
From: Hogan, Jonathan [REDACTED]
Sent: 02 December 2021 15:52
To: PlanningPolicyConsultation
Cc: Stoddart, Jonathan [REDACTED] Posford, Ben [REDACTED]
Subject: Premier Marinas Ltd representations upon Gosport Borough Council Local Plan 2038 – Consultation Draft (Regulation 18) September 2021 document
Attachments 211202_GBC Local Plan Cons_Premier Marinas_Final.pdf

Dear Gosport Borough Council (GBC) Planning Policy Team,

On behalf of our client, Premier Marinas Limited, I'm pleased to submit the enclosed representations upon GBC's Local Plan 2038 – Consultation Draft (Regulation 18) September 2021 document.

Further to the general observations provided in the attached, Premier Marinas is keen to work with GBC, and wider stakeholders, to secure a positive future for Gosport Marina and the communities it serves.

As you will be aware, Gosport Marina is the subject of a live, Hybrid Planning Application (GBC Reference 20/00473/OUT <<https://publicaccess.gosport.gov.uk/online-applications/applicationDetails.do?keyVal=QKPFR2HOKUA00&activeTab=summary>>) which was approved subject to the completion of a Section 106 agreement and subject to conditions by GBC's Regulatory Board on Tuesday 02 November 2021. Premier is currently working with GBC Officers to complete the S106 requirements to enable the formal decision notice to be issued. As such, these representations focus on ensuring the emerging Local Plan fully reflects and supports the vision and objectives of the soon-to-be approved development for Gosport Marina, to support the implementation of the development in a timely and effective manner; and to secure flexibilities in the future use of the site which may be required to support the long-term viability of the Marina.

We'd be very happy to meet with Officers and/or Members to discuss these representations in detail, and to work with you to provide additional or updated evidence base documentation that will enable GBC to incorporate Premier's aspirations into the emerging Local Plan, whilst demonstrably contributing to the Council's strategic objectives for Gosport.

If you have any queries in relation to these representations, please do not hesitate to contact me using the details provided, or my colleagues Jon and Ben cc'd. I look forward to speaking with you soon.

Best Regards,

Jonathan Hogan MRTPI (He/Him)
Associate Director
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02 December 2021

VIA EMAIL - planningpolicyconsultation@gosport.gov.uk

Consultation upon Gosport Borough Local Plan 2038 – Consultation Draft (Regulation 18) September 2021: Representations on behalf of Premier Marinas Limited

Dear Gosport Borough Council (GBC) Planning Policy Team,

These representations upon GBC's Local Plan 2038 Regulation 18 consultation document are submitted on behalf of our client, Premier Marinas Limited (hereafter "Premier"), with regard to its landholdings at Gosport Marina.

As you will be aware, Gosport Marina is the subject of a live, Hybrid Planning Application (GBC Reference [20/00473/OUT](#)) which was approved subject to the completion of a Section 106 agreement and subject to conditions by GBC's Regulatory Board on Tuesday 02 November 2021. Premier is currently working with GBC Officers to complete the S106 requirements to enable the formal decision notice to be issued.

As such, these representations focus on ensuring the emerging Local Plan fully reflects and supports the vision and objectives of the soon-to-be approved development for Gosport Marina, to support the implementation of the development in a timely and effective manner; and to secure flexibilities in the future use of the site which may be required to support the long-term viability of the Marina.

We are pleased to enclose the approved Location Plan relevant to 20/00473/OUT, document reference 19.3167.100_P4, which shows the boundary of the approved planning application as a red-line; and the extent of Premier's land ownership within the marina, as a blue-line.

Premier's Business

Premier Marinas believes in marinas and boatyards – they are Premier Marina's core business. Marinas are complex ecosystems that need to evolve; evolution is a balance between i) being the best marina environment, so that Premier Marina's facilities respond to the requirements of its bertholders, the communities around the site, and the natural flora and fauna they support; and ii) diversifying the Marina offer, so Premier can attract new customers and respond to changing local needs, providing confidence in the Marina's long-term future and viability.

With the recent, unprecedented impact of Covid-19, which has forced many of the businesses operating out of Marinas to close their doors both temporarily and permanently, and a wider shift across marine-related service providers to operate in a more footloose manner without the need for operational waterside premises, the Applicant has noticed a shift in occupier interest in waterside premises.

