

Gosport Borough Local Plan 2011-2029

Statement on Issues and Questions

Issue 2.5

Should the future of the following areas have been specifically addressed?

- (1) Gas Depot to the west of St George Barracks North
- (2) The parade of shops opposite the waterfront.
- (3) The buildings either side of the entrance to the High Street

Date: 6th February 2015

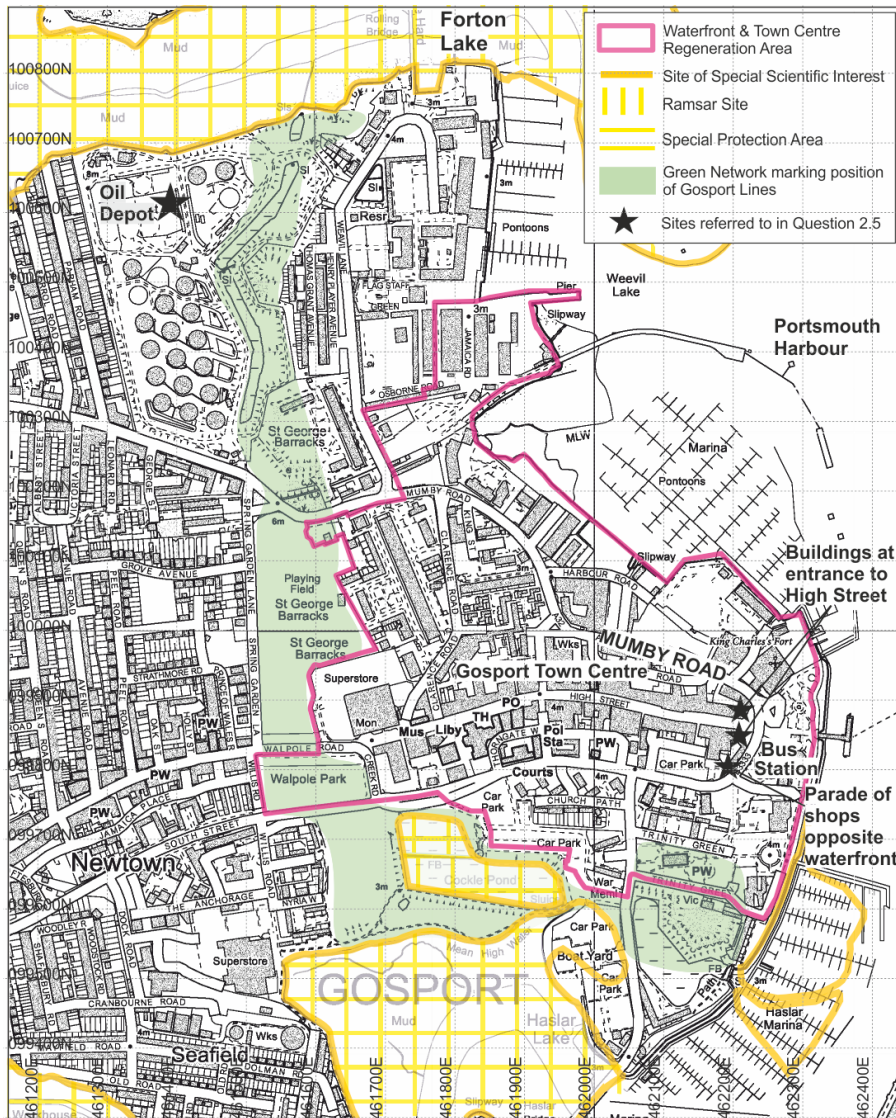


GOSPORT
Borough Council

1.0 Background

- 1.1 Plan 1 identifies the three sites identified within this issue in relation to the Gosport Waterfront and Town Centre Regeneration Area and other features identified in Plan 4 (page 39) of the Gosport Borough Local Plan 2011-2029 (GBLP) (Submission Library LP/A1/1).

