
From: [REDACTED]
Sent: 27 September 2021 21:39
To: PlanningPolicyConsultation
Cc:
Subject: Local Plan 2038 Consultation Response Form

Form Submission

Gosport Borough Local Plan 2038 Consultation Response Form

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Please provide your details

Name Gursewak Dhaliwal

Organisation (if any)

Address [REDACTED]

[REDACTED]

Postcode [REDACTED]

Telephone [REDACTED]

Email [REDACTED]

Is an Agent/Consultant appointed? No

Please provide the Agent's/Consultant's details:

Name

Job title (where relevant):

Organisation (if any):

Address

Postcode

Telephone

Email

Your representation (1)

The draft Gosport Borough Local Plan 2038 contains a vision, objectives and policies with explanation text. Please use the boxes below to let us know what you are commenting on and whether you support or object along with your comments.

Paragraph/Policy Number: 3.4 POLICY SS3: GOSPORT TOWN CENTRE

Support or Object? Object

Please summarise why: I own 3 properties 51-52, 62 and 63-64 High Street Gosport, so have a vested interest in your policy and I note that all three have been exclude from Page 156 section 5.

It does not consider my units to be considered as "sites are identified as being deliverable", especially considering some of the criteria, for example 57-59 High Street has been ear marked for flat conversion on first and second floors with no available parking. I do not know all the other sites, but all my discussions with architects, Ian Knight from KAD has been to preserve the existing "vehicular parking spaces", by building above the carpark areas, which is a considerably more expensive building option that we are looking at, elsewhere.

The council's document suggest that it wishes to increase building capacity withing this peninsular and try to get new job creation in the area to reduce outflow of workforce etc, yet it does nothing to encourage development on the high

street which will keep people local as long as the retail presence can accommodate their and tourist's immediate needs. I am trying to play my part with 51-52 High Street which I am about to let to the council rather than split the unit into two units making it easier to market. I hope our discussions and plans, pan out over the next three years. I realise this is a discussion document but it does not encourage me to put further finances/investment into these three projects that could deliver between 10-40 flats or more if there was not the limitation of the quantum of 9 before you have to provide social housing percentages. Here in Ealing the council has lifted some of these to allow a 15 flat development, that I am aware of. Maybe the council needs to do this for suitable developments.

I am happy to provide possible plans from KADYou for the development on 51-52 High Street and 62 High street from KAD, it is easy to add an additional floor or 2 at the rear within budget to add addition 3-6 units if not more, which is not worth my while if it has to be largely social housing when going above 9 units, happy to do this if a social housing association would get involved prior to planning to see what their needs are and how best the aims of the investor and the need for both private and social housing can be met. This needs to be encouraged as in the 2018 discussion document which highlighted that my units and other in the conservation area were suitable to extend to a second floor at the front of the premise, which is a positive move for everyone, and a starting point. Knowing that we can build a 4-5 story block at the rear would be met positively by the planners would encourage movement in the right direction. In my case I am not developing sites to sell off but rather to keep as a valuable portfolio, as rental units for all types of tenants.

I do not wish a negative mark against my investments to have an impact when we go ahead to planning, as I consider my three units 51-52, 62 and 63-64, all to have a good potential to meet council's vision of the high street, I am hoping this is just an oversight on those compiling this draft document.

Kind regards,

If you have no more representations to add, please select this box

Confirm