
From: Gosport Society Planning [REDACTED]
Sent: 11 December 2021 11:45
To: Grygiel, Jayson
Cc: Planning Policy Internet; Brian Mansbridge; Jeff Knott
Subject: Re: Regulation 18 GBC Local Plan Consultation
Attachments: GBCPlanning_Policy 211210Letter_GS_Reg18.pdf

Dear Jayson

We attach for your attention our formal response to the Local Plan 2038 Policy Draft.

Kind regards

Richard Harrison
Gosport Society Planning Committee
Email: [REDACTED]

On 3 Dec 2021, at 10:44, Grygiel, Jayson [REDACTED]

[REDACTED] wrote:

Dear Richard

Thank you for your e-mail and I can confirm that a one week extension for your Local Plan representation is acceptable.

The Council has flexibility for this particular consultation as this is an informal stage (often referred to as Regulation 18).

I can advise you that the next stage of the Local Plan process (often referred to as Regulation 19) is a statutory process and consequently the Council is bound by a strict 6 week period. I thought it would be useful to advise you of this in advance of the publication of this document in October/November 2022.

I trust this is of assistance and I look forward to receiving your response.

Kind regards

Jayson

Jayson Grygiel
Manager of Planning Policy
Planning and Regeneration | Gosport Borough Council

023 [REDACTED]
[REDACTED]
www.gosport.gov.uk [REDACTED]

Gosport Borough Local Plan 2038 Consultation: Have your Say <<http://www.gosport.gov.uk/gblp2038>> by 3rd December 2021.

[REDACTED]

From: Gosport Society Planning [REDACTED]
Sent: 02 December 2021 16:04 [REDACTED]
To: Planning Policy Internet <Planning.Policy.Internet@gosport.gov.uk>
[REDACTED]

Cc: Grygiel, Jayson [REDACTED]
Subject: Regulation 18 GBC Local Plan Consultation

Dear Sirs

I would be grateful if you could extend the consultation period by a week to give us more time to fully respond.

Kind regards

Richard Harrison
Gosport Society Planning Committee
Email: [REDACTED]

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Gosport Society

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President: The Mayor of Gosport

Honorary Vice-Presidents: Lesley Burton; Joyce Upperton. Adrian Knight.

Chairman: Louis Murray. Vice Chair: Sue Courtney.

Honorary Treasurer : Brian Mansbridge **Honorary Secretary :** Malcolm Stevens

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Planning Policy
Gosport Borough Council
Town Hall
High Street, Gosport
PO12 1EB

10 December 2021

For the attention of Jayson Grygiel, Manager of Planning Policy

Dear Jayson,

Consultation (Regulation 18) Gosport Borough Local Plan 2038

Please accept the following as Gosport Society's (GS) response to the Consultation Draft of the GBLP 2038. As an overview the Society is supportive of the Vision for Gosport and the format and direction of travel of the draft Local Plan. In more specific terms the issues we would to highlight are set out under the following headings:

HOUSING NUMBERS DURING THE LOCAL PLAN PERIOD TO 2038

At Policy D2 it states that the Local Plan will make provision for 3,500 additional dwellings, and at Appendix 2 the Housing Trajectory gives a figure of 3,344. Whilst the Society makes no comment on the difference, perhaps a rounding up to 3,500, whereas the Government Standard Method for determining the Borough's housing requirement calculates that 5,500 dwellings are required over the period to 2038. The 22 September 2021 report to the Economic Development Board gave a figure of 5,576 dwellings. NWS the different numbers, it is reasonable to give the shortfall as 2,000 dwellings over the Local Plan period to 2038. By any standard 2,000 dwellings is a massive shortfall which could place a considerable burden on the Council if such a shortfall was argued in favour of riding roughshod over approved policies at an appeal.

It is against this background that the GS believes that the Local Plan should contain a specific section detailing the problems of continually ramping up housing targets beyond a provision of 3,500 dwellings within a Town which is limited in size, contains no "greenfield" sites or open countryside etc. In simple terms it must be made crystal clear in the Local Plan and acknowledged in the Local Plan process to final adoption by the Inspector that Gosport cannot continue "giving" more and more houses..... it simply is not possible. This must be acknowledged, agreed, and accepted within the process to final adoption.

CONSERVATION AREAS

It seems reasonably clear that within the 2-year period to final adoption of the GBLP 2038, that the Stokes Bay Conservation Area will have been finally adopted and incorporated into the text and associated plans of the GBLP 2038. The GS has consistently argued that the boundary of the SBCA should be extended to include Browdown Firing Ranges, Browdown Camp at the western end of the SBCA, and at the eastern end the Council owned car park and the "Playing Fields" adjacent to Haslar

Barracks (Haslar Barracks Conservation Area). Without going into further detail, the GS's reasons for extending the boundary of the SBCA are clearly stated in its response to the Consultation Draft SBCA.

OTHER ALLOCATION SITES - SITE SPECIFIC POLICIES

1) Haslar Barracks - Policy SS7

Whilst the GS is supportive of the general thrust of Policy SS7, in so far as housing development on the "playing fields" to the west of the Barracks, when referring to Standard Market & Affordable Housing, GS considers that considerable emphasis should be placed within the LP text of a requirement for excellence in layout and design to reflect its location adjacent to Haslar Barracks which in the GBLP 2038 is acknowledged as being of National Historic Significance, such recognition being reflected in the designation of its own Conservation Area. In addition to highlighting the need for the new housing to be of exemplary design and layout etc., it further adds to the need for the inclusion of the "playing fields" and Council owned car park to be included within the SBCA.

2) QinetiQ, Fort Road

In recognition of the existence of approx. 3,500 sq.m. of commercial buildings which can be re-used for a wide range of business uses without the need to seek planning permission, as an alternative in principle the GS reluctantly accepts the site's re-use for up to 15 dwellings along the lines outlined in Policy A1 and associated text. The emphasis is on a scheme of excellence that protects and enhances the site's heritage assets, biodiversity and landscape features, and provides access improvements, and off-road cycleway and safe pedestrian route etc. CIL or equivalent contributions must be specifically allocated to the public infrastructure safety needs which are currently of concern in the immediate vicinity of Fort Road.

3) Anglesey Lodge

Recognising the fact that the site has a significant number of impressive trees, it is unclear from the Policy text if the 11 dwellings are to be incorporated within the to be restored fire damaged Anglesey Lodge. Any other form of development for the provision of 11 dwellings, a figure randomly arrived at, within the south facing grounds of Anglesey Lodge would have a dramatic and harmful impact on the trees and setting of Anglesey Lodge and would be vigorously resisted by the GS.

GENERAL DEVELOPMENT POLICIES

5) Policy DE4 Areas of Special Character

Back lanes generally constitute narrow access lanes for servicing to rear of properties on principal access roadways. These lanes are narrow and restricted for refuse collection, hazardous to pedestrians and cyclists due to restricted sightlines. We would support a Borough wide policy restricting subdivision into 'freestanding' development.

Yours sincerely

Planning Sub-Committee
The Gosport Society