

SITES ASSESSMENTS

SITE 1: FORT BLOCKHOUSE

Site Overview:

The site which extends to 32.8 hectares is steeped in maritime history and the site has number of listed buildings. The Submarine Museum is located within the site. The site is still partially active where accommodation is provided for military personnel.

The site benefits from a coastal position with views out to the Solent and the Isle of Wight. It represents a prominent site with the potential to support a wide range of development uses.

Site Location & Proximity to Town or District Centres:

The site sits within the defined urban area boundary for Gosport Town Centre. As such the site is in very close proximity to the town centre – a ten minute walk via Haslar Bridge.

Site Ownership & availability for development:

The site is in the ownership of the Royal Navy.

Planning history:

Focusing on non-military planning history only, planning permission was granted to convert Haslar Military Hospital into a care home facility.

Policy support/ constraints:

The site is a mixed use leisure/maritime-led allocation in the Local Plan and sits within the Haslar Peninsula Regeneration Area.

Policy LP3 of the Local Plan requires that existing employment is replaced on the site. Uses that will be considered include:

- Opportunities to create a new heritage/leisure quarter focusing on the strengths of its Harbour-mouth location, historic buildings and the Royal Naval Submarine Museum.
- Marine, marina and associated sectors including: deep and sheltered water close to the Solent; a cluster of marina and other technology businesses close by (such as the Haslar Technology Park); as well as on-site assets which may be suitable for re-use (such as the diving tank).
- Potential to expand its training and skills potential particularly as the Joint Services Adventurous Sailing Training Centre (JSASTC) on the site
- Residential uses, particularly where it can help to deliver employment, protect heritage assets, and are the most appropriate re-use of existing buildings.

Physical Constraints:

Conservation	Sits within a conservation area and is identified as a Scheduled Ancient Monument. Many listed buildings within the site including Submarine Escape Testing Tank and buildings associated with the Gunboat Yard. Located adjacent. Portsmouth Harbour Special Protection Area, Ramsar and Site of Special Scientific Interest- identified for over-wintering birds.
Transport and access	Constrained road network. Vehicle access is from Haslar Road which connects to the town centre via the single traffic road bridge (Haslar Bridge). It is likely that traffic would need to be routed to/from road connections via Alverstoke. Boat access appears to be available.
Environmental	Much of the site is within Flood Zone 2 and 3. Likely to require investment in sea wall flood defences.

Commercial viability/ attractiveness to the market:

Development costs are likely to be an issue, particularly due to the need to retain historic buildings. Some buildings may not meet the desired operator requirements for some uses. Constraints may arise for private sector funding and the ability to raise capital. Public sector funding is likely to be required to stimulate interest and allowing higher value uses (i.e. residential) to unlock the site's potential.

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Office uses are unlikely to be attractive to the market, but could form part of a wider mixed use scheme. Leisure and tourism uses would provide the opportunity to develop a niche tourist offer that links with the site's heritage, but also appealing to a wide customer base. A hotel could form a key anchor use. The delivery of a tourism/leisure scheme is unlikely to attract private investment on its own.

Residential uses may be attractive to the market.

Potential development uses:

Leisure and visitor uses including a hotel.

Residential including town house and apartment living.

Waterside walking route could link with the England Coastal Path.

Timescale for delivery:

Medium to long term (5 to 10 years). The site is still in use by the Royal Navy.

SITE 2: FORT BROCKHURST

Site Overview:

The site which extends to approximately 12 hectares is a historic fort that dates back to the mid-9th Century and is listed as a Scheduled Ancient Monument. The fort is currently in use as museum in which visitors can view the historic parade ground, gun ramps, moated keep, washrooms and armoury.

The site is located on a relatively open site and is bounded by retail development to the north and east, residential development to the south and Fareham Road to the west.

Site Location & Proximity to Town or District Centres:

The site sits within a defined urban area boundary and is located approximately 2.6 miles north of Gosport Town Centre. The site is easily accessible from the town centre via bus or car.

Site Ownership & availability for development:

The site is in the ownership of English Heritage.

Planning history:

Planning permission was granted for the change of use of the 1st floor flat to holiday accommodation in 2007. It is unlikely that this permission was implemented as there is no evidence on the public access system the pre-commencement condition was discharged.

