

Millngate
Gosport Local Plan Examination
Hearing Statement
Hearing Matters 1.4(1) and 1.7
Respondent Number: 29

February 2015

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Respondent Number: 29

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared on behalf of Millngate.
- 1.2 This Statement relates to land known as the Former Frater House & Civil Service Sports Ground, Fareham Road ("the Site") which is in Millngate's ownership. The location and extent of the Site is indicated on the Plan and Photograph at **Appendix 1**.
- 1.3 The Site extends to 4.5 hectares and has been vacant since April 2013. The Site comprises two policy components: (i) the western element which is previously-developed land extending to 2.28 hectares (allocated under LP Policy LP9b for Economic Development); and (ii) the eastern element which is land previously used for private recreation extending to 2.22 hectares. This reflects the extent of the Open Space designation.
- 1.4 The Site was owned and controlled by the Defence Infrastructure Organisation ("DIO") until December 2014. During DIO's control, 50% of the Site was in private recreational use and occupied by the Civil Service Sports Council (CSSC) from May 1997 to April 2013. The playing field was used by CSSC for cricket and football. The Site was identified for disposal from June 2006 which led to Millngate's interest and eventual purchase. Further commentary on the Site's history insofar as it is relevant is outlined in Section 3 of this Statement.
- 1.5 Millngate is the process of formulating a mixed-use development of the Site. This was the subject of community consultation in December 2014 and follows extensive market testing. A summary of the scheme as presented during consultation is outlined at **Appendix 2**. There was no community objection to the loss of Open Space during this consultation. A planning application is expected to be submitted during 2015.

2.0 MILLNGATE'S CASE

2.1 Our case relates to the proposed Open Space designation under Policy LP35 and the corresponding references in the Policy LP9B allocation. It is considered that the LP is unsound for the following reasons:

- **Justified by Evidence Base:** the Open Space Monitoring Report ("OSMR"); Playing Pitch and Sports Facility Assessment ("PPSFA"); and Townscape Assessment ("TA") do not justify the Open Space designation. The PPSFA is also out-of-date for the purposes of NPPF paragraph 73.
- **Effectiveness:** the designation is not effective based on the present level of supply of Open Space and the Site's role and function. The Site can be identified as being surplus to requirements in accordance with NPPF paragraph 74 (first bullet). Any heritage / design reasons to maintain the Site's openness can also be adequately addressed under LP Policies LP9B and LP11 and the NPPF.
- **Consistent with National Policy:** the designation is inconsistent with the NPPF for the reasons outlined above.

2.2 Our comments can be addressed via amendments to the Proposals Map, Policy LP9B and the explanatory text. The rationale for the objection is outlined in Section 3 of this Statement.

3.0 EXAMINATION ISSUES

3.1 Our case is outlined below with reference to the Inspector's Issues.

1.4 (1) Why has Brockhurst Gate been classified as Open Space?

3.2 LP paragraph 7.209 confirms the rationale for the Site's designation as being:

- (i) To ensure a sufficient supply of good quality pitches. We consider this relates only to Football and Cricket due to the Site's historic use and facilities.
- (ii) To be used for other Open Space functions as appropriate. There is no specific commentary on what other functions the Site could fulfil. In the absence of a proposal, we conclude this is for general recreational use by the local community.
- (iii) To enable the Open Space to protect the setting of Fort Brockhurst. This is a heritage related objective.

3.3 We consider there to be no justification for the proposed designation on these grounds for the reasons outlined in our September 2014 representation and as expanded upon below. The commentary below deals first with the sports pitch policy reason before then addressing heritage matters.

1. Sports Pitch Provision

Site Specifics

3.4 Before the supply position is addressed, it is relevant to outline the Site's history and attraction in terms of sports usage. It is also relevant to outline the external and local factors that have influenced the Site's potential use for sport.

3.5 At **Appendix 3**, we provide a letter from the Defence Infrastructure Organisation (DIO). This provides an overview of the Site's history whilst it was in their control (see particularly page 2).

3.6 At **Appendix 4**, we provide a letter from Millngate's agents (Lambert Smith Hampton ("LSH")) which confirms their experience of marketing the Site. The occupancy history

- of the Site is then summarised at **Appendix 5**. These confirm that from 1997 to the current date, no approaches have been made for the use of the Site for sports and recreation use by either community based interests or commercial operators.
- 3.7 The LSH letter also confirms the impact that the opening of the new Gosport Leisure Centre had on the marketability of the Site for sports purposes. This scheme was built out under a January 2012 Planning Permission. As identified on the permitted plan at **Appendix 6**, the scheme comprised two new grass mini-soccer pitches and ten artificial pitches to replace the two full-sized pitches lost as a result of the scheme. We understand from the Centre's operators that the mini-soccer pitches have not been marked out for use due to the attraction of the artificial pitches which meets demand for this form of football in the area. The loss of the two on-site pitches was compensated by off-site improvements to pitches elsewhere in the GBC area (see Condition 33). The status of these works is unclear and GBC's confirmation has been sought. We anticipate updating the Inspector at the Examination once GBC has responded.
- 3.8 During the 2012-2013 season, CSSC allowed the temporary use of the Site by the youth sides of two football clubs: Spartan Colts and AFC Dynamos. The cricket pitch was also used by a local club (Ashford CC). This was an unauthorised arrangement not permitted by CSSC's lease. This use ended at the end of the respective seasons as one team disbanded due to a lack of players (Spartan Colts) and the other relocated to another site (AFC Dynamos). The Colts had also been using the Leisure Centre pitches and ceased to do so following the redevelopment of that site. The cricket team moved to another ground with superior facilities.
- 3.9 The Site is also known to experience drainage problems which reduced the amount of time available to CSSC for sport. In light of the lack of interest, Millngate has not maintained the Site's facilities as this would serve no economic purpose. Investment has taken the form of demolishing buildings which were a fire risk and prone to vandalism.

Playing Pitch Assessment

Approach

- 3.10 Following the cancellation of the ODPM Companion Guide, the only accepted methodology for such assessments is outlined in Sport England's Assessing Needs and

Opportunities Guidance (July 2014) and Playing Pitch Strategy Guidance (October 2013). This approach is recommended by the PPG and follows a need based assessment for the LP area. Seeking playing pitch provision based on the amount of space per level of population is now out-dated. Such a methodology should only cover access to parks and greenspace.

Football Supply

- 3.11 The OSMR and PPSFA set the baseline need position in the LP area. The PPSFA is the primary evidence base document as it outlines the existing levels of pitch provision, including levels of surplus or deficit and a qualitative pitch assessment.
- 3.12 The Site is not included within the PPSFA's football and cricket supply analysis (see Section 3 and Appendix 3). We understand it was excluded as it was not being used by the community at the time of the assessment. The Site does not therefore contribute towards the Supply and Demand Assessments (see paragraphs 3.87-3.91).
- 3.13 Despite this, the PPSFA cites the Site's status as having reducing the number of pitches available in the LP area (see paragraph 3.64). This is a misleading conclusion as the PPSFA still identifies a surplus position even with the Site excluded from the supply analysis. The PPSFA also concludes that the Site had a negative effect on the number of teams in the Borough (see paragraph 3.64). This is also misleading as the only teams to use the pitch (see our paragraph 3.8) discontinued their use for reasons unrelated to the potential development of the Site. There has also been no interest from other Clubs, the local League or GBC in using the Site for such purposes. If there had been interest in the area then the unimplemented pitches at the Leisure Centre (see our paragraph 3.7) could have met this demand. The status of that element of the scheme illustrates there is actually no demand locally.
- 3.14 The surplus pitch position identified by the PPSFA (see paragraphs 3.87-3.91 and 3.98) constitutes an adequate level of supply. The conclusions are however based on outdated baseline evidence and present an overly cautious position. An audit undertaken on behalf of Millngate provides an update of the Assessment that was submitted with our September 2014 representation. This is outlined in the Statement provided at **Appendix 7**. This has found the supply and quality position of the PPSFA to be inaccurate and in need of updating due to changes in pitch provision and quality that were not identified. Based on the changes to pitch provision and quality, we

understand this increases the supply and surplus pitch position by circa 1 pitch at 2013 in each of the age groups.

- 3.15 There is no specific minimum policy requirement for a surplus level of pitches. Based on anticipated demand, the surplus levels identified seem perfectly adequate to cater for the need identified in the LP period.
- 3.16 The Site specifically appears to be included as a 'reserve site' within the PPSFA's conclusions, which could be used as a playing pitch under a scenario where pitches are rested and team entry and participation increases. There is no justification for this, due to the level of surplus that exists and availability of pitches for community access which are either of a 'good' standard (often with spare capacity) or capable of being improved.
- 3.17 GBC also appears to be retaining a higher surplus of sites than the PPSFA identifies to protect against the scenario where MOD sites are removed from use (see PPSFA paragraph 3.91, OSMR p.42 final bullet and p.43 ninth bullet). This is unfounded, as the DIO letter (see **Appendix 3**) confirms that their sites are expected to remain in playing field use. There is therefore no reason to maintain such an overly protective stance.
- 3.18 The DIO letter also confirms their commitment to making sites available for use at competitive rates. The suggestion at PPSFA paragraph 3.24 (third bullet) that these pitches have become inaccessible due to cost is misleading as they are in use by community groups in accordance with the DIO's pricing schedule.

Football Quality

- 3.19 Despite not being considered within the existing supply of pitches, the Site is included in the PPSFA's quality assessment (Site E9, Appendix 8). The 'good' rating is however based on an assessment undertaken in 2008, some 7 years ago. This part of the PPSFA is therefore significantly out-of-date, cannot be relied upon and should be reviewed.
- 3.20 If a qualitative assessment had been undertaken in 2014, the assessment would have identified that the Site is 'poor'. This is as a consequence of the lack of use since April 2013, poor drainage and there being no interest in it for sports use which would have provided an economic reason for its maintenance.

