

Gosport Borough Local Plan 2038 Consultation Response Form

REF: _____ (for office use)

Town and Country Planning (Local Planning)
(England) Regulations 2012 - Regulation 18 Consultation



GOSPORT
Borough Council

All responses to this consultation on the draft Gosport Borough Local Plan 2038 will be taken into account and used to prepare the next stage of the Local Plan. The Local Plan, supporting documents and further information can be viewed online: www.gosport.gov.uk/GBLP2038

This form should be returned by email or post by Friday 3rd December 2021

Please email to: planningpolicyconsultation@gosport.gov.uk

or post to: Gosport Borough Council, Planning Policy, Town Hall, High Street,
Gosport, PO12 1EB

To discuss any queries please contact the Planning Policy Team:
Email: planning.policy@gosport.gov.uk Telephone: 023 9254 5461

Your details

Name:

Organisation (if any):

Address (and postcode):

Telephone:

Email:

Agent/Consultant details (if appointed)

Name:

Organisation (if any):

Address (and postcode):

Telephone:

Email:

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on CD or tape, in Braille or in another language, please ask.

Your representation

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

Paragraph/Policy Number: _____	Support/Object (please tick):	<input type="checkbox"/> Support	<input type="checkbox"/> Object
Please summarise why:			

Paragraph/Policy Number: _____	Support/Object (please tick):	<input type="checkbox"/> Support	<input type="checkbox"/> Object
Please summarise why:			

Paragraph/Policy Number: _____	Support/Object (please tick):	<input type="checkbox"/> Support	<input type="checkbox"/> Object
Please summarise why:			

**Paragraph/Policy
Number:** _____

**Support/Object
(please tick):**

Support

Object

Please summarise why:

**Paragraph/Policy
Number:** _____

**Support/Object
(please tick):**

Support

Object

Please summarise why:

**Paragraph/Policy
Number:** _____

**Support/Object
(please tick):**

Support

Object

Please summarise why:

Paragraph/Policy Number: _____	Support/Object (please tick):	<input type="checkbox"/> Support	<input type="checkbox"/> Object
Please summarise why:			

Paragraph/Policy Number: _____	Support/Object (please tick):	<input type="checkbox"/> Support	<input type="checkbox"/> Object
Please summarise why:			

If you need more space for comments please use another form or separate paper. Remember to include your name on any forms you use so we can consider your comments.

How will we use your personal information?

By completing this form you give your consent that your details will be retained to notify you of information relating to the production of the Gosport Borough Local Plan 2038.

Please note the completed form is a public document. All completed forms will be made public on our website including the names of the individual/organisation who submitted them (all other personal information will remain confidential).

Your information will be held securely for the purposes of the database and will not be shared with any other parties without first obtaining your consent. Records are kept for the lifetime of the Gosport Borough Local Plan 2038 in line with the Council's retention policy and we will not keep your information longer than necessary.

Please note you have the right to withdraw your consent to your details being held on the database at any time. Please notify us by emailing planning.policy@gosport.gov.uk or telephoning 023 9254 5461. Further details on the Council's Privacy Statement can be found online: www.gosport.gov.uk/dataprotectionprivacynotice

Optional monitoring questions

Gosport Borough Council is committed to promoting equality of opportunity and respect for diversity in the services we provide. The following questions are to help us understand how the Local Plan consultation would impact different groups of people. It is not compulsory to answer the questions, but voluntarily providing this information will help us to monitor how effectively we are talking to a range of people right across the communities we serve.

Note: If you are answering on behalf of a community group or organisation, then you don't need to complete this section.

All information is held in accordance with the General Data Protection Regulation.

1. Are you...? Please select one option

- Male
- Female
- Other _____
- Prefer not to say

2. Is your gender identity the same as you were assigned at birth? Please select one option

- Yes
- No
- Prefer not to say

3. What is your age? Please select one

- Below 16
- 16 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 - 74
- 75 - 84
- 85 or over
- Prefer not to say

4. How would you describe yourself?

Please select one option

- Heterosexual or straight
- Bisexual
- Lesbian woman
- Gay Man
- Other _____
- Prefer not to say

5. Do you consider yourself to have a disability, or a long-term illness, physical or mental health condition? Please select one option

- Yes
- No (go to question 7)