Policy support/ constraints:

The site has been allocated as an existing community and built leisure facility in the adopted Local Plan. Policy L32 of the Local Plan protects against the loss of existing community and built leisure facilities unless it can be demonstrated that:

- An assessment has been undertaken which has clearly shown the buildings to be surplus to requirements for that particular purpose; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and
- It can be demonstrated that there are no other viable community, cultural, sports, recreation or built leisure uses for the premises or site and that there have been reasonable attempts to sell/let them for these purposes.

Policy LP11 requires development proposals to not harm the significance of Listed Buildings, Registered Parks & Gardens or Scheduled Ancient Monuments.

Physical Constraints:

Conservation	The site is identified as Scheduled Ancient Monument. Lapwing and Redshank priority species area. Portsmouth Harbour Site of Special Scientific Interest Impact Risk Zone.
Transport and access	Good access to the road network. Vehicle access is from Gunners Way/ Elson Road which connects to the Fareham Road. Fareham Road provides a connection to the wider road network via Gosport Road and the A27. Access to Gosport town centre is

	via Elson Road through largely residential areas.
Environmental	The site is in Flood Zone 1 and is therefore at low risk of flooding.
Commercial viability/ attractiveness to the market:	
<p>Development costs are likely to be an issue, due to the need to ensure that the character and setting of the ancient monument (which includes the fort itself and the barrack buildings) are protected.</p> <p>To the north of the fort there is the large parade ground which houses the museum building at the centre and barracks on the edge of the site.</p> <p>There is scope for the provision of small scale cultural/tourism development on the parade ground. Buildings would be required to be of a high design that complement the character of the heritage assets and should link to the cultural heritage of the site and local heritage assets.</p> <p>Given that permission has previously been granted to convert the first floor of the museum building to holiday accommodation, there is potential to explore the possibility of visitor accommodation development.</p> <p>Non cultural/tourist uses are not considered to be suitable for the site.</p>	
Potential development uses:	
Cultural and visitor uses including possible visitor accommodation and event space.	
Timescale for delivery:	
Short to medium term.	

SITE 3:PRIDDY'S HARD HERITAGE AREA

Site Overview:

The site which extends to approximately 6 hectares is steeped in maritime history and the site has number of listed buildings. The Explosion Museum of Naval Fire Power is located within the site. The site includes part of the Ramparts Scheduled Ancient Monument.

The site benefits from a prominent position on Forton Lake and opposite Portsmouth Harbour. It represents a prominent site with the potential to support a wide range of development uses.

Site Location & Proximity to Town or District Centres: The site sits within a defined urban area boundary and is located approximately 2 miles north of Gosport Town Centre. The site is easily accessible from the town centre via bus or car.

Site Ownership & availability for development:

Portsmouth Naval Property Trust

Planning history:

Planning permission was granted in September 2019 for a hybrid application for the provision of 29 residential dwellings, B1 floorspace, B8 floorspace, holiday accommodation, conference centre and museum facilities. The permission includes the demolition of a number of buildings and change of use of a number of historical buildings.

Policy support/ constraints:

The site is a mixed use residential/commercial/leisure/ community led allocation in the Local Plan and sits within the Priddy's Hard Conservation Area.

Policy LP9A of the Local Plan states that planning permission will be granted within the Priddy's Hard Heritage Area subject to the following criteria:

- Development should include a mix of uses including residential (up to 100 dwellings), commercial, community and leisure uses (approx. 1,400 sqm.) with a new park at the Ramparts.
- Proposals need to protect and enhance biodiversity within the site and accord with the NPPF regarding species and habitat protection.
- Public access along the waterfront should be incorporated;
- Proposals should accord with the principles set out in Policy LP45 on flooding and Flood Risk Management;