Cricket Supply

- 3.21 The PPSFA does not include the Site within its supply assessment (see Appendix 3). The level of demand is met by supply with a future surplus level identified (see PPSFA paragraph 3.119). This conclusion is again met without having to include the Site. As such there is no need based reason to include the Site for cricket purposes.

Cricket Quality

- 3.22 PPSFA paragraph 3.113 identifies that the cricket use on the Site has ceased. The shed referred to burnt down as a consequence of vandalism. The sports pitch itself is not being maintain for the reasons already explained. The qualitative assessment (see Appendix 8) is outdated due to its age (2008) and the absence of an up-dated assessment. The 'good' conclusion should therefore be downgraded to 'poor'.
- 3.23 The findings on quality are however largely irrelevant as the Site is not required and all other pitches that are in use are of the required standard (see PPSFA paragraph 3.119 second bullet).

Other Functions

- 3.24 We note the OSMR identifies 50% of the Site as 'Sports Pitches'. Based on the PPSFA's conclusions in relation to the supply position for other forms of sport there is no requirement to maintain this Site as demand is met by supply. There are also no ward / catchment specific requirements.
- 3.25 The OSMR makes a series of recommendations for the Elson Ward including improving public access opportunities to the Site and the usability of land around Fort Brockhurst (see OSMR page 78). It can be noted from the plan at **Appendix 2** that Millngate's proposed scheme seeks to contribute towards these objectives through the provision of open space at the front of Fareham Road and off-site landscape improvements to the Fort Brockhurst land.
- 3.26 These improvements can be undertaken without designating the Site as Open Space as they have been formulated in part to ensure an appropriate relationship with the Fort in heritage terms (as required by LP Policy LP9B(c) and the NPPF). The designation therefore serves no practical policy purpose.

Policy LP9B

3.27 If it is accepted that the Site is not required for sports purposes, the criterion d) and e) requirements are no longer justified and should be deleted.

2. Heritage & Landscape

3.28 The LP justifies the designation based on the need to protect the setting of Fort Brockhurst. This aspect of the designation was addressed in our September 2014 representation based on a Landscape Appraisal of the Site prepared by Macgregor Smith for Millngate. The Appraisal also outlines an assessment of the Site against the purposes of Open Space (see LP paragraph 11.98).

3.29 An update of the Appraisal has been undertaken (see **Appendix 8**). It will be noted the key conclusions from the Assessment are materially unchanged and there remains no justification for the Open Space designation.

3.30 The originally submitted Appraisal conclusions in relation to the Site's relationship with the setting of the Fort and wider network also remain relevant. These challenge the significance that is placed on the Site in the TA and LP, based on the following:

- The interior of the Site can be seen but only to a limited extent from inside the woodland area adjacent. Views are restricted to the woodland edge close to the Site boundary.
- From the Fort's ramparts the view is strictly limited, even in winter, as the view is from further back and higher up and thereby blocked by the tree canopies.
- The character of the wood and the interest of the ramparts mean the Site is not particularly relevant to the Fort's visual amenity.
- The western allocated portion of the Site is one of the sections of the Site that can be seen from within the woodland and the Fort's earthworks. There is no such view of the Open Space designated element.
- The protected Site boundary follows the edge of the ramparts and moat. The outer section of the woodland belt provides a physical buffer and good visual screen between the Site and the Fort.
- The A32, Heritage Way and intervening development have broken the line that once existed between Fort Grange, Fort Rowner and Fort Elson. There is no requirement to maintain the Site as a result.

- 3.31 The promotion of an appropriately designed scheme formulated to address the NPPF tests (particularly paragraph 132) and LP Policy 11, can ensure the setting of the Fort is not harmed. Such a conclusion has already been drawn by GBC in relation to that part of the overall Site that is visible from the woodland in front of the Fort. This is allocated for development under Policy LP9B, whereby criterion c) provides the appropriate safeguard. The same policy requirement (as imposed by the NPPF and LP Policy 11) will serve the same purpose for this part of the Site, given it is of no greater historic or landscape sensitivity than the LP9B land.
- 3.32 This approach is sound and will offer clear and appropriate policy safeguards to protect the Fort's setting and negate the requirement for an additional layer of policy which is only unnecessary duplication. This approach will also be consistent with the NPPF which only recommends restrictive policies for sites protected as a Heritage Asset (see paragraph 14 footnote 9). The Site lies outside the designation. The positive policy strategy recommended in the PPG can instead be deployed under the terms of similar wording to Policy LP9B to ensure that any scheme proposed for the Site is appropriately formulated.

1.7 Is the OSMR based on sound evidence?

- 3.33 Our submission on this is outlined at paragraphs 3.10-3.19 above. We await GBC's response to our observations before we make any further comments.

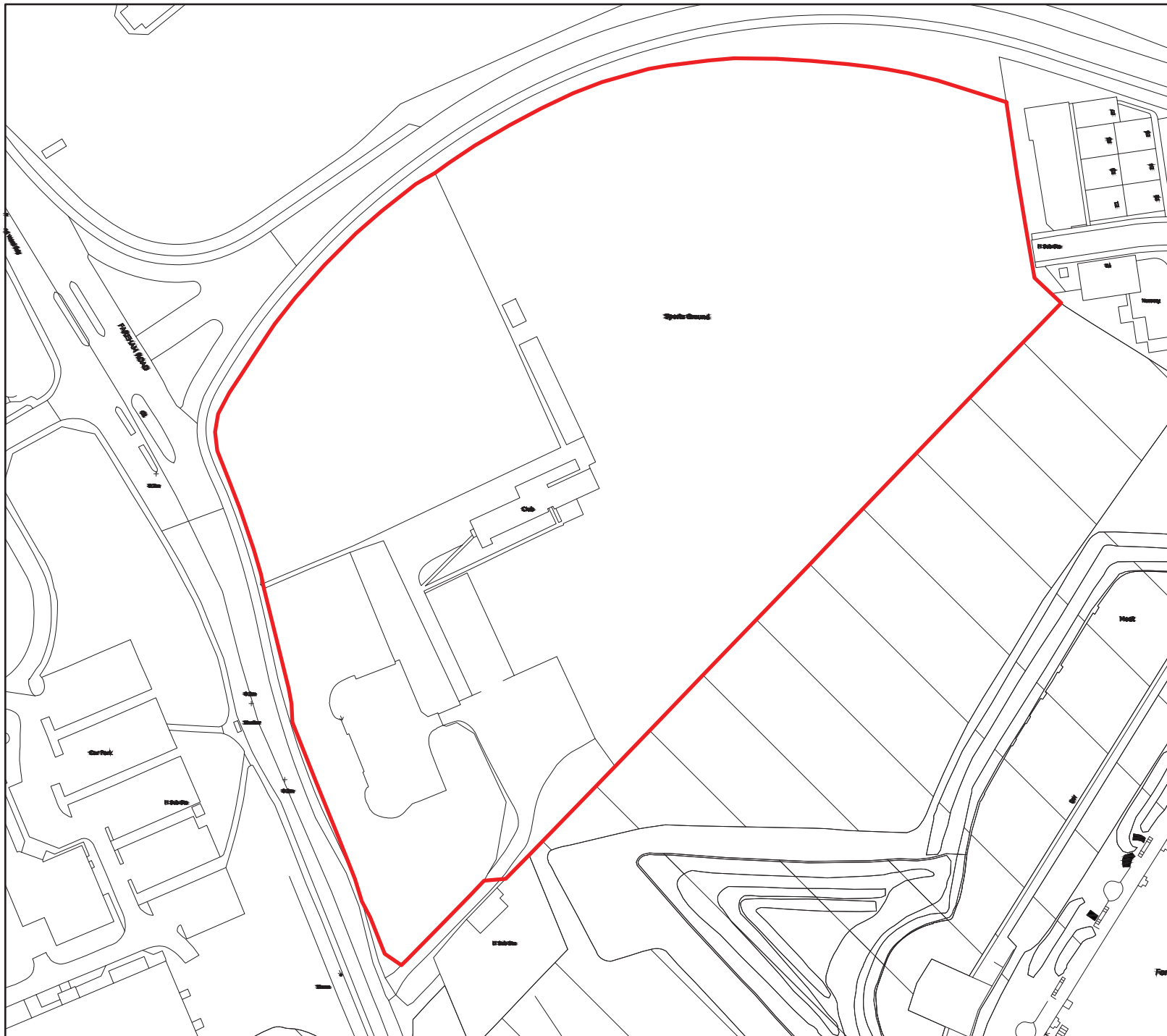
4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 We have identified that the Open Space designation and part of Policy LP9B is unsound for the following reasons:

- (i) There is no quantitative or qualitative reason to retain 50% of the Site for football. Pitch availability, quality and surplus carrying capacity is much greater than estimated by the PPSFA. This can allow for resting of pitches and ensure sufficient supply.
- (ii) The potential threat of the MOD withdrawing sites is exaggerated and does not support over-retention of sites.
- (iii) With further investment in existing pitches, the level of capacity can be maintained and quality can increase. This will ensure a sufficient supply of good pitches.
- (iv) There is no reason to retain the Site for cricket purposes. The level of existing and anticipated supply is sufficient to cater for demand and all pitches have been found to be generally good or standard.
- (v) The Site is not required for any other specific sports function. The scheme being formulated by Millngate will improve public access to the Site and provide heritage benefits.
- (vi) There is no heritage or functional reason for the retention of the eastern portion of the Site as Open Space. The heritage reason can otherwise be controlled by similar wording to Policy LP11 and the NPPF.

4.2 Whilst the Proposals Map and Policy LP9B as identified are considered to be unsound, the specific changes we recommend at **Appendix 9** are sought to ensure soundness. The changes can therefore be accommodated without undermining the soundness of the overall LP.

