



For office use only
Date <b>22/9/14</b>
Ref No.
<b>REP 24</b>

# Gosport Local Plan 2011-2029 Publication Version Response Form

Town and Country Planning (Local planning)(England) Regulations 2012 Regulation 19 Consultation

### 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 the Gosport Local Plan 2011-2029. Please note that the completed form is a public document and as such will be made available for inspection and placed on the Council's website (personal details other than name of organisation/individual will be removed from version published on internet) and kept as part of the supporting documentation relating to the Local Plan

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Gosport Borough Local Plan 2011-2029 publication version document is available to view on the Gosport Borough Council's website: [www.gosport.gov.uk/localplan2029](http://www.gosport.gov.uk/localplan2029)

If you would like to discuss any element of the consultation documents further then please contact/telephone Planning Policy **023 9254 5228**

Print or Save as a copy of this form for your records

**All comments and completed forms should be returned by  
22nd September 2014**

Completed forms can be submitted here

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

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

If you would like to make another representation on the GBC Local Plan 2011 - 2029 Publication Version, please click the Save as button to save the current representation or Submit.

You may then use the Clear form button to start a new representation.

Paper copies of the response form are available from the council's website, in the libraries and at the Town Hall (3rd floor reception).

Comments will be considered by an inspector approved by the Secretary of State who will hold an examination into the local plan in terms of its legal compliance and 'Soundness'.

Further information on these terms is contained in the [Council's Guidance Notes](#) for making representations. Comments should focus on matters of soundness. These are defined in the National Planning Policy Framework and are reproduced below.

**Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

**Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

**Effective** - the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and

**Consistent with National policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1. To which part of the Local Plan does this representation relate?

Chapter	<input type="text" value="11"/>	Paragraph	<input type="text" value="11.90"/>	Policy	<input type="text" value="LP3 &amp; LP32"/>
Policies Map	<input type="text" value="Inclusion of site in pink notation."/>				

If you would like to make further comments on the GBC Local Plan 2011 - 2029 Publication Version, please use a separate form for each representation you wish to make.

2. Please indicate under what grounds you wish to submit your representation

- 2a Support  
*(if you have entered Support, please continue to Q8.*
- 2b Not Legally Compliant
- 2c Not Sound

3. If you consider the Local Plan is not sound, please identify which tests of soundness your response relates?

- 3a Positively prepared
- 3b Justified
- 3c Effective
- 3d Consistent with National Policy

4. Please give details of why you consider the Local Plan is not legally compliant or not sound?  
(please be as precise as possible)

Aggie Weston's Royal Sailor's Rest took out a 21-year lease in November 2008 for the building that stood on this site but the lease was voluntarily surrendered in 2010. The building stood empty for a further three years during which time it was vandalised, suffered two arson attacks and changed hands three times; it was eventually demolished at the express order of the Head of Building Control.

The Gosport Borough Local Plan Review was adopted in 2006, so its provisions do not, indeed could not have regard to the material change of circumstances that the site has endured since 2008. The Proposals Map shows the site to be 'Existing Community and Health Facilities' the subject of Policy R/CF2 which generates a presumption against 'Development proposals which would result in the loss of existing health and community facilities for which there is a significant need'. There is neither an existing health or community facility at this site.

The Policies Map shows the vacant site of the former 'Royal Sailors Rest Community Centre' in pink, which purports that it is an 'Existing Community and Built Leisure Facility' the subject of Policies LP3 and LP32. Policy LP3 records the Borough Council's general intention to protect and seek opportunities to enhance existing employment sites, community facilities and open spaces; the application of Policy LP3 to this site is unsound because it is neither an employment site, a community facility nor an open space. Policy LP32(5) generates a presumption against any development which would result in the loss of existing community cultural sports recreation and built leisure facilities unless special circumstances can be demonstrated = surplus to requirements. equivalent provision elsewhere reasonable attempts to sell/lease.

Gosport Borough Council has simply carried forward the notation from the Local Plan Review and failed to recognise that there has been a significant change in circumstances at the site – there is no building in which community or leisure activities may take place. The 'pink' notation for the site and the implicit application of Policies LP3/LP32 is fundamentally flawed and unsound.

5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, with reference to the answer you have identified in Q3.  
You will need to say why this change will make the Local Plan sound.

Deletion of the site of the former Royal Sailors Rest building from the pink notation at Grange Lane, to recognise the significant change of circumstances that has taken place at the site since 2008.

6. If your representation is seeking a change, can your representation be considered by written representations or do you consider it necessary to participate at the oral part of the Examination?
- No I do not wish to participate in the examination hearings
- Yes I do wish to participate in the examination hearings

7. If you wish to participate, please outline why you consider it necessary.  
*(please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination)*

Gosport Borough Council has already refused to recognise the material exchange in circumstances at this site and is unlikely to respond positively just to a written submission.

8. If you wish to support the legal compliance or soundness of the Local Plan please use the space below to provide detailed comments.

- 9 Do you wish to be notified at the address/email stated on page 1 of any of the following:
- a That the Local Plan has been submitted for independent examination
  - b The Inspector's report has been published
  - c The adoption of the Local Plan

*please tick*

Thank you for filling in this form please return to Page 1 to Submit and/or make another representation

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