

170929 Gosport W&TC SPD Consultation - JP Developments Ltd.pdf; Gosport W&TC  
SPD Consultation Comments Form - JP Developments Ltd.pdf

346

**From:** Jim Beavan [REDACTED]  
**Sent:** 29 September 2017 15:31  
**To:** Planning Policy Internet  
**Cc:** Charles McClea  
**Subject:** Waterfront and Town Centre SPD – JP Developments Ltd

Dear Sir/Madam,

### Representations on the Waterfront and Town Centre SPD – JP Developments Ltd

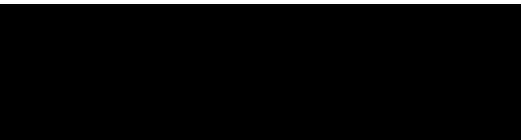
Please find attached representations on the emerging Gosport Waterfront and Town Centre SPD, made on behalf of JP Developments Ltd.

Please may I have an acknowledgement of receipt?

Kind Regards,

Jim

**Jim Beavan**  
**Senior Planner**  
**Planning**



 Before printing, think about the environment



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SNPL397672

29 September 2017

Deputy Head of Planning Services (Policy)  
Town Hall  
High Street  
Gosport  
PO12 1EB

By email: [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)



Jim Beavan



Dear Sir/ Madam,

**GOSPORT WATERFRONT AND TOWN CENTRE SPD - REPRESENTATIONS ON BEHALF OF JP DEVELOPMENTS LTD**

Please accept this letter as our representation to the Gosport Waterfront and Town Centre SPD ('the SPD'), submitted on behalf of our client JP Developments Ltd (JPD). JPD control land at Gosport Police Station, which has been proposed for redevelopment within the SPD.

JPD would like to offer its support to the delivery of the Waterfront and Town Centre SPD ('the SPD') and fully endorses the Council's approach to enhancing the Town Centre. As a local development company, JPD recognise that the regeneration of Gosport Town Centre and Waterfront will help to secure the long term economic, environmental and cultural viability of the whole town centre. In addition, the redevelopment of brownfield sites within the Town Centre will help the Council and other landowners to deliver new homes and offices in sustainable locations, ensuring that Gosport continues to remain an attractive place to live and work.

Within the SPD, Gosport Police Station is identified as Site 24 and has been earmarked for mixed-use residential and commercial redevelopment. JPD support the allocation of the Site in the strongest possible terms. The site is an obvious location for redevelopment, well connected to highways and public transport.

JPD note that the Site is previously developed, free of technical constraints and is capable of delivering a significant number of dwellings early in the lifetime of the SPD.

These representations are supported by an indicative design scheme which demonstrates the deliverability of a policy compliant development on the site.

It is understood that the consultation documents comprise the following:

- Gosport Waterfront and Town Centre Supplementary Document Consultation Draft (June 2017)
- Gosport Waterfront and Town Centre SPD Companion Document: Site Profiles (June 2017)
- Gosport Waterfront and Town Centre SPD Companion Document: Background Study (June 2017)

JPD's comments on the SPD are as such:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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## **Gosport Waterfront and Town Centre SPD Consultation Draft (June 2017)**

The SPD locates the site within 'Area 6: South Street'. The Police Station is identified as Site 24.

In regard to the Site, Page 77 of the SPD sets out the following:

*'The Police Station - Hampshire Constabulary have vacated these premises and have relocated to the Town Hall building. This site should be completely redeveloped and there is potential to include a taller building with variable height (3-6 storeys). The site is suited for residential development with the potential for ground floor retail/commercial on the South Cross Street frontage. Access and parking would be to the rear off Thorngate Way with undercroft parking. The site could be developed in association with other sites identified in this character area.'*

The requirement for the wholesale redevelopment of the site is supported by JPD, however, without a full examination of the site it is considered premature to suggest a cap of 6 storeys. As set out at Appendix 1 it is indicated that the site is capable of accommodating 4-8 storeys within a landmark piece of architecture and without detriment to the surrounding area.

The suggestion that the Site could be developed in association with adjoining sites is noted but considered improbable. Town Centre development is inherently complex, notably given the densities, mix of uses and issues surrounding land assembly. Sufficient flexibility to allow sites to come forward in isolation must be built into the SPD so that one site cannot fetter the delivery of neighbouring sites.