6. What is the nature of your disability, long-term limiting condition or health problem? Please select all that apply

- Physical disability
- Hearing disability
- Learning disability
- Visual disability
- Mental ill health
- Other (please state)

 Prefer not to say

7. Which group do you most identify with?

Please select one option

- No religion
- Christian
- Muslim
- Jewish
- Sikh
- Buddhist
- Hindu
- Other religion _____
- Prefer not to say

8. Are you pregnant?

- Yes
- No
- Prefer not to say

9. Have you had a child in the last 12 months?

- Yes
- No
- Prefer not to say

10. To which of these groups do you consider you belong?

- Single
- Separated
- Married
- Divorced
- Widowed
- Co-habiting
- Same sex civil partnership
- Prefer not to say

11. To which of these groups do you consider you belong? Please select one option

White

- English/ Welsh/ Scottish/ Northern Irish/ British
 - Irish
 - Gypsy or Irish Traveller
 - Eastern European
 - Other White background (please describe)
-

Black / African / Caribbean / Black British

- African
 - Caribbean
 - Any other Black / African / Caribbean background (please describe)
-

Asian / Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background (please describe) _____

Mixed / multiple ethnic group

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other mixed / multiple ethnic background (please describe)

Other ethnic group

- Arab
 - Any other ethnic group (please describe)
-

- Prefer not to say

12. Do you have a connection to the Armed Forces?

- Yes
- No

13. If you do have a connection to the Armed Forces, please choose which option best described that connection.

- serving member of the armed forces
 - family member of someone currently serving
 - veteran
 - family member of a veteran
 - other (please describe)
-

- Prefer not to say

FREETHS

GOSPORT BOROUGH LOCAL PLAN 2038: REGULATION 18 CONSULTATION DRAFT (SEPTEMBER 2021)

REPRESENTATION ON BEHALF OF MILLNGATE GOSPORT DEVELOPMENTS LIMITED & MILLNGATE GOSPORT ESTATES LIMITED

3rd DECEMBER 2021

Introduction

1. This representation has been prepared on behalf of Millngate Gosport Estates Limited and Millngate Gosport Developments Limited (“collectively known as Millngate”).
2. Millngate Gosport Developments Limited is the freehold owner and operator of the Brockhurst Gate Retail Park (“Brockhurst Gate”). Millngate Gosport Estates Limited is the freehold owner of the adjoining Phase 2 development land in Gosport. The extent of the Brockhurst Gate Retail Park site and the Phase 2 land is identified on the Plan provided at **Appendix 1**. This identifies the Phase 2 land in red.
3. The Phase 2 land originally formed part of the Brockhurst Gate scheme approved on 15th November 2017 (GBC Ref: 16/000598/FULL) and is the subject of an extant approval for an Adult football pitch and a Junior football pitch with an associated single storey changing rooms building and car park for 30 vehicles. The majority of the site now benefits from Planning Permission for an employment and trade counter development permitted on 30th October 2020 (GBC Ref: 19/00316/FULL). This is the subject of a revised scheme submitted in June 2021 (GBC Ref: 21/00370/FUL). Once this scheme has been permitted, Millngate is committed to its delivery.
4. The Brockhurst Gate site is subject of a June 2021 resolution to grant planning permission (GBC Ref: 20/00292/FUL) for a new retail unit (known as Unit 8) and car park modification. The extent of this site is identified on the Plan provided at **Appendix 2**. This scheme will also be delivered once a tenant has been secured.
5. Following the success of the Brockhurst Gate scheme, Millngate has a track record of delivering beneficial economic development in Gosport which also has social and economic benefits. The delivery of the Phase 2 land and Unit 8 scheme at Brockhurst Gate and other improvements are key component of Millngate’s continued commitment to investing in the area.
6. Due to Millngate’s role in the area, they are pleased to be involved in the formulation of the Local Plan and submit the following representation.

Representation

7. This representation relates solely to the Phase 2 land as identified in the **Appendix 1** Plan and the Unit 8 land identified in the **Appendix 2** Plan.
8. We note that both Brockhurst Gate and the wider Phase 2 land are in the settlement boundary which is supported. The Retail Park itself is ‘white land’ and the accompanying open space

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fronting Fareham Road is identified as 'Existing Open Space'. This is consistent with its function and role. The Phase 2 and Unit 8 plots are also identified as part of a wider area of 'Existing Open Space'.