Plan 1: Location Plan of sites referred to in Question 2.5



- 1.2 The Gosport Waterfront and Town Centre Regeneration Area is defined on the Policies Map (LP/A1/1/1). This Regeneration Area is identified in Part 3 of Policy LP3: Spatial Strategy (page 26) as one of the areas of brownfield land within the urban area which will be a priority for new development. Policy LP4 relates specifically to the Gosport Waterfront and Town Centre and identifies specific allocations for development such as the Gosport Waterfront but is also an enabling policy which sets out the principles for other development sites within the regeneration area which may come forward during the Local Plan period.
- 1.3 In order to investigate various options of potential opportunity sites, the Council (as identified in Paragraph 7.10 of the GBLP), intends to prepare a detailed

Supplementary Planning Document (SPD) for the Waterfront and Town Centre Regeneration Area. This will give the Council and other interested parties an opportunity to assess sites in conjunction with each other in order to: understand their potential for redevelopment; what constraints need to be overcome; and further actions required. The SPD will be prepared in close consultation with interested parties including landowners, traders, the Town Team, key stakeholders such as Hampshire County Council and Hampshire Constabulary as well as the general public. The SPD will provide further details to the principles set out in Policy LP4 and assess different options and design considerations for various sites. The SPD therefore provides greater flexibility to identify sites that may come forward which may currently have deliverability issues. It is the role of the Local Plan i.e. Policy LP4 and its supporting text to establish the key principles for development.

- 1.4 Consequently some of the sites set out in this Paper (and the Council's responses to the Inspector's question 2.7 and 2.8) will be considered in more detail at the SPD stage and it is considered inappropriate to address them in further detail within the Local Plan. Notwithstanding this point an assessment of each of the sites is outlined below.

2.0 Oil Depot to the west of St George Barracks North

- 2.1 The Oil Depot to the west of St George Barracks North is an operational facility operated by the Oil and Pipelines Agency (OPA) which is a public corporation of the Ministry of Defence (MoD). It supplies fuel to Royal Navy ships based at the Naval Dockyard at Portsmouth. The MoD have never indicated that this site will be released for development and therefore there is limited scope for the Local Plan to address this site in any particular detail. The oil depot therefore remains as white land within the urban area boundary. The Ramparts (6.39ha) which are located within the Oil Depot site has been covered as part of the Council's Responses to Inspector's Question 2.8.

3.0 The Parade of shops opposite the waterfront and the buildings either side of the entrance to the High Street

- 3.1 The Council owns the Bus Station and it is the Council's intention to redevelop this site as part of the wider Waterfront area to create a much more vibrant and attractive entrance to Gosport. The Gosport Bus Station forms part of the allocation as set out in Policy LP4 of the GBLP which includes a number of key principles.
- 3.2 More detailed work about proposals for this site will be considered as part of the forthcoming Gosport Waterfront and Town Centre SPD. It is considered that such proposals may provide the catalysts for other improvements including the quality of the parade of shops opposite the Waterfront and those buildings either side of the High Street facing Mumby Road. These sites are in private ownership and the Council has no plans to redevelop these sites however as part of the SPD process ideas for improvements may be forthcoming including proposals from landowners. In many cases the economic uplift generated by new development in the vicinity, such as at the Bus Station, can lead to improvements to the appearance of shop frontages

and the quality of businesses. In certain cases it may take the establishment of one or a small number of new businesses to improve the appearance and vibrancy of a frontage, for example the new coffee shop at the entrance to the High Street has enhanced the quality of this entrance and provided increased vibrancy.

- 3.3 The Council agrees with many of the comments made by the Gosport Project (Rep 17) in relation to the need to improve the appearance of this part of the Town Centre and Waterfront and recognises the huge potential this waterfront setting has overlooking Portsmouth Harbour, the Spinnaker Tower and the Historic Dock Yard but considers these more detailed matters are more appropriate for an SPD rather than the Local Plan which provides an enabling policy with general principles for development.

4.0 Conclusion

- 4.1 The Council agrees that further consideration is required over the appearance of the sites outlined in this response and their potential for future development. However it is not considered that the Local Plan in this instance is the appropriate mechanism to consider these sites. Instead Policy LP4 provides the key policy principles for regeneration in the Gosport Waterfront and Town Centre area. It is considered that the production of an SPD in consultation with key stakeholders will offer a good opportunity to investigate options including development potential as well as wider management issues and environmental improvements that could enhance the area.