Premier actively manages its tenant base to maintain a strong, locally competitive mixture of occupiers within its premises, that can serve the needs of bertholders and the local community appropriately; but avoids oversaturation with particular types of occupiers to the point that there is no longer a viable market for these occupiers to serve. Whilst such marine-related employment uses will remain the backbone of Premier's occupier base within its Marinas, Premier also seeks to host leisure and local-service retail functions within its premises, where appropriate, that either add to the vitality and viability of the Marina as part of a wider leisure and tourism destination; and/or serve the needs of Premier's bertholders, many of whom will come to the Marina not only to take their vessels out on the

water, but also to stay on their vessels as overnight accommodation whilst enjoying the local and regional leisure and tourism offer, and/or playing active roles in the local economy through job or business opportunities.

As such, Premier is constantly reviewing its Marina operations and landholdings to consider how it should invest in its estate, either through operational upgrades, or through securing planning for enabling developments that will enable much greater scales of investment in the Marina facilities, and/or offset the costs of planned or reactive maintenance. In relation to this, we're pleased to share Premier's forward vision for Gosport Marina, within GBC's administrative area.

Premier's aspirations for and investment into Gosport Marina

With reference to the live, Hybrid Planning Application (GBC Reference [20/00473/OUT](#)) which was approved subject to the completion of a Section 106 agreement and subject to conditions by GBC's Regulatory Board on Tuesday 02 November, we're pleased to enclose the approved Proposed Site Plan (document reference 19.3167.102_P8), and the approved Land Use Parameter Plan (document reference 19.3167.106_P5) which together show the approved layout and uses for the Marina.

The approved development demonstrates Premier's commitment to investing in Gosport, with the Marina currently requiring significant investment to bring the water and land side elements up to modern marina standards, to ensure the ongoing viability of the site, and create additional jobs, enhance tourism and deliver much needed housing in this location. The approved application effectively re-masterplans the core Marina functions and facilities, providing improved accommodation for STS Defence, reconfigured dry stack and car parking, a landmark Marina Facilities Building including food and beverage uses, and the introduction of an Outline residential block at the western end of the site.

The approved planning application did not seek any changes to the existing Charles House or Endeavour Quay buildings, which are envisioned to continue to accommodate residential and office, and significant marine related employment uses, respectively.

We are pleased to provide general observations on the proposed policies of the emerging Local Plan below.

Policy Designations and Plans of direct relevance to Gosport Marina

- We note Gosport Marina falls within the "Harbour Regeneration Area", specifically "Gosport Waterfront" to which Policies SS1 and SS2 principally relate, as defined on Plan 10 (extract below):

