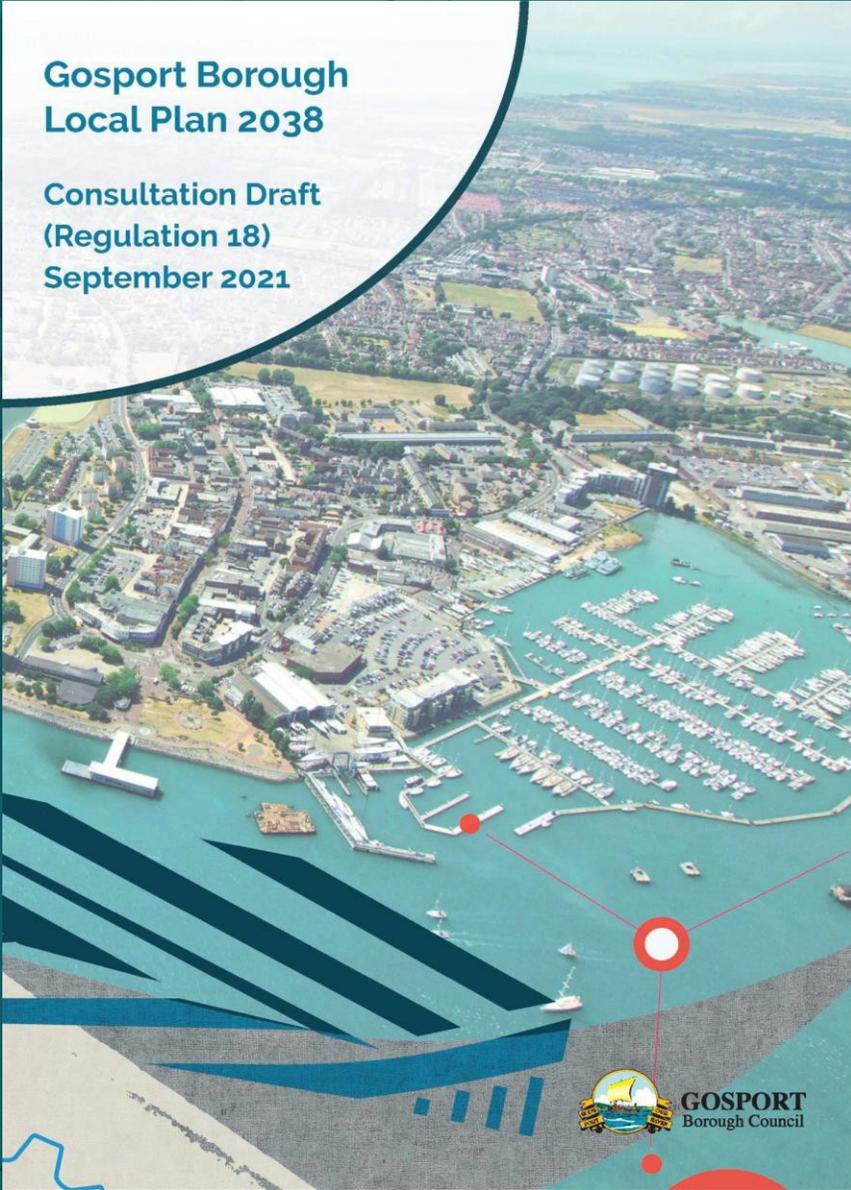


# Draft Gosport Borough Local Plan 2038

Public Consultation – September to December 2021

## Gosport Borough Local Plan 2038

Consultation Draft  
(Regulation 18)  
September 2021



# Overview

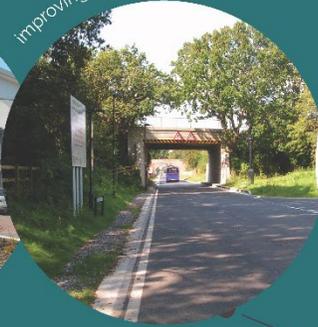
- The Council is now consulting on a new local plan. The plan will have an important role in shaping development in Gosport up to 2038.
- This is an opportunity for the public and local businesses to make their views known on the Council's emerging planning strategy and proposed site allocations for new homes, employment and community facilities.
- It also provides guidance on how planning applications will be decided in the future.
- **We would like to hear your views.** Comments are required by **3 December 2021.**

# Purpose of the Local Plan

meeting housing need



improving transport



regenerating the local economy



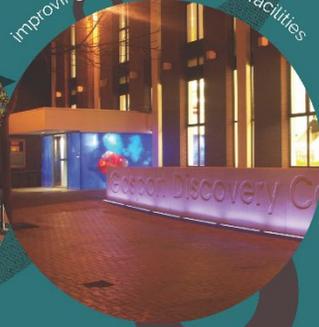
protecting and enhancing centres



good design



improving leisure and cultural facilities



protecting open space



protecting historic buildings



managing flood risk



The draft Local Plan identifies sites that have the potential to be developed to best meet the Borough's needs for employment land, housing and community facilities. It also seeks to protect and enhance our heritage, open space and the wider environment.

