



GOSPORT BOROUGH LOCAL PLAN 2011-2029 MAIN MODIFICATIONS

INSPECTOR'S PRELIMINARY FINDINGS

This note is without prejudice to any final Report that I may prepare but based on the evidence that I have read and heard I consider there are a number of shortcomings in the document, relating to soundness, which the Council should address through the agreement of Main Modifications (MMs). They all relate to issues that were discussed at the Hearing and are given in the table below. The wording is as given to me by the Council during the Examination process.

	Policy/Para	Modification
MM1	Para 7.1	The Haslar Peninsula, is a significant area of change and consists of three large sites: <ul style="list-style-type: none"> • Royal Hospital Haslar; • Blockhouse/<u>Haslar Gunboat Yard</u>; and • The Haslar Marine Technology Park including QinetiQ
	Policy LP6	1. Planning permission will be granted for development provided that: <p>a) the distinctive built heritage and setting of the Haslar Peninsula is conserved and enhanced, and opportunities are taken to interpret the historic significance of Royal Hospital Haslar and Blockhouse/<u>Haslar Gunboat Yard</u></p>
	Policy LP6	4. Planning permission will be granted to provide a number of uses at the Blockhouse/ <u>Haslar Gunboat Yard</u> site (as shown on the Policies Map) as set out below:
	Paragraph 7.5	Flood risk will be a major consideration for development proposals on the Peninsula particularly in relation to Blockhouse/ <u>Haslar Gunboat Yard</u> which is mainly within Flood Zone 3. Significant flood defence infrastructure is likely to be required on the Peninsula with the precise nature and scale still to be determined.

	Paragraph 7.8	The flood risk issues at Blockhouse/ <u>Haslar Gunboat Yard</u> will be a determining factor on the location, type and scale of uses within the site as significant parts of Blockhouse/Haslar Gunboat Yard are within Flood Zones 2 and 3. Consequently the Flood Risk Assessment will need to consider whether it is appropriate to locate vulnerable uses (as defined by the NPPF) on certain parts of the site. Issues that need to be addressed by a Flood Risk Assessment include:
	Paragraph 7.42	<p>The Blockhouse site occupies three <u>four</u> land parcels known as Blockhouse 1, 2 and 3 and <u>Haslar Gunboat Yard</u>.</p> <ul style="list-style-type: none"> • Blockhouse 1 (former HMS Dolphin) includes the Submarine Escape Training Tank and 33 Field Hospital as well as MoD administration, training, living accommodation and sports and welfare facilities. • Blockhouse 2 includes the RN Submarine Museum and the Joint Services Adventurous Sailing Training Centre (JSASTC). The Museum is a popular visitor attraction that will be retained on the site. • Blockhouse 3 (former HMS Hornet) is separated from Blockhouse 1 and 2 by Haslar Road and is used jointly by the JSASTC and the Hornet Sailing Club primarily as a boatyard. • <u>Haslar Gunboat Yard includes the underused historic gunboat sheds and yard.</u>
	Paragraph 7.44	The Blockhouse/ <u>Haslar Gunboat Yard area</u> provides a significant opportunity to create a new heritage/leisure quarter focusing on the strengths of its Harbour-mouth location, historic buildings and the Royal Naval Submarine Museum.
	Paragraph 7.50	Proposals for Blockhouse should have regard to the historic context and the potential use of the Gunboat yard and sheds (a scheduled ancient monument) which covers parts of Blockhouse and the adjacent Haslar Marine Technology Park.
	Paragraph 7.53	It is important that as parts of Blockhouse/ <u>Haslar Gunboat Yard</u> are developed opportunities are taken to improve public access to the site and along the waterfront. It will be necessary to ensure proposals do not harm important nature conservation interests such as over-wintering birds on important habitats adjacent Blockhouse/ <u>Haslar Gunboat Yard</u> .

	Paragraph 7.57	The eastern part of the site is within the Haslar Conservation Area and the site includes the Haslar Gunboat Sheds and Yard scheduled ancient monument, the No2.Cavitation Tunnel which is a Grade II Listed Building and two ship testing tanks which are locally listed buildings.
MM2	Paragraph 13.14	<p>Replace the existing paragraph with:</p> <p><u>The Local Plan has been prepared through the Duty to Cooperate having regard to the PUSH South Hampshire Strategy 2012. The PUSH authorities are now committed to a review of the South Hampshire Strategy and it is programmed for completion in 2016. The evidence gathering for this new strategy has already started with the publication of a Strategic Housing Market Assessment (SHMA). This SHMA identifies an objectively assessed housing need for the PUSH area and this will be the starting point for identifying housing requirements. The SHMA identifies that Gosport fits within the wider Portsmouth Housing Market Area. Gosport is not a separate housing market in itself so arguably does not have an entirely distinct district housing need. However, to the extent that there can be an objectively assessed housing need specifically for Gosport, if environmental/infrastructure considerations indicate that this cannot be fully met within Gosport, the intention is that the SHS will in effect relocate this to other districts. This will be as a result of the Strategy's district level housing targets being based on what can be delivered in terms of environmental/infrastructure capacity, with the district level targets collectively summing to the total Portsmouth HMA/South Hampshire objectively assessed need. The South Hampshire Strategy Review will allocate a housing figure for Gosport for the period 2016-2036.</u></p> <p><u>Accordingly, the publication of the South Hampshire Strategy Review will necessitate a full or partial review of the Local Plan. The Council have recognised the need for an early review and have published a revised Local Development Scheme setting out a timetable for a review of this Local Plan. This review will also take into account any revisions to the National Planning Policy Framework.</u></p>

Following consultation on the MMs the Council should send me a copy of the submissions received; a brief response to those submissions and a short commentary on any implications of the MMs in terms of the sustainability appraisal.

There are a small number of other changes being proposed by the Council but they are minor in nature and therefore not before me for consideration.

On this basis I am therefore inviting the Council, once it has considered the responses to the consultation on the MMs, to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for me to recommend Modifications to the plan that would make it sound.

John Wilde

Inspector

7 May 2015