
From: Browndown [REDACTED]
Sent: 03 December 2021 15:26
To: PlanningPolicyConsultation
Subject: Planning Policy Consultation - Regulation 18
Attachments: Local Plan 2038 - Regulation 18.pdf; Veterans Enterprise Zone.pdf

Dear Jayson

Draft Gosport Borough Local Plan 2038 Consultation

Please find attached our representation relating to the Browndown Camp, Browndown Road, Gosport.

If you require further information please do not hesitate to ask.

Regards

Adam
[REDACTED]



OurEnterprise



Key



Mixed use Veterans Zone



Access points



Existing trees

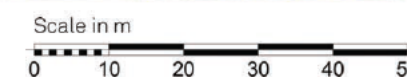


New trees

Accommodation

- 1 Enterprise and Community Centre
- 2 Convenience Store / Cafe
- 3 34 Veteran Apartments
- 4 10 Veterans Live / Work Bungalows
- 5 8 Serviced Holiday Apartments
- 6 7 Holiday Cottages
- 7 20 Chalet Bungalows
- 8 56 Assisted Living Apartments

Sketch layout; Veterans Enterprise Zone and Holiday Accommodation



rev.	date	changes description	status	issued by
A	01 12 2021	General Revisions		



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Browdown Camp
document title
Layout Plan

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M19017	ORG	-	-			002 Rev A
status	suitability description					revision

2nd December 2021

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

Gosport Borough Local Plan 2038 Regulation 18

Dear Jayson

Browndown Ltd purchased the ex MOD training camp at Browndown in May 2020. Our intention being to create a development that would bring 'added value' to Gosport.

In the first draft of the Gosport Borough Local Plan 2038 the site has been allocated for 'Community and Built Leisure'. This has been expanded upon within Policy A4: Leisure, Community Uses and Open Leisure where the Browndown Camp is allocated for 'outdoor leisure use or non-permanent holiday accommodation'.

In recent discussions with Gosport Borough Council we have shown the allocation given is financially unviable. We therefore request that further consideration be given to the following proposals.

1. A Veterans Enterprise Zone

Following on from the incredible success of their first Veterans Enterprise Hub at Wilton (see www.entrainspace.co.uk) the founding company 'Our Enterprise' has identified the Browndown Camp as the perfect location for its second campus.

The objective of the trust is to help veterans get back on their feet, providing access to training, employment, volunteering and social enterprise opportunities.

The veterans campus is a groundbreaking scheme that aims to combine accommodation and on-site mentoring and training programmes to ensure our veterans are able to move on and live successful, independent lives. Mentoring staff will help veterans to access support, apprenticeships, work experience or support them setting up their own enterprise within the on-site Enterprise Hub.

Gosport is known for its maritime and military heritage, with the Browndown Camp itself being used to house and train military personnel since 1922. The Veterans Enterprise Zone would provide a perfect future for the site.

A draft plan of our proposed scheme is attached.

Whilst the Veterans Enterprise Zone is our preferred option, we could also provide towards the Local Plans 'Community and Built Leisure allocation,' if an element of commercial development were permitted within the Browndown Camp site.

2. Commercial Development

As per our 'Call for Sites' application, a mixed-use employment led scheme would help support the development of 'Community and Built Leisure.' The scheme would incorporate a mix of business, retail and commercial, leisure, community and health.

Summary

The Browndown Camp is a brownfield site located on the western edge of Gosport's urbanised area. Its southern boundary borders Browndown South, an extensive area of shingle foreshore owned by the MOD and retained for military training purposes. Over 450m of main road frontage is afforded to the camp on its eastern and northern boundaries, supporting over 21,000 vehicle movements per day. Gosport's main cycle and pedestrian route runs adjacent to the site. The Camp covers 2.94 Hectares (7.26 Acres) and presently provides over 55,000 Sq/ft of built space located over 63 buildings.

The Camp was vacated by the MOD in 2005 and sold off in 2011. The buildings are now dilapidated and the site is becoming an eyesore. It suffers from constant vandalism and break-ins, with the police being called on a number of occasions. Our proposals for the site would play a significant role in the local economy, impacting on employment, regeneration, investment, leisure and tourism.

The Community and Built Leisure allocation afforded the Browndown Camp is just not viable on its own. It is imperative that the council support our request for a change of designation, to support either of the above proposals, within the new Gosport Borough Local Plan 2038.

The site has been used to house and train military personnel for almost 100 years, what better use could there now be than to house and train ex-military personnel, through a Veterans Enterprise Zone.

Please do not hesitate to contact me should you require further information.

Yours sincerely

Adam Warringer
On behalf of Browndown Ltd