

Gosport Borough Council
High St
Gosport
PO12 1EB

By Email Only:

[REDACTED]

1st December 2021

Dear Sir / Madam

Gosport Borough Local Plan 2038 – Regulation 18 Consultation

This submission is made by Carter Jonas on behalf of Southern Gas Networks (our Client) to the Regulation 18 consultation of Gosport Borough Council's (hereafter referred to as "the Council") Local Plan 2038 in respect of their landholding east of Mariners Way, Gosport, PO12 1RJ .

Carter Jonas submitted representations on behalf of SGN to the previous Call for Sites consultation which took place in January 2020 for the site to be allocated for residential development.

INTROUCTION

SGN manages a gas network that distributes natural and green gas to approximately 5.8 million homes and businesses across Scotland and the South of England. SGN originally owned and managed 110 gasholders across the UK, however the gasholders themselves are no longer required for gas storage purposes due to advances in technology allowing gas pressure to be controlled and stored within underground pipelines.

SGN have an obligation to dismantle all their gasholders by 2029. The Site comprises a gasholder and supporting equipment and is approximately 0.73ha in size. SGN believe that the Site can be sufficiently cleared and made readily available for development within 0-5 years, from which development will be available thereafter. The exact site boundaries are indicated on the Site Location Plan appended to this letter.

In January 2020, Carter Jonas promoted the site to the Council's Call for Sites exercise for residential development. The site was subsequently allocated in the draft Local Plan for residential development for up to 60 dwellings in a high-density residential development with parking provision and vehicular access from Mariners Way.

REPRESENTATIONS TO THE REGULATION 18 GOSPORT BOROUGH LOCAL PLAN 2038

On behalf of SGN, our representations to the relevant draft policies and sections of the Regulation 18 Local Plan are provided below:

Draft Policy D2 (Development Strategy) states an additional 3,500 net additional homes are required over the Plan Period. It goes on to state that development will be directed to brownfield land within the urban area of the Borough and within allocated sites, as identified on the proposals map.

SGN support the target to deliver new homes on brownfield land and allocated sites within the plan period. This site is a prime example of how the Council can achieve this in a sustainable location of the Borough.

Draft Policy A2 (Housing) confirms in order to assist the delivery of new housing the 'Land at Gasworks Site, Mariners Way', is allocated for residential development. Part 3 of the Policy goes on to state the site should achieve the following objectives:

"a) Provision of up to 60 dwellings in a range of unit sizes;

b) higher density residential development which does not result in significant harm to the amenity of existing residents in Mariners Way and Dolman Road through loss of light, overbearing impact or loss of privacy;

c) suitably designed vehicular access from Mariners Way and pedestrian and cycle access from Cranbourne Road; and

d) parking provision to be provided wholly within the site in line with the Council's adopted parking standards."

SGN support the allocation of this site and re-emphasise its suitability for residential development. We note the Council's comments regarding their housing needs assessment listed at paragraphs 2.3.23-2.3.25. We would refer the Council to the guidance set out within the PPG, which confirms the standard methodology of calculation Council's should use to significantly boost housing supply and meet their housing needs. We therefore consider that the Council has an opportunity to increase the proposed residential densities on allocated sites. This site offers a key opportunity to increase the number of dwellings on site owing to its sustainable location and excellent access.

Summary and Conclusion

SGN's site at Mariners Way presents an excellent opportunity to provide a sustainable residential development, which would help strengthen the Council's short-term housing need.

We would be grateful if you could confirm receipt of these representations and keep us informed on the progress of the production of the Local Plan.

If you have any queries on any points covered in this submission, please do not hesitate to contact me or my colleague Alister Henderson 

Yours faithfully

Chloe Brown

Planner

For and on behalf of Carter Jonas LLP

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