9. We object to the designation of these plots as 'Existing Open Space' for the reasons outlined below.

Planning History & Open Space Function

10. NPPF paragraph 93 identifies that planning policies should provide the social, recreational, and cultural facilities the community needs. At criterion a) this includes planning positively for inter alia open space to enhance the sustainability of communities and residential environments. The designation and role of open space in the GBC area is addressed through draft Local Plan Policy LE1: Open Spaces. This identifies how existing open spaces are to be protected and the basis upon which they can be developed for alternative use.
11. Both plots have been the subject of planning decisions where the loss of open space and any related function has already been accepted:
 - **Phase 2:** under Planning Permission Ref: 19/00316/FULL which is being mitigated through an off-site financial contribution towards football related and sports improvements in the GBC area via a S106 Obligation. 50% of the contribution has been paid and the remainder will be paid on commencement.
 - **Unit 8:** under Planning Application Ref: 20/00292/FULL where under the resolution to grant planning permission, the land was recognised as falling within the existing adopted Local Plan regeneration area allocation (Policy LP9B). The detailed form of development would also be acceptable in design, heritage and landscape terms. There was no requirement to retain the site as it does not function part of the open space fronting Fareham Road and/or the landscape buffer to Fort Brockhurst.
12. As the loss of these plots for development and the loss of their open space function has been accepted, then there is no justification to retain them to contribute towards the requirements of Local Plan Policy LE1. Any community benefit that can arise from the sites has already or will be shortly realised through the on-site improvements at Brockhurst Gate and the off-site improvements supported by the Phase 2 S106 financial contribution.
13. To retain the sites for open space would be contrary NPPF paragraph 35 as such a policy decision is not justified due to the planning status of both and not effective as neither site is available to the Local Plan for that function.

Evidence Base

14. The lack of justification for the designation of both sites is emphasised with reference to the evidence base used to inform the Local Plan's open space strategy, namely the Open Space Monitoring Report 2021 (September 2021). This identifies that:
 - A new Playing Pitch Study has been commissioned to replace the 2014 Study (paragraph 6.2).

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- Paragraph 6.2 bullet point 4 identifies the policy history of the Phase 2 site including how “as part of a recent planning approval for much needed employment floorspace it has been agreed that is necessary for the development to provide an appropriate financial contribution for suitable mitigation for football pitch provision in the Borough”. GBC will be aware that mitigation has been agreed and part paid (see paragraph 11 bullet point 2 of this representation).
 - The site is identified as Site Ref: E9 on page 92 of the survey. In our view, this needs to be updated and removed as the mitigation has been agreed and partly paid.
 - The ward overview at page 94 and the final bullet point identifies how the site will be retained for football pitches if the application is not implemented and should revert to existing open space in the draft Local Plan.
15. As 50% of the mitigation has already been paid, there is no justification for the decision to retain the whole site as open space. The £138,500 sum that has been paid will make a substantial contribution towards the improvement of football pitch provision and capacity in the area. The remaining payment will be made within the lifetime of the permission (i.e. by 30th April 2022) as Millngate expects to either implement the current permission or progress the revised scheme. Accordingly, there is no policy justification for the retention of the site for open space as its loss has already been part mitigated and will be fully mitigated by the time this Plan reaches the Regulation 19 stage.
16. The limited area of open space that forms part of the Unit 8 site has not been identified for any purpose or function in the evidence base or the permitted Brockhurst Gate scheme. On this basis, there is no justification for its retention.
17. As the requirement to retain the site for Open Space is not justified, the designation should be removed to achieve accordance with NPPF paragraph 35 criterion b).

Policy A3: Proposed Regeneration / Economic Development Allocation

18. We note that the emerging Local Plan identifies a number of objectives and measures that can contribute to improving the local Gosport economy. This is set against the context of a need for at least 90,000 sq.m net of new additional employment floorspace all of which cannot be met on existing and proposed Local Plan allocations under Policy D2: Development Strategy.
19. The Phase 2 site planning permission was granted on the basis that it will make an important contribution towards the employment needs of the borough in addition to the employment allocations. The strategic location and profile of the site in proximity to the A32 corridor emphasises how it can provide additional and much needed land capacity for uses that have economic and social benefit. The scheme’s benefits will also assist in addressing some of the key economic issues identified in Box 15 (page 247) of the draft Local Plan.
20. Due to the site’s potential and contribution, we recommend it is allocated for economic and regenerative development under Policy A3. This would represent a positive and proactive move for the Local Plan and ensure that it is allocating sufficient economic development land which can provide for the Borough’s needs especially in a location that is very well suited to attract new investment and development. Such an allocation would be entirely justified by the evidence base and how the loss of open space has been mitigated for the reasons already explained in this representation.

