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21743/A3/GC/dw

**BY EMAIL & POST: [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)**

22<sup>nd</sup> September, 2014

Dear Mr. Payne,

**GOSPORT BOROUGH LOCAL PLAN 2011-2029: PUBLICATION VERSION  
RESPONSE ON BEHALF OF HALLAM LAND MANAGEMENT LTD.**

We write on behalf of our client Hallam Land Management Ltd. (HLM) in respect of Gosport Borough's Publication Draft Local Plan document ('the Publication Draft'), which is currently the subject of public consultation. Brief comments on behalf of HLM are set out below, and follow those made to the Consultation Draft of the document submitted in early 2013.

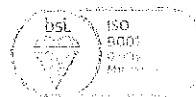
**Stubbington Bypass**

We welcome the identification of the Stubbington Bypass and improvements to western access on Titchfield Road as '*Transport Improvements that will be improve accessibility to and within the Borough*' at Box 10.2. We also agree with the Council's assertion at paragraph 10.5 that it is '*...desirable to provide a bypass to Stubbington Village and improve the Western Access*'.

In addition to improving access and employment opportunities in the area, including access to the Daedalus Enterprise Zone, a Stubbington Bypass provides an opportunity to improve the quality of life for the residents of Gosport and Fareham (including Stubbington) given the congestion already experienced in the area. HLM would like to see further commentary regarding delivery of the bypass and would emphasise that consideration should be given to the role that private investment and housing development can play in ensuring the bypass comes to fruition.

**Housing Requirements and the Duty to Co-operate**

It is important to note from the very outset that HLM fully support the principle of additional housing growth in the Gosport Borough. HLM notes the Council's explanation at paragraph 6.17 that it has '*...fully cooperated with its neighbouring authorities as part of PUSH to produce the South Hampshire Strategy (2012). More recently to support a roll forward of the strategy PUSH has produced a South Hampshire Strategic Housing Market Assessment (2014) (SHMA) in accordance with the latest Government methodology. The SHMA has concluded that there is an objectively assessed need for 4,160 homes to be provided per year until 2036. The SHMA identified two sub- housing market areas (HMA) in the PUSH area, the Portsmouth HMA and the Southampton HMA. Gosport would fall within the Portsmouth HMA and the SHMA concluded that 2,115 homes are needed in this HMA. However, whilst this Local Plan will have regard to the SHMA, until the review of the Strategy is completed, which is programmed for 2016, this Local Plan will allocate housing sites in line with the adopted South Hampshire Strategy 2012.*'



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HLM welcomes the recognition within the Publication Draft that there will be a need to review the housing requirement for Gosport in the context of the SHMA in the short term, and the apparent commitment by the Council to undertaking this work in 2016.

In addition HLM welcomes the Council's acknowledgement at paragraph 6.19 that *'The Borough has long-recognised constraints on the availability of sites and limitations of highway infrastructure associated with its peninsula location. These constraints have been recognised at both sub-regional and regional level and have informed previous higher-level development plans and the current South Hampshire Strategy. The Borough Council will continue to contribute towards the overall requirements by taking a positive approach towards new residential development.'*

### **Gosport/Fareham and Lee-on-Solent/Stubbington Gap**

Paragraph 6.40 of the Publication Draft states that a key strategic consideration is to retain a 'significant gap' between Gosport/Fareham and Lee-on-the-Solent/Stubbington in order to protect the identity of each settlement and ensure proposals do not physically and visually diminish these open areas. The Publication Draft states that *'This settlement gap is considered of sub-regional importance and is identified in the South Hampshire Strategy. The local boundaries as defined on the Policies Map have been defined in cooperation with Fareham Borough Council to reflect the cross boundary extent of the gap. The Borough Council will work with partners to explore opportunities to enhance the multi-functional benefits of this area as part of the wider PUSH Green Infrastructure Strategy.....'*

HLM is of the view that a comprehensive assessment of the gap and its capacity to accommodate development in the Borough is required; the gap should only be of a scale that is necessary to fulfil its purpose and therefore kept to a minimum in terms of overall area.

The Council will be aware that HLM are currently progressing a planning application within the Fareham borough (application ref. P/14/0222/OA) on land to the south of Fareham (known as 'Newlands') - the appraisal work submitted as part of the application material concludes that the land provides a minimal role in defining the settlement character of the area as a result of its urban fringe character and the existing dominance of urban elements within views from and across the Site. The submitted proposals ensure that there would still be a physical gap retained between Stubbington and Fareham.

Although in physical terms this land, as with any land between two settlements, assists in providing separation, HLM suggest that it does not provide or contribute to the clear visual break, sense of openness, or sense of leaving a place. Development on the Site would be contained by the existing vegetation along its northern, eastern, and western boundaries, which would be reinforced by additional planting and as a result it would have no visual impact on the gap between Fareham and Stubbington. Furthermore, development on the Site would include landscape enhancements and planting which would strengthen the existing landscape structure of hedgerows and woodland, thus improving green infrastructure, landscape and ecological diversity.

Given the need for Gosport (and indeed Fareham) to review its housing requirements in light of objectively assessed needs, HLM suggest that there will be a clear need to review the availability of developable land across the Boroughs and for both Councils to consider the release of entirely sustainable sites such as that at Newlands for future housing development.

### **Conclusion**

We would be grateful for confirmation that these representations have been received, that they have been registered as duly made and that they will be passed to the Planning Inspectorate for consideration by the Inspector. HLM wish to record their desire to participate in the forthcoming Examination in order to be given the opportunity to present and discuss their case in full.

We trust this submission is clear and helpful but should there be any queries in relation to any element of the above and attached, please do not hesitate to contact the writer.

Yours sincerely,



**GEMMA CARE**  
Associate

cc. R. McKeown - Hallam Land Management  
C. Penny - Hallam Land Management