# Vision for Gosport in 2038

The five key things that we wish to achieve over this period are:

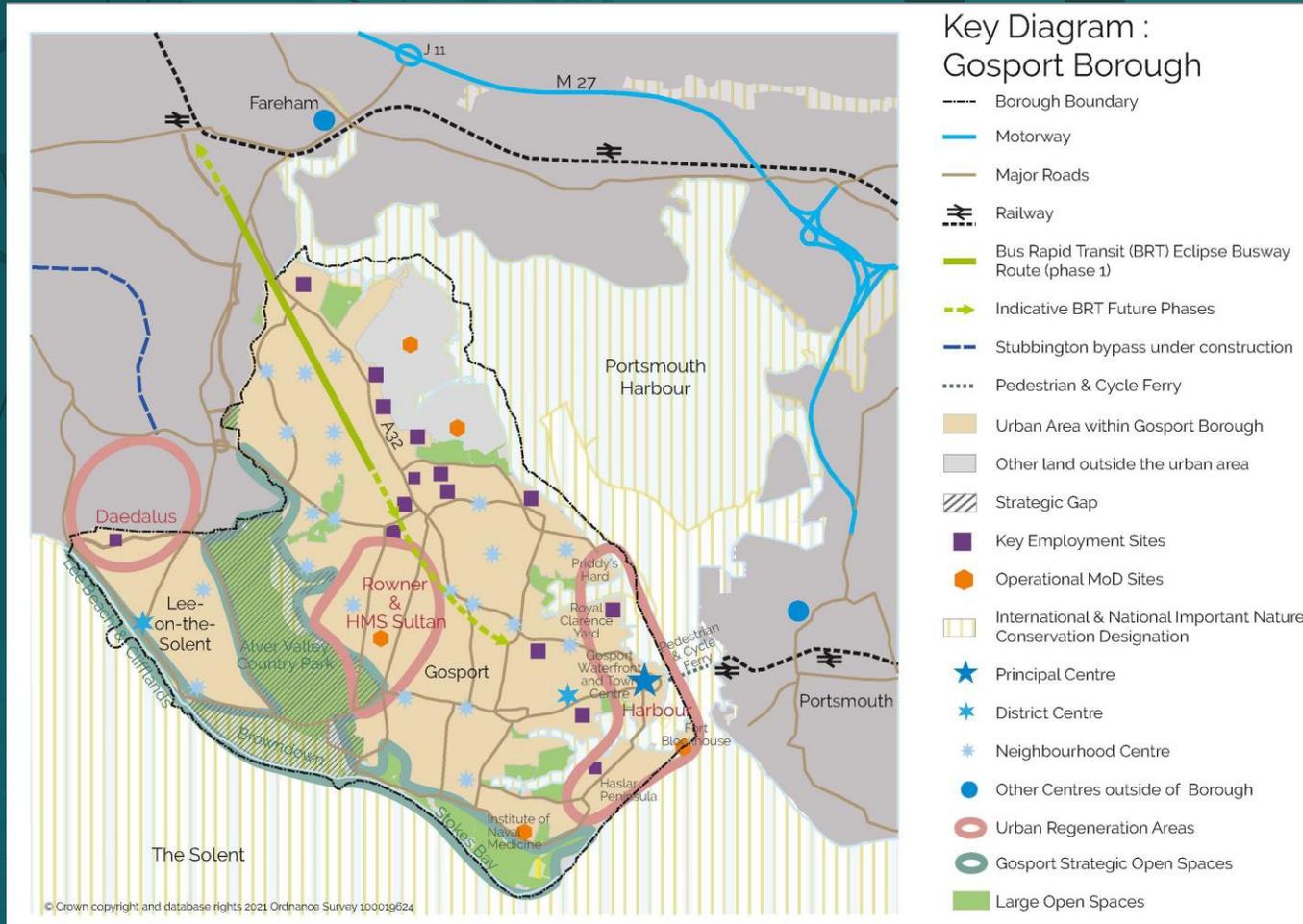
1. A sustainable and healthy environment, adapting well and mitigating the impacts of climate change.
2. An enhanced sense of place with high quality regeneration sites.
3. A successful place where people choose to live and work.
4. Reduced out commuting and increasing sustainable travel
5. An economy making the most of its coastal location.