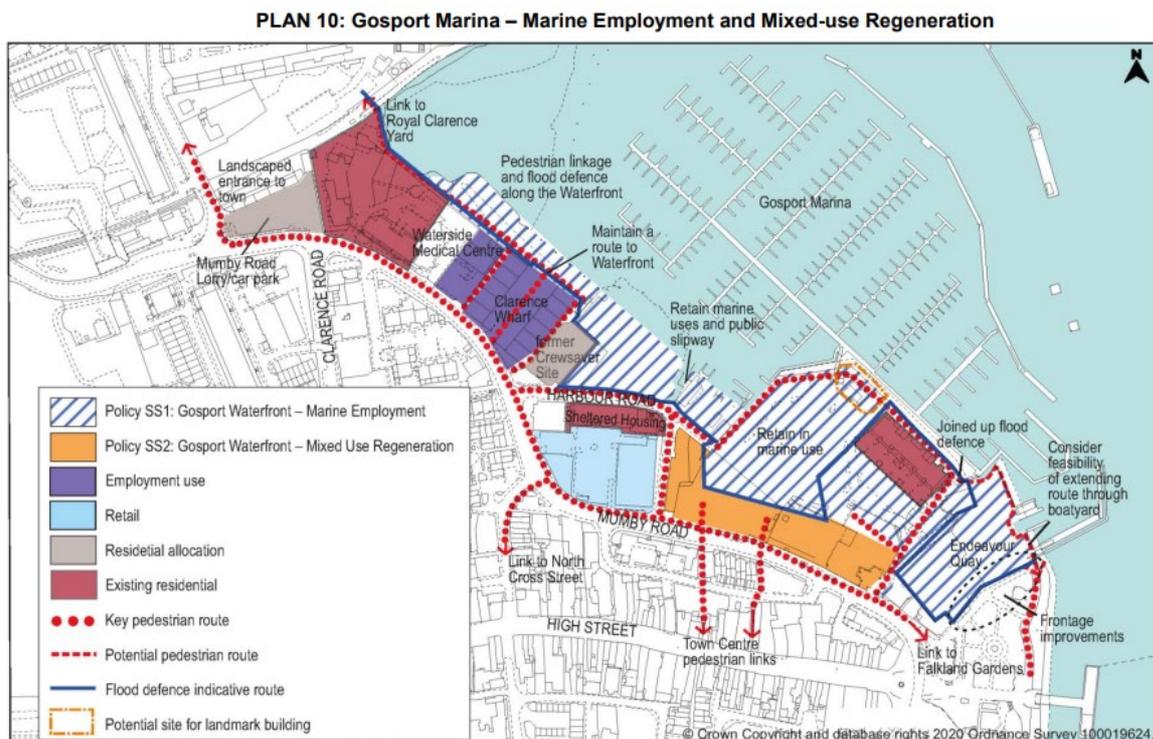


Figure 1 - Plan 10 from Draft Gosport Borough Local Plan 2038 Reg 18 consultation document

- Policy D3 Regeneration Areas
 - We support the site's location in R1 Harbour Regeneration Area (HBRA)

- Policy SS1 Gosport Waterfront – Marine Employment:
 - We support the intent and wording of Policy SS1 (page 141), which acknowledges the importance of marine employment to the Borough and encourages flexibility and protection for such uses within the Gosport Marina, notwithstanding the provisions of the Use Classes Order.
 - We note and welcome the statement within para 3.2.20 that *“Other functions which support the marine economy may be acceptable if it is clearly demonstrated that this relationship is ancillary. This could include for example chandler’s retail units or marine insurance offices. It could also include leisure and other commercial uses in conjunction with marina uses provided the extent of the use does not prejudice the continued use of marine and marina operations”*
 - We support the Council’s acknowledgement in para 3.2.9 that both Endeavour Quay and Gosport Marina have a significant role in supporting the local marine economy and leisure use and are safeguarded accordingly for that specific use.

- Policy SS2 Gosport Waterfront – Mixed-use Redevelopment
 - We support the intent of Policy SS2 (page 148) and the text in para 3.3.8 *“Land between Gosport Marina and Mumby Road provides the best potential opportunities for the delivery of higher density housing in the Waterfront. There are several potential mixed-use development opportunities along the Mumby Road and Harbour Road frontages. This could include commercial uses at the ground and first floors with residential dwellings above, or solely higher-density residential blocks with ground floor parking*
 - In relation to the policy reference SS2.1.c which states *“Land at Gosport Marina and Harbour Road, outside the safeguarded marine employment area, is allocated for the following mixed-use development: i. Approximately 300 residential dwellings; and ii. Commercial uses and/or undercroft parking at ground floor level;”*, we’d recommend the Council reviews this wording with reference to the 70 residential homes now approved in outline as part of the approved hybrid planning permission at the Marina. We’d suggest it is beneficial for the plan to identify, as it already does under paragraph 3.3.9 in relation to the 40 homes approved at the “Crewsaver” site of the 300 dwellings allocated, where else the homes are now forecasted to come forward under pending or approved developments.

- Plan 10 Gosport Marina – Marine Employment and Mixed-use Regeneration
 - We welcome the inclusion on Plan 10 of the hatched area denoting the “Potential Site for Landmark Building” – this is reflected within the high-quality design of the proposed Marina Facilities Building within the approved Hybrid Permission for the site.
 - We’d be happy to further discuss with the Council the annotation included on the plan in relation to “joined up flood defence”, to understand what programmes and/or funding may be available to support the delivery of such an initiative.
 - We have held discussions with Council Officers and Members regarding the Council’s aspiration, as annotated on the plan, to “consider feasibility of extending” a key pedestrian route through the Endeavour Quay boatyard. As discussed, whilst Premier understands the aspiration, it would be technically and operationally challenging to deliver a safe and secure route for public access through the site, due to it’s function as an operational boatyard. However, we would be happy to further discuss this, or alternatives, with the Council.
 - We would invite the Council to consider amending the extents of the respective policy areas shown on the plan as follows:
 - Policy SS2 area refined to reflect the extents of the residential block and car parking, dry stack, and STS building along Mumby Road, as shown on 20/00473/OUT approved Land Use Parameter Plan (19.3167.106_P5, enclosed).
 - Policy SS1 area amended also, corresponding with the above.
 - Remove the “key pedestrian route” spur extending north-west into the marina from the main entrance; this access route is not considered a principal access route on foot.