APPENDIX 1
SITE LOCATION PLAN & OVERHEAD PHOTOGRAPH




The scaling of this drawing cannot be assured

Revision _____ Date _____ Drn _____ Ckd _____



LEGEND

 Site Boundary

Client: Milln Gate Gosport LLP

Project
Land at Brockhurst Gate,
Fareham Road, Gosport

Drawing Title
Site Location Plan

Date	Scale	Drawn by	Check by
11.02.2013	1:1,250 @A3	ML	MH
Project No	Drawing No	Revision	
20300	P003	A	



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Aerial View - Brockhurst Gate, Fareham Road, Gosport

Client: Millgate
Date: 02/02/15
Job/Dwg: 9695 Gosport
Not to Scale

**APPENDIX 2
PROPOSED SCHEME**

Investing in Gosport

Millngate is pleased to welcome you to view proposals for a major new regeneration scheme in Gosport for shops and new homes.

We are a medium-sized UK based developer, established in 1997 with a track record of successful mixed-use development projects around the country which have benefitted local communities and the economy.

We recently purchased this site at Gosport which is around 4.6 hectares in size from the Defence Infrastructure Organisation (DIO). The DIO arranged the sale following the site becoming surplus to the requirements of the Ministry of Defence who had used it for offices (demolished in June 2005), car parking and the now disused former Civil Service sports ground. There is much scrub land along the site's perimeter.

Since the site's closure, it has been extensively marketed and there has been no interest shown in it for offices or sports use.

Around half of the site is allocated for economic development in Gosport Borough Council's emerging Gosport Local Plan. It also benefits from being close to the A32, the Gosport Leisure Centre and the Bus Rapid Transport route making it highly accessible. The site therefore represents a unique opportunity to bring forward a comprehensive multi-million investment.

Our proposals will bring this derelict and vacant site back into beneficial use by:

- Creating around 250 new jobs
- Encouraging inward investment in Gosport by attracting new national retail operators including Aldi and McDonalds
- Clawing back an estimated £10 million of trade lost to outside of the Gosport area creating a significant local economic benefit
- Building 100 new homes, including affordable accommodation
- Opening up key views towards Fort Brockhurst through a new area of open space, footpaths and woodland trails for the local community to enjoy

Please do take the opportunity to speak to representatives from Millngate and the project team who are on hand to answer your questions and complete a feedback form before leaving (or free post back to us).

We look forward to discussing the proposals with you.



Land fronting Fareham Road and Heritage Way

“The site represents a unique opportunity to bring forward a comprehensive multi-million investment.”

Tony Sweeney, Millngate MD

Our Proposals – Overview

Our vision is to create a high quality retail and residential environment in a new and attractive landscaped setting, transforming the site, the prominent part of which has been derelict since 2005.

We want to significantly enhance the appearance of the site from the A32 Fareham Road, which is a key gateway into Gosport. We also want to improve the appreciation of Fort Brockhurst, an important part of Gosport's military heritage, by opening up key views via a new area of open space, footpath and woodland trails.

Our aim is to bring forward a series of benefits to the local community such as attracting new national businesses to the area; creating new jobs; delivering new and affordable homes; and introducing new open space, footpaths and woodland trails to encourage greater recreational access to the area around Fort Brockhurst.

The scheme includes:

- Around 4,600 sq.m of retail and restaurant / café floorspace. This is provided in three retail units and two restaurant/café units.
- Aldi has been confirmed as a tenant in a new 1,700 sq.m unit, this will be the largest retail unit in the proposal.
- McDonalds has also been confirmed as a tenant in the unit fronting Heritage Way.
- Around 250 jobs will be created once the scheme is fully occupied and we would anticipate that many of these jobs would be taken by local people.
- 100 new homes accessed from Heritage Way. There will be a range of different house sizes to suit a wide range of needs including family-sized housing and housing suitable for first time buyers.
- Around 40% of the proposed new homes will be affordable.
- New open space which includes a new footpath and woodland trail network around the perimeter of Fort Brockhurst. This will create a new view of the Fort from Fareham Road and improve access to it for the local community and visitors to the area.



Computer-generated image showing how the new development includes new landscaping which will open up views towards Fort Brockhurst and create new open space

Our Proposals – Retail and Restaurants/Cafés

The part of the site that fronts Fareham Road and Heritage Way will be the focus of a new and attractive retail and restaurant / café scheme. This will take up around 45% of the site (2.1 ha) and will comprise:

- Around 4,000 sq.m of retail floorspace in 3 units
- Around 560 sq.m of restaurant / café floorspace in 2 restaurant / café units
- Aldi has been confirmed as a tenant in a new 1,700 sq.m unit. This will offer a real enhancement of the food retail offer of this part of Gosport, improving consumer choice and access to shopping for the local community and clawing back trade lost to Fareham.
- McDonalds has been confirmed as a tenant in the unit fronting Heritage Way.
- The café offer is likely to be a coffee shop.
- Around 250 new jobs will be created once the scheme is fully occupied. The majority are expected to be drawn from the local community.
- The proposals are expected to clawback circa £10m of trade lost to the Gosport area, representing a net economic benefit to the local area.

- The units and car park have been set back from the A32 to provide a new area of publicly accessible open space and create views towards Fort Brockhurst.
- The shops will be designed using high quality and contemporary architecture. The scheme will also follow sustainable construction standards.
- There will be a car park with 274 spaces to serve all shops, including 30 disabled bays and parent & child spaces.
- The scheme will be easily accessed from the existing Fareham Road bus stops to allow access from the Bus Rapid Transport route.
- A new vehicle access will be created onto Heritage Way.



Computer-generated image of entrance to new retail outlets off Heritage Way



Our Proposals – Retail and Restaurants/Cafés



About Aldi

Aldi is one of the world's largest privately owned companies with over 7,000 stores across

Europe, North America and Australia and can be counted amongst the leading global retailers. Aldi opened its first stores in the UK in 1990 and currently operate over 500 stores across the country.

What to expect from an Aldi store

Aldi prices are, on average, between 30 and 40 per cent lower than most supermarkets. Aldi is able to deliver these competitive prices by running an extremely efficient operation, without compromising on the quality of products. This allows Aldi to get the lowest prices from suppliers which can then be passed on to customers. Aldi focuses on quality rather than quantity, stocking a wide range of groceries which complement other local convenience stores to provide everything shoppers need, every day of the week.

Aldi – Best Supermarket 2013

Aldi was named Which? Best Supermarket of the Year 2013. This prestigious award is measured on customer satisfaction, value for money, reliability and quality. Aldi is the first ever retailer to win Which? Best Supermarket at the Which? Awards for two years running. In 2013, Aldi was also awarded the highly prestigious Grocer Gold Award, Grocer of the Year 2013, beating Ocado, Sainsbury's, Tesco and Waitrose, along with 16 Gold and 10 Silver awards at the Grocer Own Label awards.



Spend a little Live a lot

Aldi stores offer ranges of fresh fruit and vegetables, fresh bread, wines, toiletries and meal ideas – all selected based on quality. Aldi is a regular award winner for product excellence, often beating well-known brands and retailers.



Aldi aims to provide a clean, modern and friendly store with great products but without those hidden extras.

Aldi's offering complements local businesses

Aldi has a unique offering and does not act as a one stop shop unlike other larger retailers. Aldi meets only a proportion of customers' convenience needs, meaning customers use other local shops in the nearby town centre to fulfil their grocery shopping requirements.



McDonald's has more than 1,200 restaurants in the UK and employs around 97,000 people.

McDonald's endeavours to be a part of the communities it serves.

In September 2014, McDonald's UK received the Alistair Mews Food Service Award from Freedom Food, the RSPCA's farm assurance scheme, recognising the company's contribution to farm animal welfare.

Our Proposals – Employment

The proposals will create around 250 jobs.

Aldi

As well as introducing increased choice for local people to complete their food shopping, the proposals will also create a considerable number of new jobs for the community. The introduction of a new Aldi food store will create up to 40 full and part-time positions, with the vast majority being made available to local people. Additional employment opportunities will also be available throughout the construction of the proposed scheme.

Aldi employees are at the heart of the company and the relationship is built on the principles of cooperation, honesty, trust, respect, individual empowerment, accountability, mutual support and learning. Aldi is committed to supporting its people in the following ways:

- Providing a range of high quality, structured training programmes and development opportunities
- Rewarding excellent performance with positive recognition and attractive remuneration
- Creating a culture of openness, transparency and diversity
- Offering job security
- Local employment opportunities



McDonalds

Working at McDonalds.

McDonald's made The Sunday Times '25 Best Big Companies' list for the fourth consecutive year, achieving 7th position. The award recognises the commitment to delivering customer service and the employment initiatives McDonald's has introduced in recent years.

People take a job with McDonald's for all sorts of reasons. Many employees who stay with McDonald's want to get ahead – in fact, 9 out of 10 restaurant managers and one in five franchisees started out as crew members behind the counter or in the kitchens.

Other employment

The remaining two retail units and the café will generate a further 125+ job opportunities.

Our Proposals – New Homes

The part of the site that fronts Heritage Way will be used for new homes. This will accommodate 1.8 ha of the site and comprise:

- Around 100 new homes in a landscaped and attractive setting set back from Heritage Way
- A range of homes will be provided to cater for all local housing needs but with a focus on family houses with gardens.
- 40% of the homes will be developed as affordable accommodation to cater for specific and identified local housing needs.
- The maximum height of the accommodation will be 3 storeys to maintain an appropriate density and appearance for this location, taking into account existing properties in the surrounding area and local and national housing guidelines.
- The houses will be built using modern yet locally sympathetic materials and to sustainable construction standards.
- Vehicle access will be taken from a new junction onto Heritage Way. Pedestrian and cycle access will also be provided to link with the wider area including Fort Brockhurst.