# Vision for Gosport in 2038

Gosport will capitalise on its unique coastal location to create new jobs and businesses by:

- Finding new roles for historic naval and maritime assets and protecting them from poor development.
- Regenerating Gosport Waterfront and Haslar Peninsula to be a world-class location for marine industries and sailing, and provide new homes and employment.
- Building on the success of the Solent Enterprise Zone to ensure Daedalus provides new jobs, local businesses and homes.

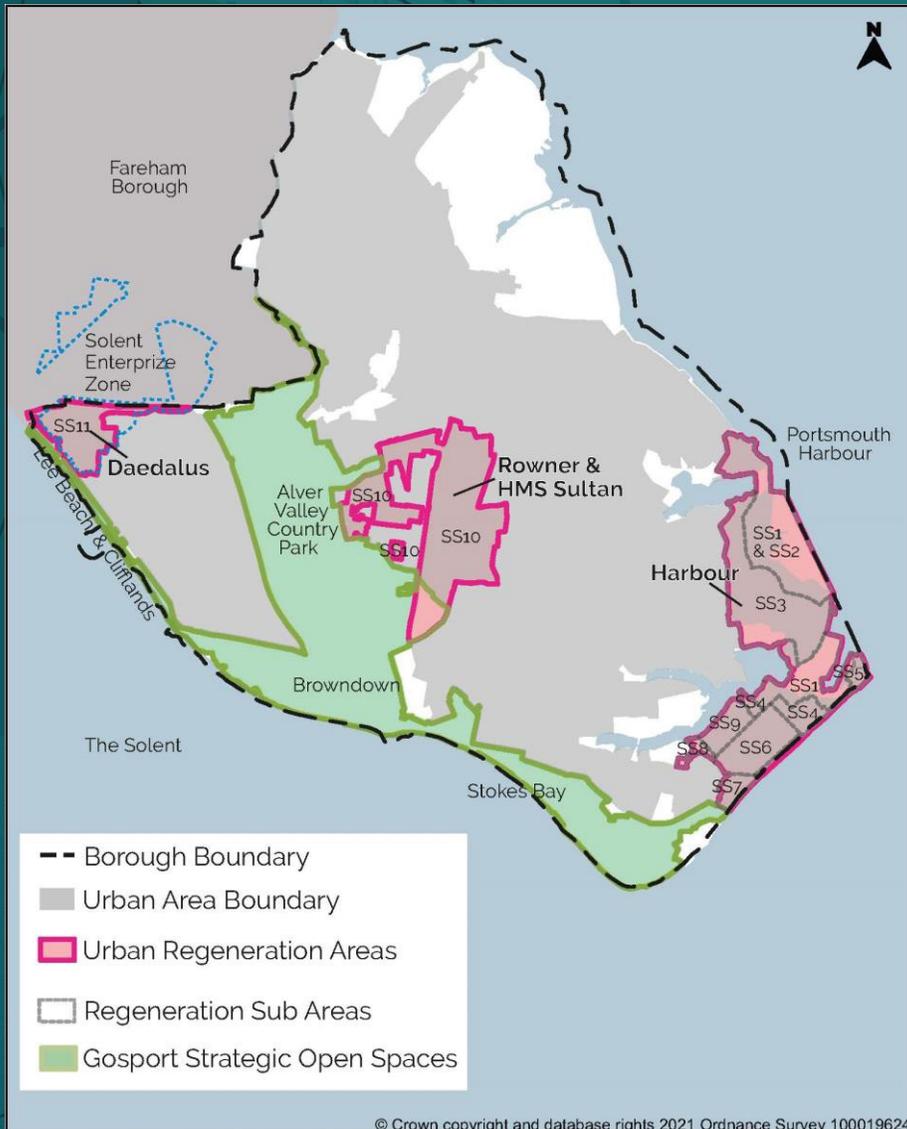
# Key Diagram



The Local Plan will make provision for the following over the plan period for:

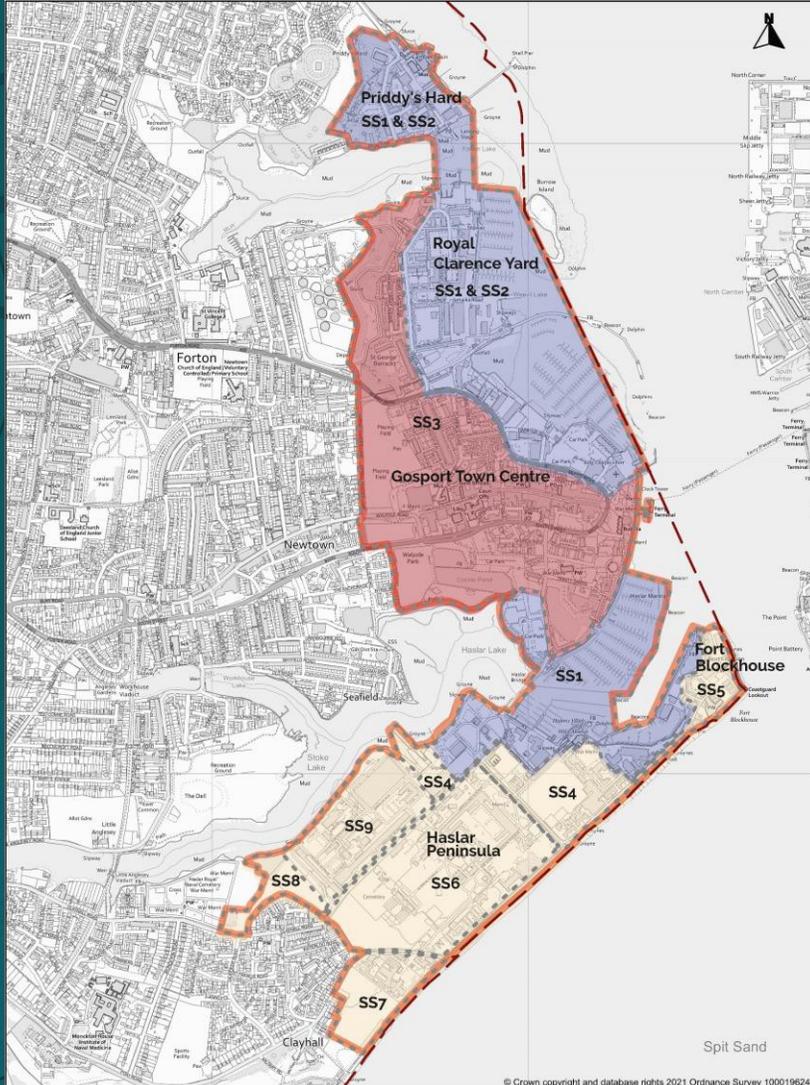
- **Employment:** 90,000 sqm of net additional floorspace
- **Housing:** 3,500 net additional dwellings
- **Centres:** Reorganisation and development of town centre uses to enable the successful regeneration of sites. No additional retail space required out of centre.

# Urban Regeneration Areas



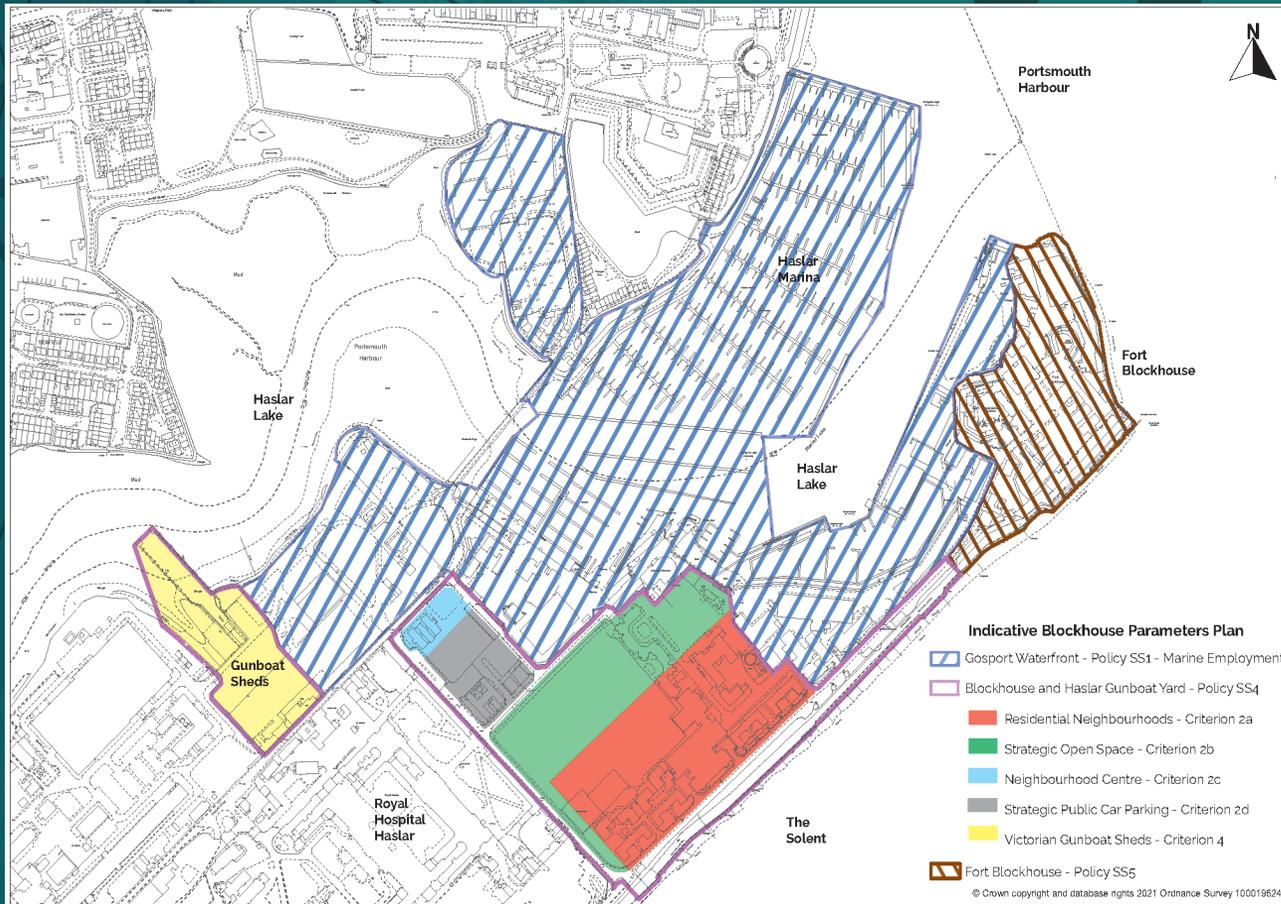
- Three regeneration areas are proposed for the Borough: **Daedalus, Rowner/HMS Sultan and Harbour.**
- These offer opportunities for new development including significant employment regeneration in key sectors.
- Other parts of the Urban Regeneration Areas offer the potential for new homes and the creation of attractive neighbourhoods.