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21. We note that the draft Local Plan has retained the useful Government definition of economic development which was used in past versions of the NPPF. We support the inclusion of this definition in the Local Plan as it recognises the valuable economic contribution that a wide range of uses can make to an area outside the traditional B and E(g) uses.
22. We recommend that the proposed allocation of the site adopts the 'economic development' definition as part of a regeneration allocation of the Phase 2 land. It should also follow the approach of the Local Plan Policy LP9B for the existing Brockhurst Gate site. The proposed allocation of the site will increase the attraction of the scheme to public and community uses which can complement the wider scheme and where they have identified the site to meet a specific operational and/or community need.
23. We would welcome an opportunity to discuss with GBC officers how such a policy can be formulated.

Recommendation

24. Against this background, we recommend the following changes to the Local Plan Written Statement and Proposals Map:
 - (i) Removal of the Phase 2 land from the Open Space designation.
 - (ii) Removal of the Unit 8 land from the Open Space designation.
 - (iii) Allocation of the Phase 2 land as a Regeneration / Economic Development site under Policy A3.
25. We look forward to receiving acknowledgement of this representation and being notified of the Plan's progress.

Mark Harris
Partner, Planning and Environment Group





SUBJECT TO SITE SURVEY, CONFIRMATION OF LEGAL BOUNDARIES, SITE CONSTRAINTS & HIGHWAYS



 DENOTES EXTENT OF APPLICATION REDLINE EQUIVALENT TO 3.277 ACRES (1.327 HECTARES)

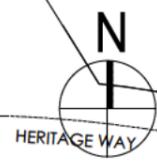


Rev	Date	Description	Rev By	Chkd By

Project Title	PROPOSED COMMERCIAL DEVELOPMENT PHASE 2 (REVISED PLANNING) HERITAGE WAY GOSPORT		
Client	MILLNGATE GOSPORT DEVELOPMENTS LTD		
Status	REVISED PLANNING		
Scale	1:2000	Drawing Size	A3
Date	15.06.20	Drawn By	JPG
		Checked	-

Drawing Title	LOCATION PLAN		
Job-Dwg No	16646-100	Rev	-
<input type="checkbox"/>	2 St Johns North Wakefield WF1 3QA t 01924 291800		
<input type="checkbox"/>	Carvers Warehouse 77 Dale Street Manchester M1 2HG t 0161 2388555		
<input checked="" type="checkbox"/>	The Old Rectory 79 High Street Newport Pagnell MK16 8AB t 01908 211577		
<input type="checkbox"/>	101 London Road Reading RG1 5BY t 0118 9507700		
<input type="checkbox"/>	10 Ceas Court St Christophers Place London W1U 1JJ t 0207 4091215		