Fareham Road / Heritage Way, Gosport Landscape Proposals

- Key:
- ① Field Of Fire reflected in low maintenance wildflower meadow.
 - ② Native woodland tree mix
 - ③ Existing bus stop
 - ④ Existing Pedestrian Crossing



Scale 1:500 @A1
Job Ref: 1071-G503B
Date: December 2014

Macgregor - Smith
Landscape Architecture

Aerial photograph showing proposed development

Our Proposals – Landscape & Heritage

A key aspect of our proposals is a series of landscape improvements for the site and Fort Brockhurst. This will comprise:

- A circa 0.72 ha area of publicly accessible open space fronting Fareham Road. This will be completed as meadow grassland with new tree planting.
- Works to the existing boundary and area fronting Fort Brockhurst to open up key views of this important heritage asset from the scheme and Fareham Road.
- A new footpath and woodland trail network to encourage pedestrian access from the local residential area and scheme to the area surrounding Fort Brockhurst. This will offer a net community benefit through improved recreational opportunities and a new opportunity to appreciate the Fort.
- A landscape management scheme which will ensure the future maintenance of the scheme to ensure it remains open and accessible.
- This will represent a net benefit in the form and value of open space access from the site and to Fort Brockhurst.

Fareham Road / Heritage Way, Gosport

Landscape Proposals
Scale 1:1000 @A1



- ① Field Of Fire reflected in low maintenance wildflower meadow.
- ② Native woodland tree mix
- ③ Path link to new residential area
- ④ Woodland trails
- ⑤ Informal woodland trails
- ⑥ Fort Brockhurst Redan earthwork
- ⑦ Existing bus stop
- ⑧ Existing Pedestrian Crossing
- ⑨ Scrub cleared from South side of external moat bank
- ⑩ Scrub cleared from South side of internal moat bank

Job No: 1071_G028
Date: December 2014



Plan showing proposed development layout

Our Proposals – Transport

- The planning application will be supported by the submission of a Transport Assessment Report covering the whole site and separate Travel Plans for the retail and residential parts of the site.
- The scope of the Transport Assessment has been agreed with the highway authority, Hampshire County Council.
- The documents will be presented to the planning authority, Gosport Borough Council and the highway authority as part of the planning application.

Access to the site

- Two new vehicle access junctions will be provided, one serving the retail element of the site and the other serving the residential element. Both junctions will be on Heritage Way. There will be no vehicle access to the site direct from the A32 Fareham Road.
- The proposed junction into the retail units is a give-way junction with a right turn lane to provide sufficient space for queuing vehicles entering the site. As a consequence the existing signal-controlled pedestrian crossing on Heritage Way will be relocated further to the east.
- The proposed junction into the residential part of the development will be a give-way junction.



Aerial photograph showing proposed development

- The site is located in a highly sustainable and accessible location. The A32 is part of the bus rapid transport route from Fareham to Gosport, with high frequency services. Bus stops with shelters are located immediately adjacent to the retail part of the site frontage. Pedestrian/cycle links into the retail development from the A32 Fareham Road linking with these stops are proposed.
- Pedestrian access into the residential and retail parts of the site will also be provided from Heritage Way linking up with existing footway, together with existing and relocated crossing facilities.
- Deliveries to the retail units will be made via a secure service yard within the site.
- Car parking provision for both the retail and residential elements complies with local authority standards, and will be sufficient to ensure that there will not be any overspill into the adjacent areas.
- Whilst traffic associated with the development will increase immediately in the vicinity of the site, many of the trips made will already be on the nearby roads, including the A32.
- In total travel terms, the introduction of new retail units will generally reduce the total distance travelled by people in the local area. This proposal will therefore provide the opportunity for many people to travel shorter distances to carry out shopping trips.
- Notwithstanding this, a detailed review of the A32 corridor in the vicinity of the site, including assessment of the traffic operation of the highway network between Military Way and Tichbourne Road has been undertaken and this demonstrates that the impact on travel time will be extremely modest as a result of the proposed development.

Our Proposals – Key Benefits

To conclude, the proposals offer a major regeneration opportunity to Gosport which can be summarised as:

- Bringing a redundant site back into beneficial use
- Around 250 jobs to be aimed at the local community by national and well-established operators. The roles will offer high quality training and career progression prospects.
- An enhanced retail offer for this part of Gosport, improving local access to food shopping and clawing back circa £10 million of trade currently spent outside the Borough
- 100 new homes of varying sizes to meet local housing needs, including circa 40 affordable homes
- A high quality and well-designed scheme set in a landscaped setting. This includes opening up a new and key view of Fort Brockhurst from the north.
- New publicly accessible open space, footpath network and woodland trails for use by the local community and visitors to improve appreciation of Fort Brockhurst.
- Around 315 construction jobs will be created.



YOUR VIEWS

Please complete a feedback form and leave it in the box provided. Alternatively, you can post this to us free of charge. The scheme can also be viewed on our dedicated website www.Brockhurstgate.co.uk in due course. Your comments will be reviewed and will help inform the design process prior to the submission of a planning application.

NEXT STEPS

- Consider consultation feedback and update proposals: December 2014 and January 2015
- Target Planning Application submission: February 2015.
- Scheme completion and opening: Spring/ Summer 2016

APPENDIX 3
DIO LETTER DATED 30TH JANUARY 2015



Ministry of Defence

Defence Infrastructure Organisation
1/150 Murray's Lane(PP19D)
HM Naval Base
Portsmouth PO1 3NH
United Kingdom

Our Ref:

Telephone: +44 (0)23 92723298

Your Ref: 2500/122/30

Facsimile: +44 (0)23 92722724

Mark Harris
Barton Willmore LLP
7 Soho Square
London
W1D 3QB

E-mail: philip.greaves682@mod.uk

30th January 2015

Dear Mark,

GOSPORT LOCAL PLAN EXAMINATION – OPEN SPACE

I understand you are acting on behalf of Millngate Gosport Developments Ltd and Millngate Gosport Estates Ltd as the owners of the Brockhurst Gate site. Until the beginning of December 2014 this site was under the ownership and control of the Secretary of State for Defence (SSD). I further understand you will be appearing at the Local Plan Examination in March 2015 regarding the site's designation as Open Space.

In preparation for this, you have asked me for confirmation of the Defence Infrastructure Organisation's (DIO) stance in relation to Open Space and community access provision on sites within our ownership and control in the Gosport Borough Council area. You have also asked for confirmation of our position in relation to the Brockhurst Gate site and its attraction for recreation/ open space when the site was in our control.

Sites within Gosport

Subject to availability and appropriate licensing, I understand that use of sports pitches can be made available for community use at HMS Sultan. Facilities at this Establishment currently includes:-

- 1 artificial grass pitch (sand based) (Fort Grange site)
- 1 artificial grass pitches (sand based) (main field)
- 1 adult grass football pitch (main field)
- 1 adult grass rugby pitch (main field)
- Up to 5 adult grass football pitches (polo field site) – only 2 marked out currently
- Cricket (artificial wicket) (polo field site).

St George and Monckton Playing fields are both privately rented from the SSD by local football clubs, which I understand have the ability to hire their respective facilities to other clubs and organisations. As part of Ministry of Defence's on-going estate rationalisation programme, retention of these two specific assets is currently being reviewed, however, it is expected that the sites will continue to remain as playing fields.

As the Organisation responsible for all these sites located in Gosport, DIO is keen to support the development of sport and recreation opportunities across the Borough, facilitating both residents and local sport clubs to participate at high quality facilities.

DIO is aware of the Borough Council's concerns about the potential loss of SSD sport pitches as illustrated in their Open Space Monitoring Report. However, it should be noted that the aforementioned sites have the potential to increase the supply and capacity position in the Borough and can be made available for

community use. Whilst there has been limited demand for MOD sports facilities/pitches at HMS Sultan to date, we will endeavour to continue making these facilities available upon request to community clubs in order to support the potential future supply position.

Such facilities are provided for community use under set hire agreements. DIO's latest price schedule (subject to review) is attached for reference. The rates are competitive and bespoke 'Casual Use' agreements can be issued in order to encourage access and usage for either multiple or one-off events.

There are no plans to withdraw the opportunity for these sites to be used by local sports and community groups.

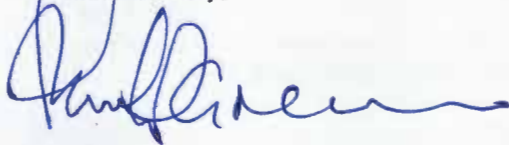
Brockhurst Gate

DIO owned the Site until the beginning of December 2014. From May 1997 to the end of April 2013, fifty percent of the Site was leased to the Civil Service Sports Council (CSSC) for private recreational use only. It was decided in June 2006 to market the site for disposal as it had been declared surplus to military operational requirements, and that continued long-term occupation was no longer regarded by the CSSC as a 'core' activity. From that point, CSSC maintained the site for security reasons until the end of their lease.

In reviewing options for continued use and disposal, DIO marketed the site and sought interest from a wide range of parties on the potential for continued open space use and alternative use. I can confirm that no enquiries or expressions of interest in the site were received from potential operators or sports clubs/organisations. No approach was made to DIO by the Borough Council in relation to continued open space use.

I trust that this information will mitigate any concerns Gosport Borough Council may have about the loss of the site at Brockhurst Gate, and also outlines DIO's commitment to the future availability of good quality grass pitches within the local area. I am content for this letter to be submitted to the Examination as part of your evidence.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Phil Greaves', written over a circular stamp or mark.