# Harbour Regeneration Area



- Largest and most complex Regeneration Area with three distinct sub-areas.
- Includes the town centre with flexible approach to retail, an expanded Cultural Quarter and development of key sites.
- New employment floorspace, with a focus on marine businesses with deep water access.
- 440 dwellings proposed at Gosport Waterfront, 550 dwellings at Gosport Town Centre, 760 dwellings at Haslar Peninsula.
- New public walking route along Gosport Lines.

# Blockhouse



**Blockhouse and the Gunboat Sheds:** mixed-use regeneration which enhances the unique heritage and location, with approximately 325 dwellings, strategic open space, car parking, flood mitigation, walking and cycle routes, and public access including on the coastal frontage.

**Fort Blockhouse:** heritage-led regeneration with approximately 150 dwellings and community/commercial uses which enhance the historic buildings.

# Other sites on the Haslar Peninsula



**Royal Hospital Haslar:** mixed-use heritage development with upto 360 dwellings or 300 dwellings and a hotel, up to 305 residential care units as well as employment, leisure, tourism and local retail facilities and services.

**Haslar Barracks:** heritage-led mixed use regeneration with the potential for 225 dwellings including a veterans' village and associated uses.

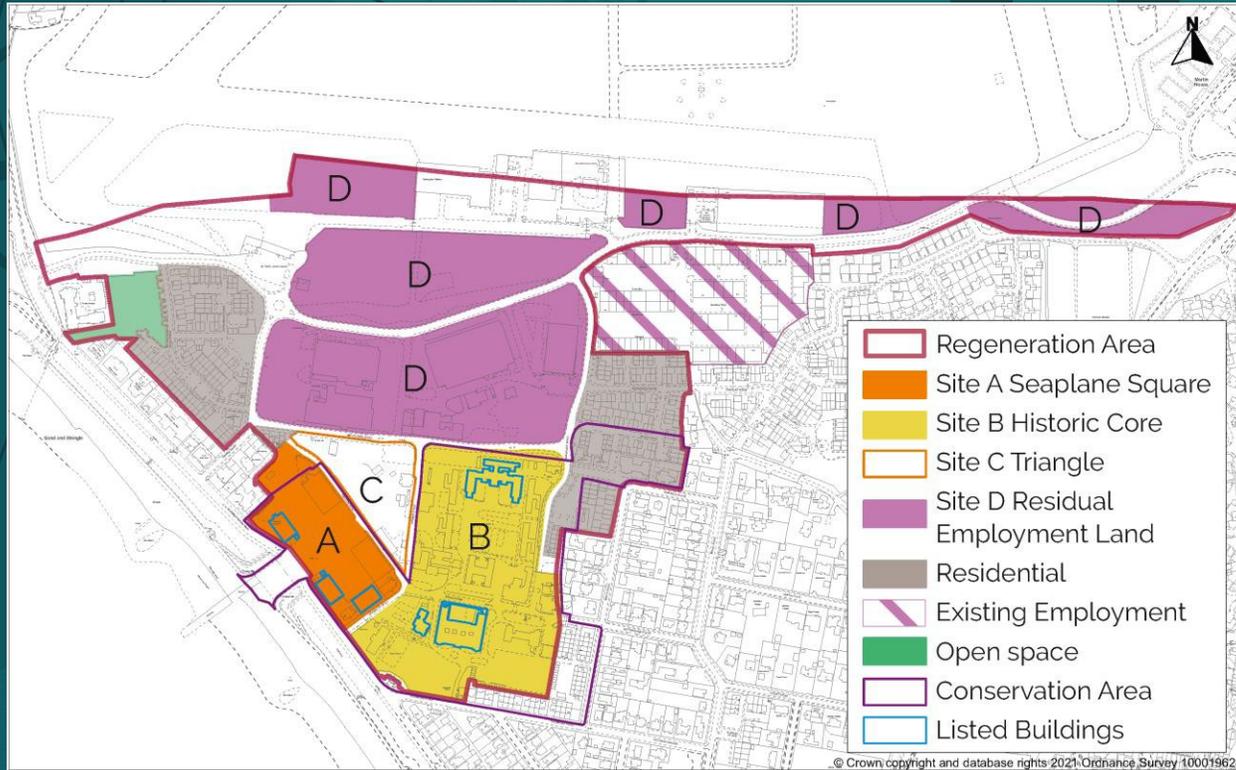
**The Piggeries:**

Up to 60 dwellings with publicly accessible open space.

**Haslar Marine Technology Park:** employment uses with a high-tech priority.

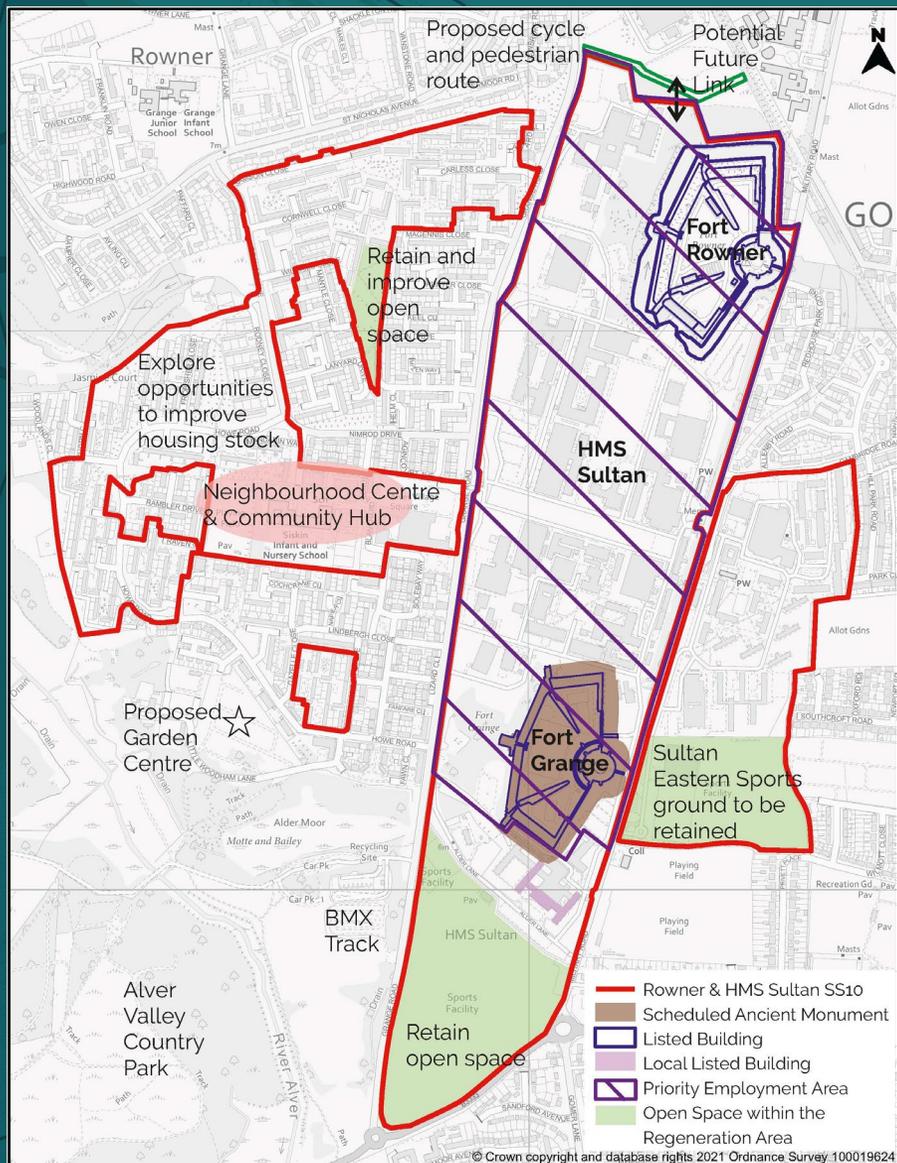
For more information on these sites see Policies SS4-SS9 of the Local Plan.