### **Companion Document: Site Profiles (June 2017)**

#### **Site 24 – Police Station**

The Site Profile for the Police Station describes two potential development options for the Site:

- Option 1: Redevelop for a mix of high density retail and residential with retail on the ground floor frontage of South Cross Street.
- Option 2: Retain building.

The SPD outlines the Council's preferred approach:

*The site can be redeveloped for high density residential development with the retail development potentially being re-provided along a new South Cross street frontage. The site has potential as part of a wider redevelopment of South Street for a residential led mixed use scheme including the adjoining Coates Road Car Park, Precinct and Waterfront Church. There is potential to include a taller focal building as part of the site.*

The wholesale redevelopment of the site as described in Option 1 is strongly supported by JPD.

### **Companion Document: Background Study (June 2017)**

Table 16 of the Background Study estimates the capacity of Site 24 to be 20-60 dwellings. Without a full examination of the site it is considered premature to suggest a cap of 60 dwellings. The indicative design scheme attached at Appendix 1 would deliver in the region of 80 dwellings. JPD would welcome to opportunity to discuss their aspirations for the site with the Council in due course.

## **Summary**

JPD support the allocation of the Site in the strongest possible terms. The site is an obvious location for redevelopment, well connected to highways and public transport. The Site is previously developed, free of technical constraints and is capable of delivering a significant number of dwellings early in the lifetime of the SPD.

JPD have instructed technical consultants to undertake a number of preliminary studies to assess the opportunities and constraints of the Site. JPD would welcome the opportunity to share these studies with the Council at an opportune time.

Yours faithfully,

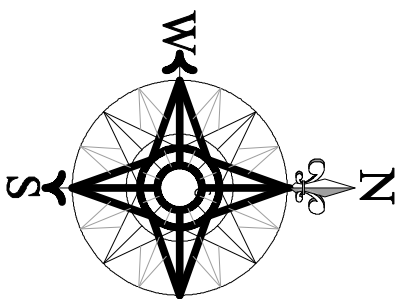
**Jim Beavan**  
Savills Planning

Copy. Graham Jacobs, JP Developments Ltd  
Greg Plunkett, JP Developments Ltd

SITE LAYOUT 1:500



LINEAR SCALE 1:500  
A3 @ 1:500



Indicative



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- Residential
- Commercial/retail at ground floor level (residential over)
- Staircases/lifts/circulation
- Terrace gardens with undercroft parking
- Site boundary
- Key pedestrian route
- Existing trees to be retained where possible



# Gosport Waterfront and Town Centre Supplementary Planning Document (SPD) Consultation Draft

We are seeking your views on the Gosport Waterfront and Town Centre SPD which provides the planning framework for this part of the Borough.

A copy of the document is available on the Council's website:

[www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

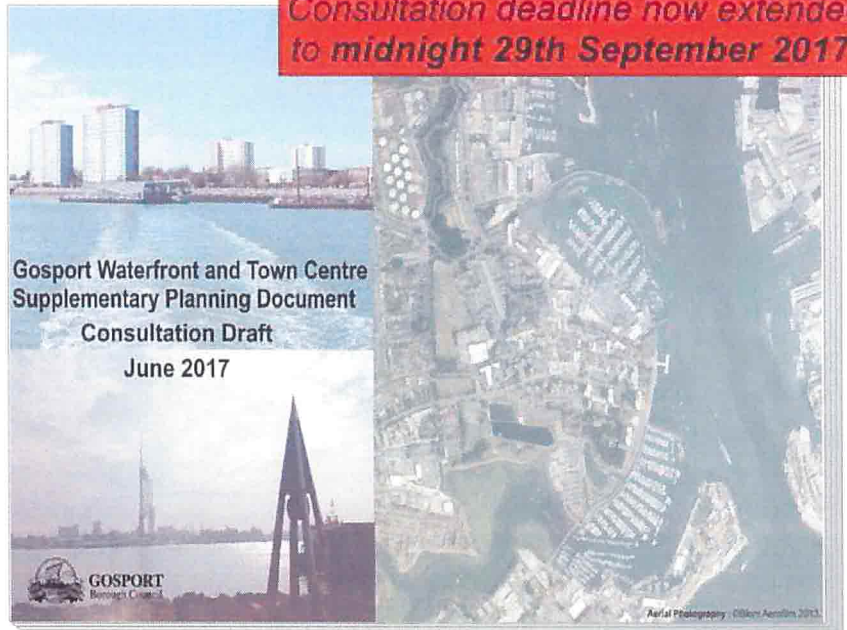
If you have any queries regarding the SPD or about making any representations please contact the Planning Policy Section at [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk) or telephone **023 9254 5458**

The Comments Form is divided into sections to assist with structuring any comments you may have.