Phil Greaves
Senior Estate Surveyor
Land Management Services
DIO Portsmouth



Defence Infrastructure Organisation

Ministry of Defence TFM LMS South East
 Blandford House Farnborough Road ALDERSHOT
 Hampshire GU11 2HA United Kingdom

Tel: 01252 361925

Mil: 9-4217-3925

CHARGES GUIDE FOR USE OF MINISTRY OF DEFENCE SPORTING FACILITIES 2013		
FACILITY	£ Per hour	£ Per Match/Session/Day
BADMINTON – per court Adult Junior	8.50 5.50	80.00 Day 50.00 Day
SQUASH – per court Adult Junior	8.50 5.50	80.00 Day 50.00 Day
INDOOR GAMES – Club per court 5-a-side; Basketball; Netball; Volleyball;	32.50	250.00 Day
FITNESS SUITE Adult Junior	5.00 3.50	6.50 Session 5.00 Session
GYMNASIUM Whole – Adult Club Whole – Junior Club	45.00 30.00	350.00 Day 350.00 Day
CLIMBING WALL/Abseiling Indoor & Outdoor Adult Junior Club	10.00 Session 7.50 Session 45.00 Session	21.50 Day outdoor 30.00 Day indoor 350.00 Day
OUTSIDE PITCHES FOOTBALL/RUGBY – Adult FOOTBALL/RUGBY – Junior HOCKEY CRICKET Full Day – Adult Full Day – Junior Half Day – Adult Half Day – Junior TENNIS per court – Adult TENNIS per court – Junior	33.50 17.50 28.50 £37.50 hr/Nets £20.00 hr/Nets - - 5.50 3.50	50.00 Match 30.00 43.50 80.00 Day 40.00 Day 50.00 30.00 50.00 Day 30.00 Day
USE OF PAVILION	20.00 Session	45.50 Day
FLOODLIGHTS	20.00 Session	45.50 Day
SYNTHETIC PITCHES - Astro turf Whole – Club Adult Whole – Club Junior	30.00 20.00	50.00 Session/Match 30.00 Session/Match
ATHLETICS TRACK Adult Club Junior Club	30.00 Session 20.00 Session	100.00 Day 75.00 Day
SWIMMING POOLS Adult – per session Junior – per session Whole Pool – min 3/4 lanes 25m - Club 6 lane / 33m - Club 8 lane / 25m - Club	- - 60.00 70.00 80.00	4.00 Session 2.50 Session 500.00 Day 575.00 Day 650.00 Day
Sports charges attract VAT at the current rate (see attached regulations) Licence Preparation charges also attract VAT at the current rate A Risk Assessment must be provided by the Licensee for All bookings		

VAT ADMINISTRATION DIRECTORATE
HM CUSTOMS AND EXCISE
KING'S BEAM HOUSE
MARK LANE
LONDON EC3R 7HE

VAT ON THE HIRE OF SPORTS FACILITIES

The wording on VAT exception for a series of short periods of hire for sports facilities has changed slightly so I have reproduced the current advice also below. However, please note that where a complete sports ground or stadium is hired to someone to put on a show, for example, a swimming club to which they admit the public for consideration, this is standard rated for VAT purposes.

The provision of short term hire of sports grounds or premises for playing sport or taking part in any physical activity is normally standard rated. However a VAT exempt supply is made if rights to use a sports facility are granted for a series of short periods provided ALL the following conditions are met:

- a. the series must be of 10 periods or more, whether or not the total time exceeds 24 hours;
- b. each period must be the same sport or activity in the same place (a different pitch at same place counts as same place)
- b. the interval between each period must not be less than 1 day or more than 14 days
- c. there must be a written agreement in respect of the series and the payment must be for the series as a whole:
- d. the organisation to whom the facilities are let must be a school, a club, an association or an organisation representing affiliated clubs or constituted associations, for example a football league.
- f. the grantee of the license must have exclusive use of the sports facilities during each period of hire.

APPENDIX 4
LAMBERT SMITH HAMPTON LETTER DATED 6TH FEBRUARY 2015

6th February 2015

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M Harris Esq.
Barton Willmore
7 Soho Square
London
W1D 3QB

Lambert Smith Hampton
5 Town Quay
Southampton
Hampshire
SO14 2AQ

Our Ref: JSB

Dear Mark

LAND KNOWN AS BROCKHURST GATE, GOSPORT – MARKETING HISTORY

As you will be aware, we are the retained agents for Millngate in relation to the above site. I understand you require a summary of the marketing history of the site relating to sports/leisure based uses since we were first appointed by Millngate in March 2009.

We were appointed sole marketing agents with a brief to undertake a comprehensive promotional campaign to generate enquiries and identify / secure occupier requirements. Due to the site's size, potential and location, the occupier brief was wide and covered all potential land uses including sports and recreation as the previous land use.

Since March 2009, the Site has been marketed on a local, regional and national basis continually via a wide range of forms:

- A prominently located All Enquiries board
- A specific Brockhurst Gate entry within the LSH website
- Extensive personal approaches
- National Property Database
- Each.co.uk
- EGi
- PIP Property
- CoStar
- Rightmove
- Estates Gazette
- South Coast Central

No enquiries have ever been received for leisure or sports based uses nor have there been any positive responses to our direct approaches.

Furthermore, I can confirm that during this period we have not been approached by any community based sports clubs in relation to a temporary or permanent letting of the former playing pitches, nor have we ever been approached by the Borough Council in this regard.

We ourselves approached commercial based 5 a side playing pitch providers to understand whether there was any interest in part of the site as follows:

- Goals Soccer Centres, in June and February 2011 with the proposition being rejected on both occasions.
- Powerleague, July 2011 following an encouraging enquiry from their retained surveyors, GVA, which did not proceed further.
- Playfootball, where extensive discussion and negotiations progressed over a year between November 2009 and November 2010 when Heads of Terms were put to the board of Playfootball at their meeting on 4th November 2010. Unfortunately the board did not give approval as another site had become the company's preference and Playfootball now operates 5-a-side football facilities at the Gosport Leisure Centre on eight 5-a-side and one 7-a-side all weather pitches.

As you will note from the above, being aware, at the time, of the Borough Council's forthcoming proposals for the reconstruction of the Holbrook Leisure Centre opposite, none of these parties was interested in the Brockhurst Gate site. Indeed, as has subsequently been proved to be the case, any demand that had existed for 5 a Side facility has been met by the now completed redevelopment of Holbrook now retitled Gosport Leisure Centre. Neither we nor our client, Millingate, have been approached by any similar parties since, nor do we expect this situation to change.

From this, we have concluded that there is no community or commercial demand for the site for any form of active sports based open space use.

I can confirm that I am happy for this letter to be published with your written evidence to the Gosport Local Plan Examination.

Yours sincerely



John S Butt BSc FRICS
Director

**APPENDIX 5
OCCUPANCY & MARKETING HISTORY**

BROCKHURST GATE: LAND OWNERSHIP / OCCUPANCY HISTORY

- May 1997 – April 2013: 50% of the Site (as broadly reflected by the Open Space designation) was let to CSSC to be used for private sports purposes. Frater House, and its associated car parking (occupied as government offices) which was located on the western part of the Site fronting Fareham Road, was demolished in 2005. Heritage Way at the Site's northern boundary was constructed in the early 2000s
- June 2006: the Site was declared surplus to MOD requirements and no longer required by CSSC for core activities. During 2007 Drivers Jonas was instructed by Defence Estates (now DIO) to market the site for sale.
- March 2008 onwards: LSH provided occupier demand support to Millngate during the Site bidding process and have continued to market the Site to a wide range of potential occupiers throughout. This included seeking enquiries for active leisure and sports uses.
- March 2009: Millngate entered into a contract with the Secretary of State for Defence to acquire the Site.
- From 2011, CSSC's sports activities ceased and the Site was being maintained by them for security purposes. CSSC allowed two local football clubs (AFC Dynamo and Spartan Colts) to use the Site **only** during the 2012-2013 season under an informal / temporary arrangement. This was not permitted under the terms of the CSSC lease.
- April 2013 - September 2013: CSSC vacated the site and associated buildings at the end of April 2013. These buildings which were already in a very poor state of repair after many years of neglect were further vandalised and following a fire were deemed to be a safety hazard. The buildings were demolished in September 2013.
- December 2014: Millngate completed the purchase of the Site in December 2014.

APPENDIX 6
GOSPORT LEISURE CENTRE DECISION NOTICE &
PERMITTED SCHEME PLAN



NOTES:
 ALL SOFT AND HARD LANDSCAPING SHOWN INDICATIVELY.
 REFER TO SOFT AND HARD LANDSCAPING DRAWINGS FOR PLANTING, TREE AND FINISHES PROPOSALS.
 REFER TO EXTERNAL LIGHTING DRAWINGS FOR LIGHTING PROPOSALS
 REFER TO CIVIL ENGINEERS DRAWINGS FOR SETTING OUT, DETAILS, KERBS AND MANHOLES
 SEE DRAWING 6832_L(01).LC001 FOR WORKING SITE PLANS



Gosport Leisure Park

Site Plan - Proposed Site Plan

Date: August 2012. Scale: 1/500@A1. Dwg No: 6090_PL015B Rev G



The Carriage Building, Bruton Way, Gloucester, GL1 1DG. T: 03333 405 500 E: mail@roberts-limbrick.com
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Roberts Limbrick Ltd
The Carriage Building
Bruton Way
Gloucester
Gloucestershire
GL1 1DG

Please ask for:

Rebecca Gray

Direct dial:

023 9254 5328

Fax:

023 9254 5588

E-Mail:

planning@gosport.gov.uk

My Ref. RG/K.17660/2

Your Ref.

Secm.

On behalf of DC Leisure Management

TOWN AND COUNTRY PLANNING ACTS 1990

Application No. K.17660/2

VARIATION OF CONDITIONS 14 AND 35 (RELATING TO K17660/1) TO ALLOW MINOR ALTERATIONS TO THE PROPOSALS AND AMENDMENTS TO THE PHASING Holbrook Recreation Centre Forest Way Gosport Hampshire PO13 0ZX

In pursuance of their powers under above mentioned Acts, the Council, as the local planning authority, hereby **GRANT PERMISSION** for the development indicated above in accordance with the application, plans and other particulars received on 15th December 2011 for the following reasons:-

1. Having regard to the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and all other material considerations, the development, as proposed, will secure the provision of enhanced sports and leisure facilities for the community without adversely impacting on the environment of the site or the wider area or the amenities of occupiers of neighbouring residential properties. The proposal reflects the government's wider social, environmental and economic objectives relating to the provision of sustainable communities and provides opportunities to enhance biodiversity and landscaping within the site. As such, the development complies with the national policies, regional policies and the policies of the Gosport Borough Local Plan Review.

subject to compliance with the following conditions:-

1. The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted.

Reason - To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. Details, including samples, of all external facing and roofing materials, and hard landscaping works, including boundary treatments and lighting, to be used in the construction of individual phases (as identified on phasing plan no. 6090 PL042 Rev D) shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level within each relevant phase are commenced. The development shall thereafter be carried out in accordance with the approved details, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure that the external appearance of the development is satisfactory, and to comply with PPS1 and Policy R/DP1 of the Gosport Borough Local Plan Review.