- Policy E4 Marinas and Moorings
 - Premier acknowledges the rationale for and supports the requirements of the draft Policy, the terms of which would allow for the sensitive extension of Gosport Marina, if required.

Other Policies of relevance to the Marina

- Policy H1 Sustainable Residential Neighbourhoods – We note the emerging plan document does not consider how and where on-water houseboats can make a contribution to meeting local housing needs.

Separately, we note the draft plan does not include any considerations of, or detailed policies in relation to, the provision of visitor or short-term holiday accommodation to support the local visitor economy. Marinas can provide meaningful contributions to meeting both the permanent and short-term accommodation requirements of local areas, and Premier would welcome a discussion with the Council to discuss the opportunity to explore such uses at Gosport.

- Policy D2 Development Strategy – We support brownfield first and target for 80,000 sqm new employment floorspace and 3,500 new dwellings. We also support the Council's desire to enhance existing employment sites.
- Policy E1 Employment Land – We support Gosport Boatyard being protected and the land that serves as access to Gosport Marina.
- Policy E3 Tourism – We support that planning permission will be granted in regeneration sites.
- Policy DE3 Layout of sites – We would encourage the Council to add “subject to demand” for both residential and non-residential Electric Vehicle charging Point provision, in order to enable the detailed implementation of EV charging points to be considered at an individual scheme level; whilst Premier fully supports the Council's ambitious charging point target provision levels, this should be tempered through the inclusion of reference to “active” and “passive” provision, to allow the later installation of charging points into pre-supplied electricity supplies if and when the terms of development-specific Travel Plan indicate demand thresholds have been exceeded.
- Policy SS3 Gosport Town Centre – We support the Council's ambition to deliver improvements to Gosport Town Centre; given the proximity of the Marina to the Bus Station and interchange facility, improved accessibility to the Town Centre will enable greater accessibility to the Marina and the leisure, employment and residential uses it accommodates.

Conclusion

Further to the general observations provided above, Premier is keen to work with GBC, and wider stakeholders, to secure a positive future for Gosport Marina and the community it serves.

We'd be very happy to meet with Officers and/or Members to discuss these representations in detail, and to work with you to provide additional or updated evidence base documentation that will enable GBC to incorporate Premier's aspirations into the emerging Local Plan, whilst demonstrably contributing to the Council's strategic objectives for Gosport.

If you have any queries in relation to these representations, please do not hesitate to contact me using the details provided above. I look forward to speaking with you soon.