There is a section near the end of the Comments Form (Question 11) which can be used if you require additional space or make comments not covered by the questions included on the form.

Comments will need to be submitted to Gosport Borough Council by **19th September 2017**

**Consultation deadline now extended to midnight 29th September 2017.**



## **Vision** (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

## **Strengths, Weakness, Opportunities and Challenges** (page 10 of the SPD)

2. Do you have any comments regarding the **strengths** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

3. Do you have any comments regarding the **weaknesses** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

*\*Please use back page if you require additional space.*

**Strengths, Weakness, Opportunities and Challenges** *(page in SPD)*

- 4. Do you have any comments regarding the **opportunities** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

- 5. Do you have any comments regarding the **challenges** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

**Themes** (including the objectives, principles and examples given)

- 6. Please include any comments you may have regarding:

**Theme A: Creating an Attractive Townscape** *(page 19 of the SPD)*

**Theme B: Creating New Employment Opportunities** *(page 26 of the SPD)*

**Theme C: Enhancing the Shopping and Leisure Experience** *(page 29 of the SPD)*

**Theme D: Providing New Homes** *(page 32 of the SPD)*

**Theme E: Improving Accessibility** *(page 34 of the SPD)*

**Theme F: Improving Public Realm and Green Infrastructure Provision** *(page 40 of the SPD)*

*\*Please use back page if you require additional space.*



**Themes** (including the objectives, principles and examples given)

Please include any comments you may have regarding:

**Theme G: Managing Flood Risk** *(page 44 of the SPD)*

**Theme H: Providing Appropriate Infrastructure** *(page 49 of the SPD)*

**Theme J: Creating a Healthier Town** *(page 50 of the SPD)*

**Character Areas**

7. Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

**The Bus Station and Falkland Gardens** *(page 55 of the SPD)*

**Gosport Waterfront North of Mumby Road** *(page 60 of the SPD)*

**Royal Clarence Yard and the Retained Area** *(page 61 of the SPD)*

**North of the High Street** *(page 64 of the SPD)*

**The High Street and associated areas** *(page 67 of the SPD)*

*\*Please use back page if you require additional space.*

## Character Areas

Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

### South Street (page 70 of the SPD)

JP Developments support the identification of site 24 (Gosport Police Station) in the strongest possible terms.  
Please see attached representation.

### Trinity Green area (page 73 of the SPD)

### Haslar Marina (page 77 of the SPD)

### The Gosport Lines (page 79 of the SPD)

## Overall comments

8. Is there anything in the SPD that particularly concerns you and why?

9. Are there any other sites within the Waterfront and Town Centre area which have potential for development?

10. Please can you give any suggestions of what else the Council should consider to include in the final version of the SPD?

*\*Please use back page if you require additional space.*

**Any further comments?**

11. Please include any comments you may have

Please see submitted representation letter.

*\*More space available on the back page.*

**Contact details**

12. Please could you complete your contact details.

**Name:** JIM BEAVAN (SAVILLS)

**Organisation (if applicable):**  
ON BEHALF OF:  
JP DEVELOPMENTS LTD

**Address:** [Redacted]

**Postcode**

**Email:** [Redacted]

**Data protection:** Gosport Borough Council is registered under the Data Protection Act 1998. The information that you provide in completing this form will only be used by the Council in the development of Planning documents. Please note that private individuals will not be named when we report comments to the Council's Board. However hard copies of each comments form will be available for inspection at the Town Hall once the consultation period is completed (address, and e-mail details will be redacted).

**Returning responses**

Comments can either be sent to Deputy Head of Planning Services (Policy)  
Gosport Borough Council  
Town Hall  
High Street  
Gosport  
PO12 1EB

or emailed to [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)

**What happens next?**

All comments received will be reported to the relevant Council Board together with any proposed actions and/or amendments to the SPD as a result of the consultation process. The SPD will then be recommended for adoption and will become a key consideration when determining future planning applications. Future planning applications will also be subject to public consultation.

*\*Please use back page if you require additional space.*

*Thank you for your comments.*

Additional space for comments.

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