3. Details, including a planting scheme, showing species, numbers, densities, heights, and a future maintenance scheme, of the soft landscaping to be carried out in the individual phases (as identified on plan no. 6090 PL042 Rev D), including any details of measures required in the laying out of the Trim Trail, shall be submitted to and approved, in writing, by the Local Planning Authority before works above slab level in Phase 2 have commenced. The approved landscaping scheme for each phase shall be fully completed before buildings within each related phase are first brought into use, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - In the interests of amenity and the appearance of the locality, and to comply with PPS1, PPS9 and Policy R/DP1 of the Gosport Borough Local Plan Review.

4. Any trees or plants, agreed by condition 3, which die, are removed or become seriously damaged or diseased during the first five years, shall be replaced with others of identical species (or as may otherwise be agreed, in writing, with the Local Planning Authority) during the next planting season.

Reason - In the interests of amenity and the appearance of the locality, and to comply with Policy R/DP1 of the Gosport Borough Local Plan Review.

5. Before development is commenced, a scheme to dispose of foul and surface water sewerage disposal shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include

(i) a timetable for its implementation having regard to the construction phasing plan (as identified on plan no. 6090 PL042 Rev D).

(ii) a management and maintenance plan for the lifetime of development.

The scheme shall be carried out and thereafter managed and maintained in accordance with the approved details and timetable.

Reason: To ensure that there is adequate provision for foul drainage from the site and to comply with PPS23, PPS25, and Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

6. Before development is commenced, measures to protect existing public sewers, including a timetable for the measures to be carried out, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved measures shall thereafter be carried out in accordance with the agreed details and timetable.

Reason - To protect existing services from the development and to comply with PPS1, PPS23, PPS25, and Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

7. Before development of the pub/restaurant is above slab level details of a scheme to intercept grease in the drainage serving the food preparation and dish-washing areas shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include details of regular emptying and disposal of grease by a registered contractor. The approved scheme shall be carried out before the pub/restaurant is brought into use and retained in full working order at all times thereafter.

Reason - To protect existing services from the development and to comply with PPS23, PPS25, and Policies R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

8. Before development is commenced, a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include details of the following:

(i) Information about the design of storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.

(ii) A timetable for its implementation.

(iii) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.

The approved scheme shall thereafter be carried out in accordance with the approved details.

Reason - To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system, and to comply with PPS1, PPS9, PPS23, PPS25, and R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review

9. Each demolition and construction phase of the development, as identified on plan no. 6090 PL042 Rev D, shall not be commenced until hoardings have been erected around the part of the site to be demolished or constructed within that phase, in accordance with details submitted to and approved, in writing, by the Local Planning Authority. Such details shall include measures to be incorporated into the design of the hoardings to reduce the impact of noise, dust and vibration on nearby properties. The hoarding shall be retained throughout the demolition and construction of the phase to which they relate.

Reason - In the interests of the amenity of the area and to comply with PPS1, PPS23 and Policy R/DP1 of the Gosport Borough Local Plan Review.

10. Each demolition and construction phase of the development, as identified on plan no. 6090 PL042 Rev D, shall not be commenced until a scheme for the construction of the site compound for that phase has been submitted to and approved, in writing, by the Local Planning Authority. Such a scheme shall include the location of the compound and any buildings within it, the height, design and method of construction of all means of enclosure, and the height and design including details of fenestration of any portable building, provision to be made for parking of employees vehicles, the location of plant storage, and provision for waste storage and disposal. The compound shall be constructed in accordance with the approved details before demolition or construction related to that phase is commenced and shall be retained as approved until the development within each phase of demolition and construction has been completed unless otherwise agreed, in writing, with the Local Planning Authority

Reason - In the interests of the amenity of the area and to comply with PPS1, PPS23 and Policies R/DP1, R/ENV10 and R/ENV12 of the Gosport Borough Local Plan Review.

11. Before development of the pub/restaurant proceeds above slab level, details of the ventilation and extraction system to be installed, including measures to minimise noise from the system, shall be submitted to and approved, in writing, by the Local Planning Authority. The pub/restaurant shall not be open to the public until the ventilation/extraction system approved under this condition has been installed. The approved system shall at all times thereafter be retained in the approved condition.

Reason - To protect the amenities of nearby residential properties and to comply with PPS1, PPS23 and Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

12. In the event that contamination not previously identified is found when carrying out the development hereby approved, an investigation, a risk assessment and mitigation study shall be undertaken and submitted to and approved, in writing, by the Local Planning Authority. A verification report that demonstrates that the remediation has been carried out in accordance with the approved scheme shall be submitted to and approved, in writing, by the Local Planning Authority before the development is first brought into use unless otherwise agreed by the Local Planning Authority.

Reason - To ensure that risks from contamination for future users of the land and neighbouring land, and controlled waters, property and ecological systems are minimised and in the interests of the safety of construction workers, occupiers of adjacent land and off site receptors, and to comply with PPS1, PPS23, and R/DP1, R/ENV2, R/ENV4 and R/ENV5 of the Gosport Borough Local Plan Review.

13. Before development is commenced, details of an archaeological monitoring and recording action watching brief shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure any features of archaeological interest are preserved and to comply with PPS1, PPS5 and R/DP1 and R/BH8 of the Gosport Borough Local Plan Review.

14. The site shall be developed strictly in accordance with phasing plan no. 6090 PL042 Rev D submitted on 14.12.11 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the provision of sports facilities is maintained in the Borough, adequate car parking is retained on site at all times, safe access to the site is retained at all times and the amenity of nearby residential properties is retained and to comply with PPS1, PPG13, PPG17 and Policies R/DP1, R/CF8, R/CF9, R/CF10, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

15. Before works relating to the construction of the new access to Forest Way are commenced full details shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To ensure adequate access to and from the site in the interests of highway safety and to comply with PPS1, PPG13 and R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

16. The hotel and pub/restaurant shall not be brought into use until the proposed access, shown on plan no. 6090 PL015B Rev F submitted on 14.12.11, has been constructed in accordance with the details approved under condition 15 and made available for use.

Reason - To ensure the provision of sports facilities is maintained in the Borough, adequate car parking is retained on site at all times, safe access to the site is retained at all times and the amenity of nearby residential properties is retained and to comply with PPS1, PPG13, PPG17 and Policies R/DP1, R/CF8, R/CF9, R/CF10, R/T2, R/T3, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

17. The hotel and pub/restaurant shall not be brought into use until the existing site entrance, shown on plan no. 6090 PL015B Rev F submitted on 14.12.11, has been closed.

Reason - In the interests of highway safety and to comply with PPS1, PPG13 and R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

18. Before development is commenced, a Construction Traffic Management Plan shall be submitted to and approved, in writing, by the Local Planning Authority. The Construction Traffic Management Plan shall include, in particular, details of lorry routing, contractors parking and turning, measures to prevent mud and spoil from being deposited on the highway and the construction programme. Thereafter, the approved Construction Traffic Management Plan shall be carried out for the duration of construction on site.

Reason - To preserve the amenity of the area, to preserve highway safety and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

19. The areas shown on the approved plan for the parking of vehicles and cycles shall have been surfaced, marked out, and made available for use within two months from the date of opening to the public of the hotel or pub/restaurant, whichever is the later, unless otherwise agreed, in writing, by the Local Planning Authority. These areas shall be retained for that purpose at all times.

Reason - In the interests of highway safety and to ensure adequate car parking, loading and unloading facilities are provided and retained, and to comply with PPS1, PPG13 and Policies R/DP1, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

20. Before development above slab level of Phase 3 is commenced, a car park management plan shall be submitted to and approved, in writing, by the Local Planning Authority. At all times thereafter

the car park shall be managed in accordance with the approved details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure appropriate use of the on site car parking provision and discourage parking on the adjoining highway in the interests of highway safety and the amenity of nearby residential properties and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

21. A scheme for the provision of car parking during construction works relating to each phase shall be submitted to and approved, in writing, by the Local Planning Authority before each phase is commenced. The approved car parking details shall be complied with at all times.

Reason - To ensure adequate use of the on site car parking provision and discourage parking on the adjoining highway in the interests of the amenity of nearby residential properties and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

22. The pub/restaurant and hotel shall not be brought into use until arrangements submitted to and approved, in writing, by the Local Planning Authority have been put in place to secure a contribution towards Transport Infrastructure, Services and Facilities in compliance with Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

Reason - To ensure a contribution is made towards Transport Infrastructure, Services and Facilities in compliance with PPS1, PPG13 and Policies R/DP3 and R/T4 of the Gosport Borough Local Plan Review.

23. Before buildings in each phase are brought into use, full detailed Travel Plans including, in particular, details of the appointment of the Green Travel Plan Coordinator relating to the operation of the uses within that phase have been submitted to and approved, in writing, by the Local Planning Authority. Thereafter the approved Travel Plans shall be carried out in full unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To reduce the impact of the development on the surrounding highway network, maximise sustainable modes of transport and to comply with PPS1, PPG13 and Policies R/DP1, R/T2, R/T10 and R/T11 of the Gosport Borough Local Plan Review.