# Daedalus Regeneration Area



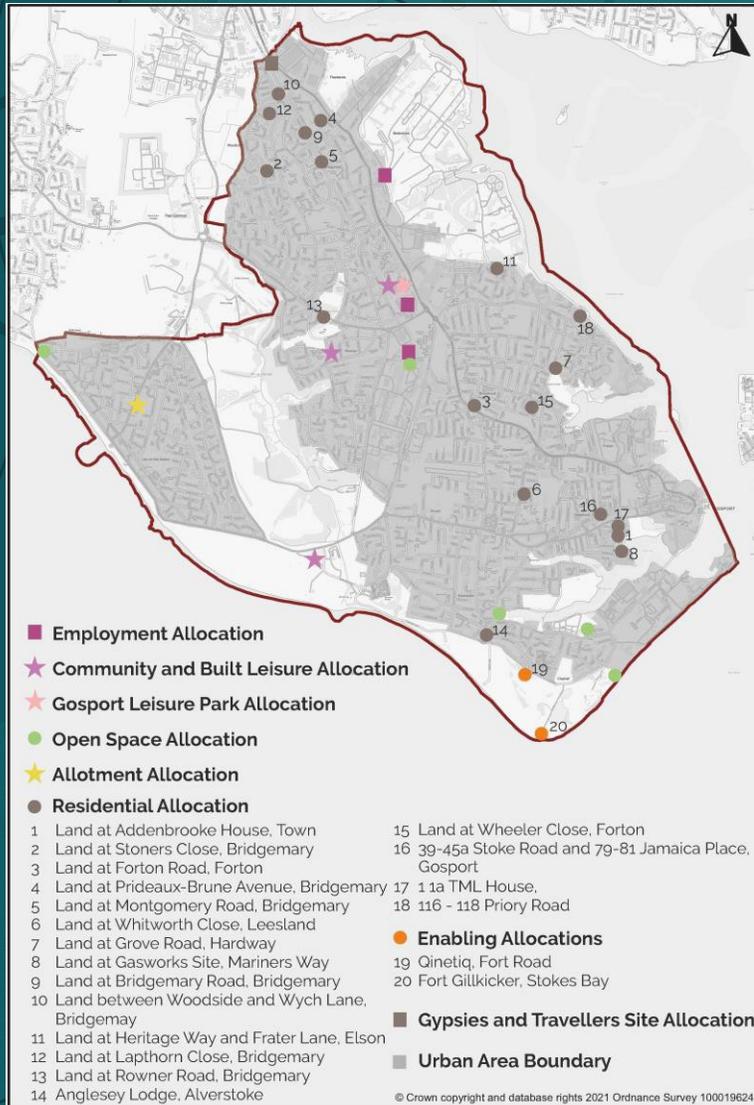
- **Site A:** a heritage-led mixed-use scheme at Seaplane Square including a renewed Hovercraft Museum with new commercial and community uses.
- **Site B:** a heritage-led mixed-use scheme with the potential for 300 dwellings comprising of commercial and community uses.
- **Site C:** employment and/or residential-led mixed-use at the triangular shaped site.
- **Site D:** approximately 35,000 sqm employment floorspace.

# Rowner & HMS Sultan Regeneration Area



- Different from the others regeneration areas in that there are no firm proposals. Instead potential types of uses are identified that could take place if circumstances change.
- Government has announced that HMS Sultan could be released after 2029. **The Council strongly supports the retention of HMS Sultan as a training base** which is the main employer within the Borough.
- There may be opportunities to intensify employment and training opportunities on the site. If the site is eventually released most of the western part of the site should be used for employment purposes.
- The Alver Village scheme at Rowner has provided new quality homes. If opportunities arise to take a similar approach with other parts of the neighbourhood, the Council would work with other partners.

# Allocations Outside Regeneration Areas



- This plan shows allocations outside the regeneration areas.
- There are a variety of allocations including employment uses, residential dwellings, community and built leisure uses, open space and allotments.
- See local plan for full list of allocations and development details.

# Green Infrastructure Network



- The protection and enhancement of Gosport's green infrastructure, which includes parks, gardens and woodland is a key aim of the Local Plan.
- Green infrastructure delivers multiple benefits including improved recreation, biodiversity and climate change mitigation.
- Government is aiming to bring in a mandatory biodiversity net gain requirement through the Environment Bill.