Yours sincerely,



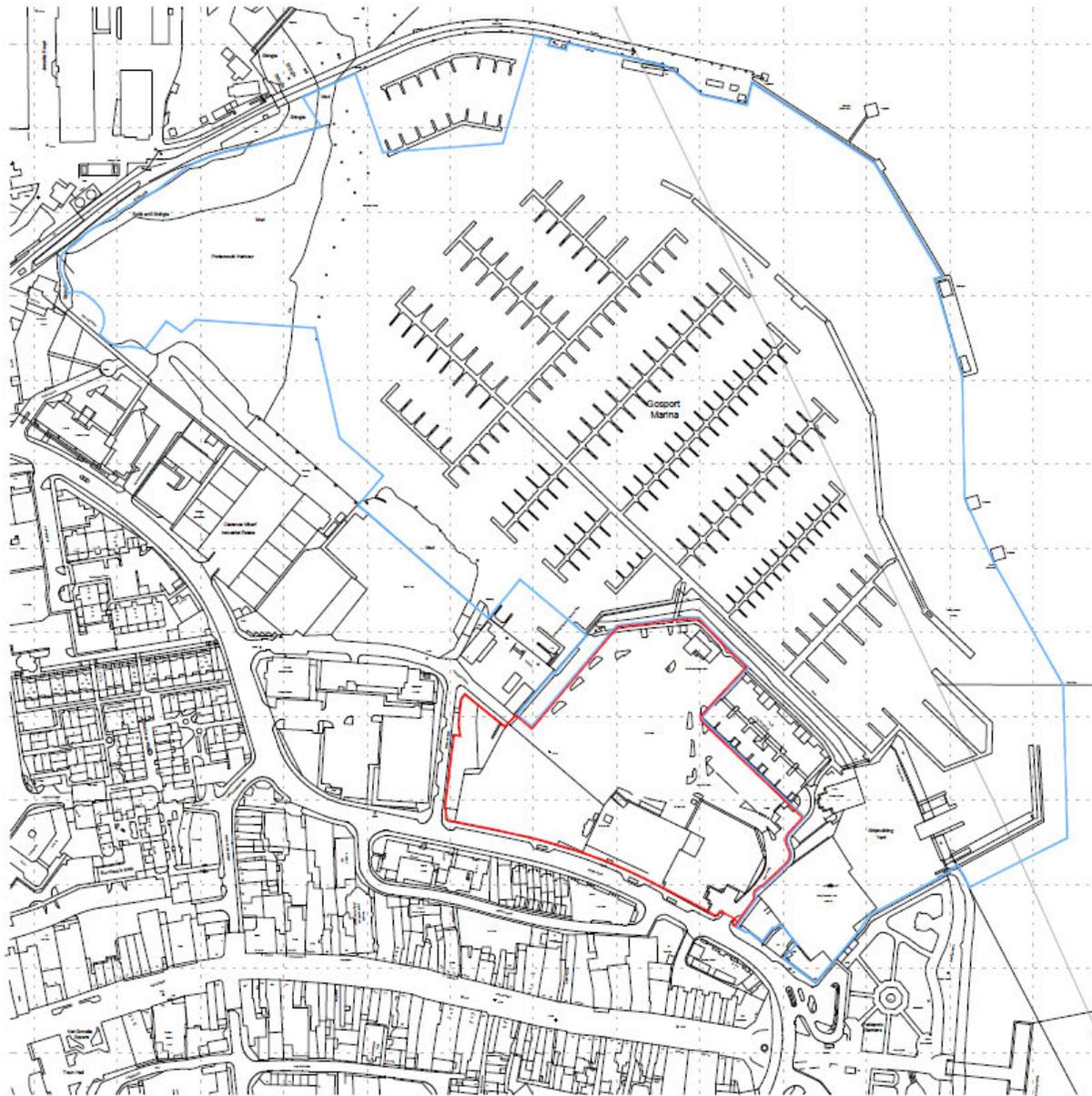
JONATHAN HOGAN
ASSOCIATE DIRECTOR
CBRE LTD

cc.

- Pete Bradshaw, Premier Marinas Ltd
- Ben Posford and Jon Stoddart, CBRE Ltd

Enclosures:

- 20/00473/OUT approved Location Plan (19.3167.100_P4)
- 20/00473/OUT approved Proposed Site Plan (19.3167.102_P8),
- 20/00473/OUT approved Land Use Parameter Plan (19.3167.106_P5)



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- Application Boundary
- Ownership Boundary



P4	Rev	Boundary Amended	1/19
P3	Rev	Layout added	1/18
P2	Rev	Boundary Amended	1/17


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Client: Premier Marinas Ltd.

Project: Gosport Marina Masterplan

Drawing No: Location Plan

Issue No.	Date	Issued By	Scale	Approved By	Date
LW	Jan 20				

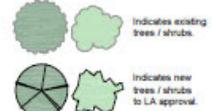
Drawing No: 19.3167.100 | Issue No: P4 | Scale: 1:1250 @ A1
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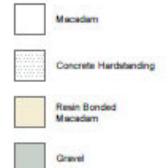
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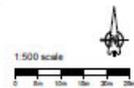
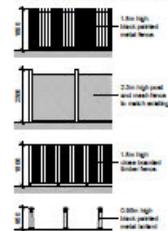
Soft Landscaping



Hard Landscaping



Boundary Treatment Details (1:100)



P8	Rev	Amendments to all drawings	01/01/20
P7	Rev	Boundary amended	01/01/20
P6	Rev	Wind Amended	01/01/20
P5	Rev	Revised Schedule	01/01/20
P4	Rev	Wind Amended	01/01/20
Issue	Rev	Created	01/01/20

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Prepared by: Premier Marine Ltd