24. The development hereby permitted shall not be open for use outside the following hours unless otherwise agreed, in writing, by the Local Planning Authority:

Leisure Centre: 0630 - 2300 7 days a week

STP: 0630 – 2230 7 days a week

Pub/restaurant: 0700 - 0000 Monday to Thursday, and 0700 - 0100 Friday to Sunday (including Bank Holidays)

Hotel: 24hrs a day, 7 days a week

Reason - To ensure the site can viably function along with preserving the amenities of the occupiers of the neighbouring properties and to comply with PPS1, PPG24 and Policies R/DP1, R/ENV10 and R/ENV11 of the Gosport Borough Local Plan Review.

25. The development shall be carried out in accordance with the Badger Management Measures submitted on 14.12.11.

Reason – In the interests of a protected species and to comply with PPS1, PPS9 and Policies R/DP1 and R/OS13 of the Gosport Borough Local Plan Review.

26. The trees and hedges on the site which are to be retained shall be protected during building operations by strict compliance with BS5837:2005 - Trees in Relation to Construction and in compliance with the details set out in the Arboricultural Impact Assessment submitted on 14.12.11. The tree protection measures shall be approved in situ by a representative from the Local Planning Authority prior to commencement of development of Phase 1 and thereafter retained as agreed for

the duration of development on site Any tree protection measures that become unstable or otherwise during construction works shall be reinstated as previously agreed immediately.
Reason - To ensure the enhancement of the development by the retention of natural features, and to comply with PPS1, PPS9 and Policy R/DP1 of the Gosport Borough Local Plan Review.

27. Percussive piling works shall not be carried out between 1 October and 1 March unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To avoid disturbance to over-wintering birds in the interests of nature conservation and biodiversity and to comply with PPS1, PPS9 and Policies R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

28. The pub/restaurant premises shall be used for and for no other purpose other than as a mixed use pub/restaurant (including any other purpose within Class A3/A4 of the Schedule to the Town and Country Planning (Use Classes Order) 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure the amenity of the area is preserved and to comply with PPS1 and R/DP1 of the Gosport Borough Local Plan Review.

29. The occupation of the flat at first floor level within the pub/restaurant shall be limited to a person solely or mainly employed or last employed in the pub/restaurant, or a widow or widower of such a person, or any resident dependants.

Reason - To protect the amenities of the area and to comply with PPS1 and R/DP1 of the Gosport Borough Local Plan Review.

30. The STP shall not be brought into use until the kickboards have been constructed in accordance with details provided on 14.12.11 and the kickboards shall be retained at all times thereafter.

Reason - To preserve the amenity of nearby residential properties and to comply with PPS1, PPG24 and Policies R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.

31. The STP shall not be brought into use until the floodlights have been implemented in accordance with the approved specification and the floodlights shall be retained in that condition unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the amenity of nearby residential properties and to comply with PPS1, PPS23, and Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

32. The floodlights around the STP shown on plan no. 5519/GA/01 Rev A shall not be operated beyond 2230 on any day unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To preserve the amenity of neighbouring residential properties and to comply with PPS1, PPS23 and Policies R/DP1 and R/ENV11 of the Gosport Borough Local Plan Review.

33. Development shall not commence until a scheme to secure the provision of 2 adult, grass football pitches, and improvements to drainage at Brookers Field football pitch, including a timetable for implementation of both, has been submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include an improvement and maintenance programme and a technical specification of the pitches. The scheme shall be carried out in accordance with the approved details.

Reason - To ensure adequate provision of adult, grass football pitches in the Borough in the interests of community amenity and to comply with PPG17 and Policies R/DP1 and R/OS4 of the Gosport Borough Local Plan Review.

34. The Leisure Centre shall not brought into use until a management plan for community use of the STP has been submitted to and approved, in writing, by the Local Planning Authority. The management plan shall include details of pricing policy, hours of use, access for the community, management arrangements and mechanism for review. The approved management plan shall be

implemented in accordance with the agreed details unless otherwise agreed, in writing, by the Local Planning Authority.

Reason – To ensure satisfactory access to sports and recreational facilities in the Borough and to comply with PPG17 and Policies R/DP1 and R/OS4 of the Gosport Borough Local Plan Review.

35. The development hereby permitted shall be carried out in accordance with the following approved plans:

6090 PL015B Rev F
6090 PL025 Rev D
6090 PL026 Rev E
6090 PL027 Rev G
6090 PL028 Rev D
6090 PL030 Rev F
6090 PL031 Rev F
6090 PL032 Rev A
6090 PL036 Rev C
6090 PL042 Rev D
5519/GA/01 Rev A

Reason - To ensure that the development is completed satisfactorily in all respects and to comply with PPS1 and Policy R/DP1 of the Gosport Borough Local Plan Review.

36. Before development is commenced, a detailed strategy, including a timetable for implementation of each of the measures, addressing the following matters shall be submitted to and approved, in writing, by the Local Planning Authority:

- a. Measures to mitigate impacts to the bat roost, identified in the Stage 2 Bat Survey, resulting from the demolition of the existing Leisure Centre building; and
- b. Measures to mitigate impacts to the bat foraging and commuting habitat, as identified in the Stage 2 Bat Survey, along the western site boundary, and the replacement bat roost, resulting from the proposed external lighting and floodlighting on the site.

The approved strategy shall thereafter be fully carried out in accordance with the agreed details and timetable, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason - To ensure the preservation of a protected species and to comply with PPS1, PPS9 and Policies R/DP1, R/OS13 and R/OS14 of the Gosport Borough Local Plan Review.

37. Before development of the hotel commences details of measures to attenuate noise from the plant room shall be submitted to and approved, in writing, by the Local Planning Authority. Thereafter the hotel shall be completed in accordance with the agreed details and those measures shall be retained at all times thereafter.

Reason - To ensure the amenities of nearby residential properties are preserved to comply with PPS1, PPG24 and R/DP1 and R/ENV10 of the Gosport Borough Local Plan Review.



Debbie Gore
Head of Development Control

Dated: 18 JAN 2012

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on tape, in Braille or in other languages, please ask.



INVESTOR IN PEOPLE

Other Important Information:

- A. This notice only relates to the decision of Gosport Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.
- B. Any failures to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Development Control section at Gosport Borough Council.

APPENDIX 7
PLAYING PITCH NEED ASSESSMENT SUMMARY & UPDATE

PLAYING PITCH NEED ASSESSMENT

LAND AT FAREHAM ROAD/ HERITAGE WAY, GOSPORT

1. 4 global Consulting Ltd, a leading technical sports planning company in the UK, was commissioned by Millngate to undertake an objective need assessment of playing pitch provision at the former Civil Service Sports Ground, (CSSG) on Fareham Road/Heritage Way in Gosport ('the Site'). This was undertaken in line with the latest (2014) Sport England playing pitch guidance and included a review of the evidence base from Gosport Borough Council's (GBC) 2014 Playing Pitch and Sports Facility Assessment 2014 and other previous strategic documentation commissioned by GBC. Our September 2014 Report was submitted with the Submission Version representation.

The current status of the Site

2. The Site is no longer in use for sports purposes. The Site formerly contained one adult grass football pitch, one junior grass football pitch and an artificial cricket wicket. There was also a small pavilion on site (although this has been damaged through vandalism) and was demolished in 2013. The site has not been used for formalised sport since early 2013. The site management has not had any interest in using the site since 2013. The Site has not been maintained since as there has been no interest in its use / occupation for sports so there was no economic justification for continued investment.
3. The two football teams that previously played at the Site during the 2012-2013 season have either folded due to a lack of players or play at an alternative pitch owned and managed by GBC. The cricket team that played during 2012-2013 has also moved to an alternative site, which provides grass wickets, more suited to competitive play.
4. The drainage of the site is also known to be poor.
5. If the Site was to be assessed in terms of its quality, it would be categorised as 'poor' due to the drainage, pitch and outfield conditions. Investment in the pitch to address this category cannot be justified in the absence of operator / tenant interest.

Robustness of the GBC evidence base

6. The 2014 Playing Pitch Strategy (PPS), commissioned and subsequently adopted by GBC used Sport England recommended methodology. The strategy concludes that across the borough there is a surplus of 1.5 junior pitches (which will reduce to 0 in 2021) and 4.1 adult football pitches (3.5 in 2021), which accounts for peak time usage. There is still expected to be a current and future surplus when the recommended allowance for pitch 'resting' and a projected team number uplift of 10% through to 2018 (as suggested by Hampshire FA) is included. Current and future cricket demand is also met across the borough. The Site was not included within the supply analysis as it was not available to the community at the time of the assessment.
7. The PPS states the need to maintain and protect the Site (referenced as the Civil Service Sports Ground) and other MOD sites in the borough. However, no evidence of demand is provided to support this recommendation, other than an indication that the number of teams (particularly youth teams) may grow given a new league structure, which was put in place in 2013. This has not been the case, with the league fixture secretary suggesting a decrease in teams over the last 12 months, which he attributed to the lack of organisational capabilities at the club level, which is also supported by FA team audits.