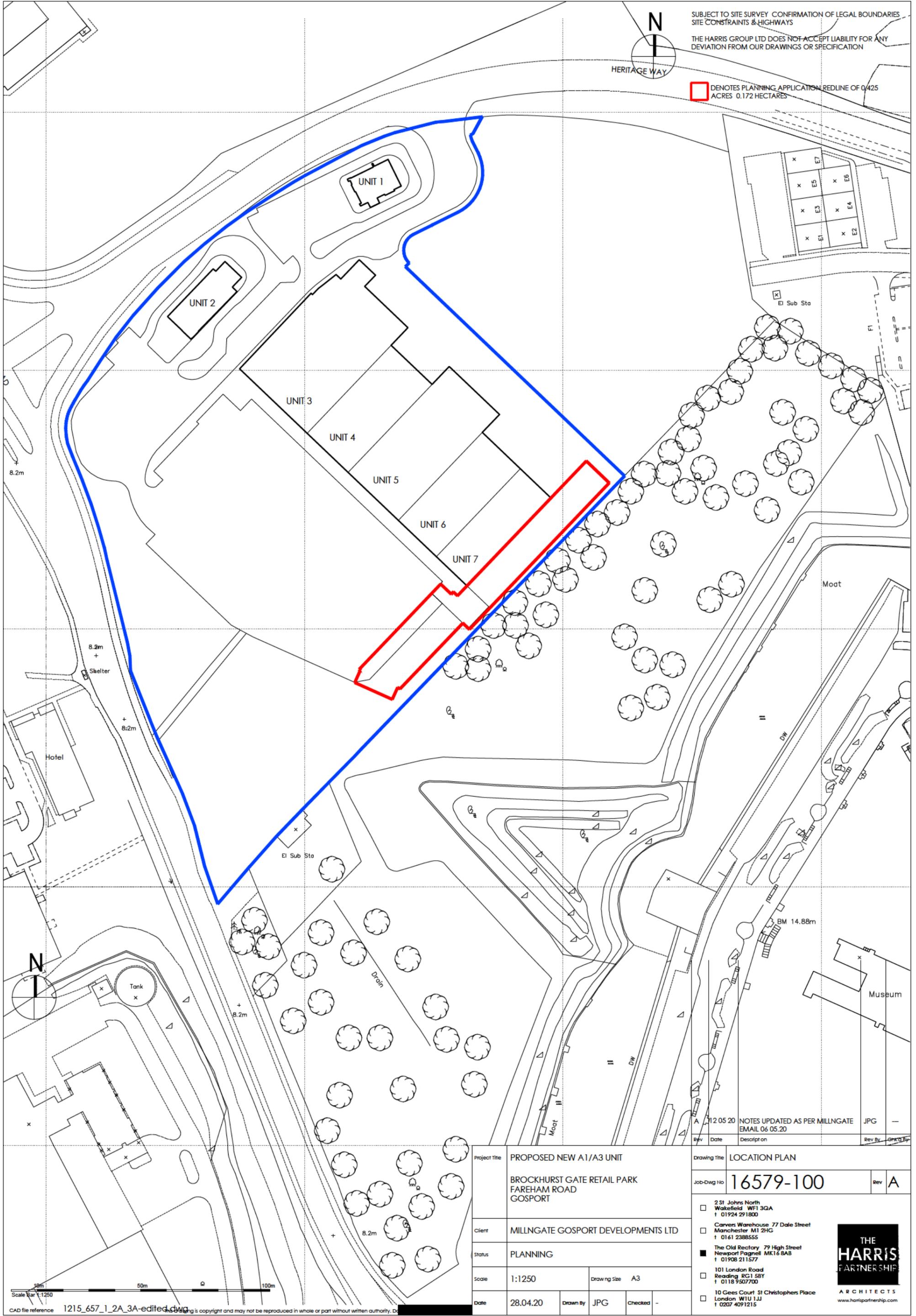




SUBJECT TO SITE SURVEY CONFIRMATION OF LEGAL BOUNDARIES
SITE CONSTRAINTS & HIGHWAYS
THE HARRIS GROUP LTD DOES NOT ACCEPT LIABILITY FOR ANY
DEVIATION FROM OUR DRAWINGS OR SPECIFICATION

 DENOTES PLANNING APPLICATION REDLINE OF 0.425
ACRES 0.172 HECTARES

HERITAGE WAY



Rev	Date	Description	Rev By
A	12.05.20	NOTES UPDATED AS PER MILLNGATE EMAIL 06.05.20	JPG

Project Title	PROPOSED NEW A1/A3 UNIT BROCKHURST GATE RETAIL PARK FAREHAM ROAD GOSPORT		
Client	MILLNGATE GOSPORT DEVELOPMENTS LTD		
Status	PLANNING		
Scale	1:1250	Drawing Size	A3
Date	28.04.20	Drawn By	JPG
		Checked	-

Drawing Title	LOCATION PLAN		
Job-Dwg No	16579-100	Rev	A
<input type="checkbox"/>	2 St Johns North Wakefield WF1 3QA † 01924 291800		
<input type="checkbox"/>	Carvers Warehouse 77 Dale Street Manchester M1 2HG † 0161 2388555		
<input checked="" type="checkbox"/>	The Old Rectory 79 High Street Newport Pagnell MK16 8AB † 01908 211577		
<input type="checkbox"/>	101 London Road Reading RG1 5BY † 0118 9507700		
<input type="checkbox"/>	10 Gees Court St Christophers Place London W1U 1JJ † 0207 4091215		