# How to comment

We want a Plan which reflects not just national planning requirements but also a wide range of local voices. Whether you'd like to support, object or request an amendment to the draft Local Plan, **we'd really like to hear your views.**

You can respond to this consultation in a number of ways, including:

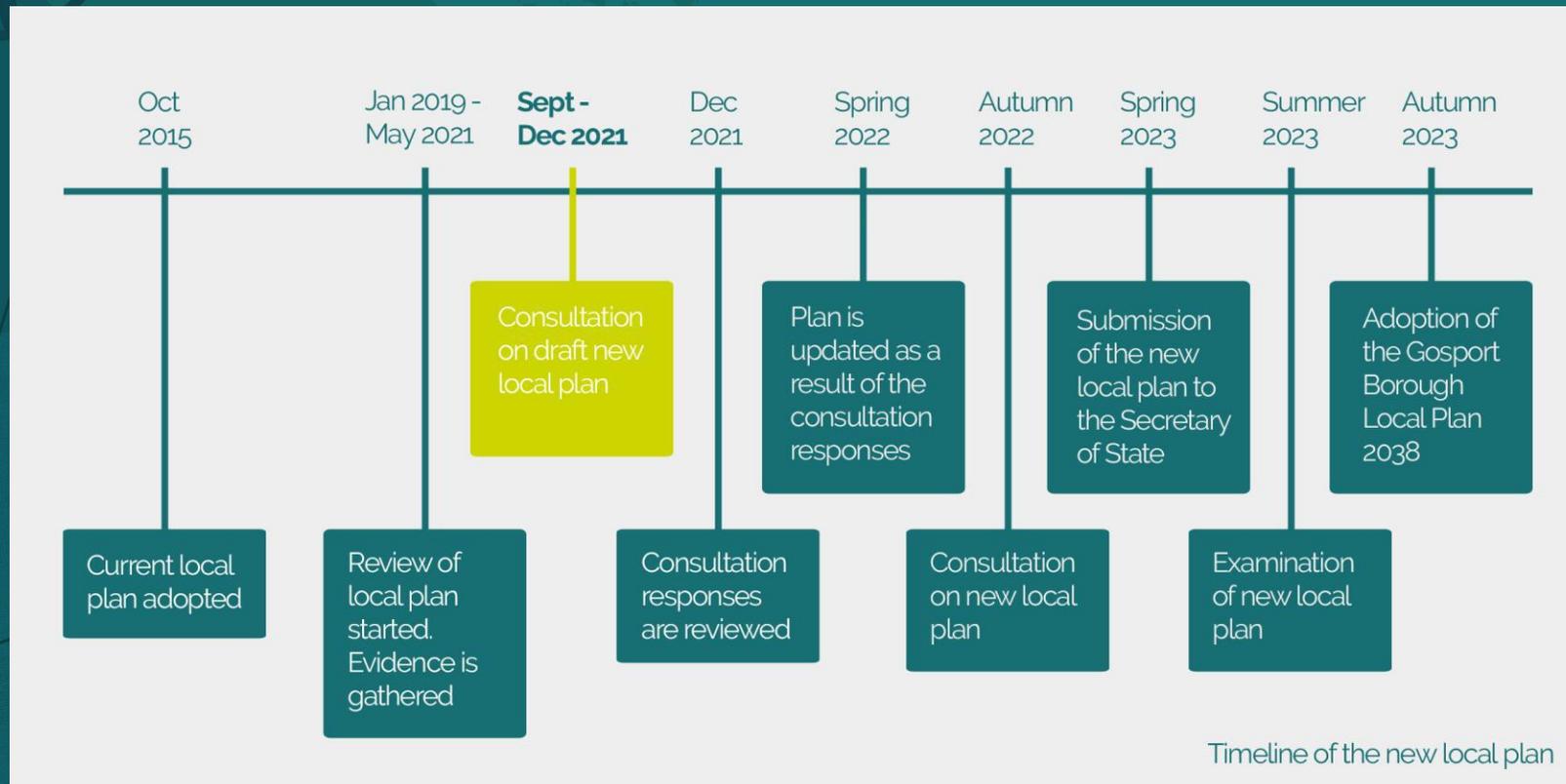
- **Online:** response forms available at: [www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)
- **Email:** you can email us at: [planningpolicyconsultation@gosport.gov.uk](mailto:planningpolicyconsultation@gosport.gov.uk)
- **Letter:** return hard copy forms to:

Planning Policy Team  
Planning and Regeneration Services  
Gosport Borough Council  
Town Hall, High Street  
Gosport, PO12 1EB

- We will also be hosting events where you will be able to visit us in person to discuss the Local Plan and provide feedback. Latest details are available at: [www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)

# Next steps

- Comments are required by **3 December 2021**.
- After that we will review the consultation responses and update the plan as necessary.
- Once the final plan is ready, we will have another round of public consultation before the plan is submitted for **independent examination**.



**Thank you for your time**

[www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)