8. The supply analysis and strategy also does not include recent additional provision across the area, and has conflicting accounts of on-site provision at various locations. This includes:
- A new 3G full size floodlit artificial grass pitch (AGP) at Bridgemary School (with long term secured community access) was built in 2013. This should provide at least 40 hours of community use per week, and given the surface will enable competitive games, as sanctioned by local leagues.
 - Eight new 5 a side and one 7 a side floodlit AGPs at Gosport Leisure Centre (given the opening hours this facility now provides over 1,000 hours of available pitch time per week).
 - The continued availability and agreed community access to HMS Sultan's pitch provision (see the separate DIO letter to Barton Willmore). GBC's PPS attributes the loss of 6 adult grass pitches since 2008 to the reduced access to MOD sites. Despite the MOD pitches being available to the community, the lack of demand means that 3 pitches (on the southern Polo Fields HMS Sultan site) are left unmarked. When the price of access of these pitches across a season is benchmarked with other local sites, including those owned by GBC, they are deemed to be affordable (based on a typical 15 home game season the price is significantly below the average GBC pitch hire cost (e.g. £165 upfront cost for the annual licence for community use of MOD pitches, equating to circa £11 per match, plus the £15 per match fixed fee means hire is £26 per home game. GBC charge £52 per match for most their pitches).
 - As part of the redevelopment of Gosport Leisure Centre 2 additional adult grass pitches and improvements were to be made at Brookers Field football pitch to compensate for the loss of the 2 existing adult pitches. Based on submissions to discharge the Planning Permission conditions, this requirement was revised with a single pitch instead proposed to be provided at the Stokes Bay and Grange Lane recreation grounds respectively. Drainage at Brookers Field was proposed to be improved instead. Both GBC's 2008 audit and 2014 PPS audit do not identify the new adult pitch at Grange Lane. Further correspondence with GBC indicated this has been installed but is only temporarily available due to the poor quality of the pitch.
 - 2 mini football pitches were contained in the plans for the redevelopment of Gosport Leisure Centre. Neither pitch has been installed. Further discussions with the Centre operator suggests limited demand for these pitches as teams in the area are using the new AGPs instead. As local demand is met, there are no imminent plans for installation.
 - The PPS (2013 table) states 5 adult football and 2 junior grass pitches at Brookers Field, as opposed to 4 adult and 1 junior in 2008 audit, and an alternative 2013 table in the report suggests no junior pitches. The PPS also only recognises there being 4 adult pitches at Privett Park in one of the 2013 tables, 5 being correct. This inconsistency is a concern, especially as it may have impacted conclusions, with the more accurate view further increasing the surplus position at each site and in the Borough as a whole.
9. A separate need assessment specifically for Gosport (Holbrook) Leisure Centre was undertaken by GBC in 2011 to independently review the viability and feasibility of the scheme, considering the displacement of grass pitches. The report concluded the following:

This means that based on current demand (senior pitches 20); there are sufficient senior playing pitches for football in Gosport even with the loss of the two senior pitches at Holbrook Leisure Centre (+21). There are still sufficient senior football

¹ Assessment of Football Playing Pitch provision – Gosport Borough Council, June 2011 (Strategic Leisure Ltd.)

itches even when the MOD pitches and teams at Fort Brockhurst and Military Road are removed from the model (+15).

Surplus of playing pitch provision

10. As part of the need assessment undertaken for the Site, a full supply and demand analysis was undertaken across the local catchment of the site, in line with Sport England's latest guidance. This modelling included team generation rate projections (accounting for future population changes) and was supplemented by stakeholder consultation.
11. Accounting for competitive playing provision, and taking into account pitch quality and the related carrying capacity of each site (using, where possible, data from GBC's 2014 study) there is a significant oversupply of pitches, at all playing levels, at every site within the catchment.
12. Taking into account only sites where community access is known, there is an oversupply of 40.5 adult football home game match equivalents per week (equating to circa 13.5 good quality grass pitches) across the catchment, omitting the supply of pitches at the site and including MOD sites where community access has been formally confirmed, (see the annexed DIO letter to Barton Willmore). It is likely that the majority of training will be accommodated at AGPs within the catchment, however if all team training took place on the grass home ground of each site (which is highly unlikely) then the surplus would fall to 19.5 adult football match equivalents (6.5 pitches). Similarly, there is a surplus at sites with known community access within the catchment of 4 junior home matches per week (1 pitch), accounting for on-site training, and 8 mini pitches (1-2 pitches).
13. Factoring in Office of National Statistics population projections to 2029 (a 2.2% increase in the borough's population), and based on the current team generation rate, there is expected to be a minor increase in junior teams, equating to one additional team, and an actual decline in adult football and cricket teams.
14. Consultation with the Hampshire County FA confirmed the additional secured supply of provision at the new 3G AGP at Bridgemary School. The consultation highlighted the need to focus on improving the quality of the main 'hub' sites across the borough (including several GBC sites such as Privett Park and Brookfield Park) and increasing secured access to school and MOD provision. This excludes the subject Site which has no place in the present level of supply.
15. GBC's Open Space Monitoring Report 2012 (Gosport Local Plan 2011-2029) has also been reviewed in light of the planned scheme at the site. The report recommends developer and CIL contributions are made towards improving the quality of existing pitch provision and increasing the long-term secured availability of MOD pitches. The number of secured community sites increased by 6 pitches between 2008 and 2011.
16. The report highlights the importance of Fort Brockhurst as a natural/semi-natural open space area for informal recreation and recommends the usability and accessibility of the Fort is improved (including public access opportunities to the CSSG site). There is no specific recommendation in terms of sports use.

**APPENDIX 8
LANDSCAPE APPRAISAL UPDATE**

**LAND AT FAREHAM ROAD / HERITAGE WAY
GOSPORT**

LANDSCAPE APPRAISAL

**Prepared for :
Millngate**



Prepared by:

Macgregor Smith
 11-12 High Street
 Bath BA1 5AQ
 Tel: 01225 464690

4.0 Landscape Appraisal Updated Conclusion and Recommendations

- 4.1 This report was originally prepared in 2013 as an appraisal of the urban area boundary and open space function of the land at Fareham Way / Heritage Way Gosport. Following the previous representations to the Borough Council the urban area boundary was amended to reflect suggested inclusion of land on both sides of Heritage Way within the urban area. The area of former private playing field continues to be identified as open space in the emerging Local Plan. Since the preparation of the original appraisal the land has not been used for any active open space use and the previous buildings on the site (stores and changing rooms) have been demolished. There has been no interest expressed by sports groups in using the playing field. The areas have become rank grassland due to disuse.
- 4.2 The previous version of the appraisal set out reasons why the open space designation should be reconsidered as its re-use for private recreational purposes will not occur as there is no intention to seek re-use by the owner due to the absence of interest by sports / community groups. This situation remains unchanged and further evidence on the lack of need for active playing field space has been established.
- 4.3 As before the value of the open space can be reviewed against the criteria of the draft local plan. Paragraph 11.98 contains a list of the essential functions of green space within the district. The table below sets out how the site functions against this list as follows;

Essential function as listed in the Draft Local Plan	Commentary relating the study Site to the Essential Functions
Defining and separating urban areas	As noted within the local townscape analysis, the Palmerston Fort Line effectively divides the Gosport suburbs in two. This is, in effect, achieved by Fort Grange and Fort Rowner to the west of the A32. The landscaped frontage of Fort Brockhurst is a significant event on the main road that provides a landmark helping to define this section of the town and separate the suburbs. Heritage Way also provides a practical boundary between the urban area to the south and the more open landscape outside the urban area to the north. However, the



	open space area of the Site is set well back from the road frontage and is contained, such that it makes no visible contribution to this event on the A32 or any aspect of separation.
Providing linkages between settlements and the countryside	The open section of the Site is currently private land enclosed on the side closest to the semi natural landscape. The area provides no linkage between areas. The semi natural landscape outside the settlement area is also currently inaccessible.
Enhancing the quality and visual amenity of urban areas	The open section of the Site is barely visible from any other public vantage point. Internally the area is not a high quality landscape whereas the adjoining Fort woodland is a positive asset.
Providing opportunities for formal sports, children’s play and other leisure activities	The area is no longer in use as a playing field. The local area is not deficient in sports facilities and the area is remote from the residential areas and therefore of limited potential value for children’s play and recreational purposes with any demand and interest having been taken by the redevelopment of the Holbrook Leisure Centre. Further detailed analysis of the need for active open space for sport is provided in the separate Playing Pitch Assessment report.
Helping to improve people’s physical and mental well-being	As a private space with no physical or visual access for public or private use the Site does not offer any well-being benefit.
Providing important habitats for flora and fauna	The area is not identified as an important habitat based on ecological surveys carried out to date.
Providing a venue for community contact and events	As a private space the Site has not provided this function for some time now. As the previous buildings have been removed and the function ceased there is no current community function on this area.
Providing flood water storage	The Site is not designed to provide this function.
Reducing the impacts of pollution and noise	There is no apparent requirement for these benefits in the area of the Site.
Providing a setting that encourages inward investment	As the open section of the Site is not in open view, the area offers no such benefit.

4.4 Overall the Site does not provide any meaningful contribution against any aspect from the list of essential functions. It would also be the case that most good quality open space areas would be created to deliver at least a range if not most of the functions listed. Given its discrete setting and location remote from the main residential areas it is difficult to identify how else the area would be used efficiently as an open space.

4.5 On the basis of this study it is recommended that the Open Space function and designation be reviewed and removed based on the Site’s performance against the Local Plan’s essential functions criteria.





APPENDIX 9
RECOMMENDED REVISED POLICY WORDING

APPENDIX 9: PROPOSED LOCAL PLAN AMENDMENTS

In order for the Local Plan to achieve soundness we recommend the following changes to the Examination Inspector (~~deletions~~ / **new text**):

Policy LP9B – Allocations outside the Regeneration Areas: Economic Development Use Sites: Brockhurst Gate (Former Frater House Site), Fareham Road

Development should be for economic development uses. Proposals will need to:

- a) ensure that any proposed Main Town Centre Use accords with the Sequential and Impact Tests as set out in Policy LP29;*
- b) ensure buildings are well-designed to enhance this prominent location;*
- c) ensure that the setting of the adjacent Fort Brockhurst is not harmed;*
- ~~*d) ensure a sports pavilion or an appropriate community facility is re-provided to serve the adjacent sports ground and open space;*~~
- ~~*e) ensure a car parking strategy is in place to ensure users of the adjacent sports pitches can use parking within the economic development site;*~~
- d) accord with the requirements of Defence Munitions Safeguarding Area (see Policy LP15); and*
- e) protect and enhance biodiversity features in accordance with policies LP42-44.*

Paragraph 7.209 should be deleted.

Proposals Map

Policy LP35: Protection of Existing Open Space

Amend the Proposal Map to remove the Existing Open Space designation from the Site.