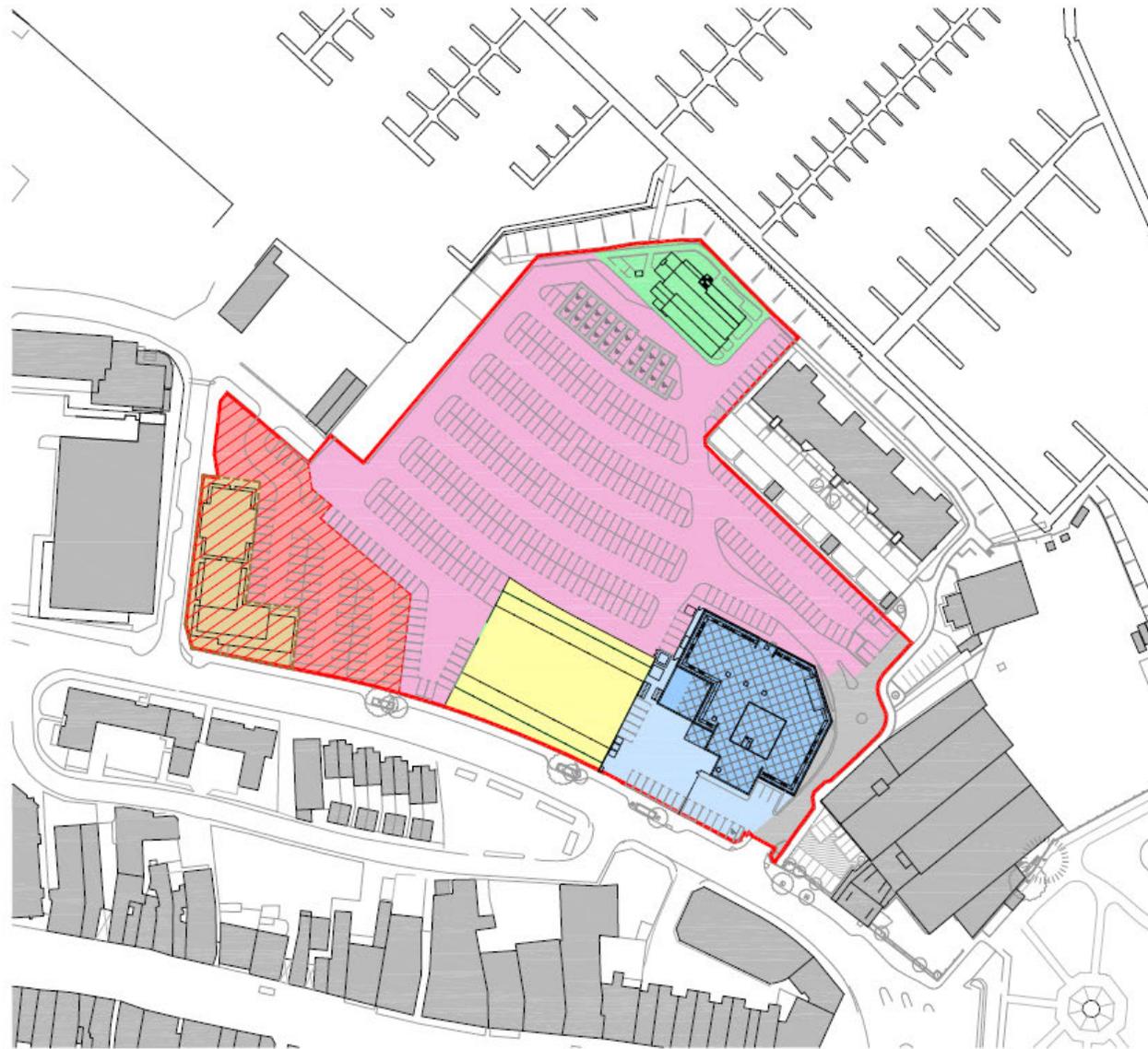
Project: Gosport Marina Masterplan

Drawing: Proposed Site Plan

Issue	LW	Date	Mar '20	Drawn by	PLC	Approved by	PLC
Project No	19.3167.102	Sheet No	P8	Scale	1:500 @ A1		

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20/00473/OUT approved Land Use Parameter Plan (19.3167.106_P5)



- Application Boundary
- Outline Consent
- To Be Retained
- Site Access
- Marina Car Park
Use Class - Sui Generis
- Dry Stack
Use Class - Sui Generis
- Refurbished STS Building
Use Class - E
- STS Building Car Park
Use Class - E
- Residential Block
Use Class - C3
- Residential Block Car Park
Use Class - C3
- Marina Facilities Building
Use Class - E
- Residential Block
Maximum Footprint

NOTES

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1:1250 scale



P5	Prop	Amendments to all L3 consents	LW
P4	Rev	Boundary amendments	LW
P3	Rev	Minor amendments	LW
P2	Prop	Amendments to all consultant consents	LW

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Project: Gosport Marina Masterplan

Drawing No: Land Use Plan

Drawn by:	LW	Check by:	PS	Date:	Jul '20	Scale:	1:1250 @ A3
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Land Use Plan