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<ul style="list-style-type: none"> Proposals should address on-site contamination issues; Proposals should conserve and enhance the Priddy's Hard Conservation Area and accord with national and local policies regarding Listed Buildings and other important heritage assets; Proposals should incorporate good design that is appropriate to this sensitive coastal site; Proposals should ensure that the Explosion Museum is retained for public use; and Proposals should be served by suitable infrastructure. 	
Physical Constraints:	
Conservation	The site is located in the Priddy's Hard Conservation Area. There are a number of listed buildings located within the site including the Grade I listed A magazine museum buildings and Grade II* listed C magazine building, Quick Fire Shell Storage building and E magazine building. The site is partially located within a Scheduled Ancient Monument. Portsmouth Harbour Special Protection Area, adjacent to Ramsar and Site of Special Scientific Interest.
Transport and access	Good road access. Access is from Heritage Way which connects to Elson Road and Fareham Road. Fareham Road provides a connection to the wider road network via Gosport Road and the A27. Access to Gosport town centre is through largely residential areas.
Environmental	The eastern and southern edges of the site are located in Flood Zone 3. As such any proposals need to take into account suitable flood mitigation.
Commercial viability/ attractiveness to the market:	
<p>Development costs are likely to be an issue, particularly due to the need to protect heritage assets and provide suitable flood mitigation. Some buildings may not meet the desired operator requirements for some uses. Residential uses may be attractive to the market.</p> <p>Employment uses linked to marine employment could be attractive to the market as part of a wider mixed use scheme.</p>	
Potential development uses:	
We understand that the majority of the site has now achieved planning permission for new uses including residential. There remains the potential to promote a waterside walking route could link with the England Coastal Path.	
Timescale for delivery:	
Short term (0-5 year period)	

SITE 4: BROWNDOWN CAMP	
Site Overview:	
<p>The site which extends to approximately 3.5 hectares is a former MoD training facility located on to the north of the disused Browndown Rifle Range. Part of the site is used by a youth group and as a laser tag/paint ball centre. The beach on site is occasionally used for military training exercises.</p> <p>The site is located in Lee-on-the-Solent, overlooking Stokes Bay and the Solent.</p>	
Site Location & Proximity to Town or District Centres:	
The site is located 1 mile to the south of the Queens Parade Neighbourhood Centre. The site is located 2.7 miles to the west of Gosport Town Centre.	
Site Ownership & availability for development:	
Private Ownership	
Planning history:	
The site's planning history relates to the operation of the site as a military training facility. There is no available planning history relating to the paintballing use on site.	
Policy support/ constraints:	

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<p>The site is located in a designated settlement gap. Local Plan policy L3 states that:</p> <ul style="list-style-type: none"> • The character and function of the settlement gaps between Gosport/Fareham and Lee-on-the-Solent/Stubbington will be preserved; and • Areas outside of the urban area will be safeguarded from development unless they are for appropriate recreational uses or development essential to the operational requirements of public and other essential services. 	
Physical Constraints:	
Conservation	The site is not located within a Conservation Area, nor are there any designated heritage assets on the site. The Grade II listed Browndown Battery is located approximately 320m to the south of the site. Adjacent to Solent and Dorset Coast Special Protection area, Browndown Site of Special Scientific Interest (SSSI) and Site of Importance for Nature Conservation. Browndown SSSI Risk Impact Zone. Priority species targeting for Lapwing and yellow wagtail birds.
Transport and access	Reasonably good access for vehicles. Local bus routes serve the site with the nearest stops located on Browndown Road.
Environmental	Eastern boundary of the site is located in Flood Zone 3 and is therefore at high risk of flooding.
Commercial viability/ attractiveness to the market:	
<p>Leisure/water related tourist activity uses are likely to be most viable. Existing leisure use appears to be doing well.</p> <p>Residential inappropriate due to site's location within settlement gap and partial location within Flood Zone 3. Caravan/ Holiday chalet style visitor accommodation could be attractive to the market. The neighbouring King Fisher caravan park appears to be commercially successful.</p>	
Potential development uses:	
<p>Low impact leisure uses.</p> <p>Caravan/ visitor accommodation.</p>	
Timescale for delivery:	
To be confirmed	

SITE 5: HMS SULTAN

Site Overview:

The site is approximately 60 hectares and is currently in use as a training facility for Marine Engineering and the Royal Naval Air Engineering and Survival School. The Grade II listed Fort Grange and Scheduled Ancient Monument are also located on the site.

The site is located within a suburban location, adjacent to the residential areas of Rowner and Elson.

The site represents a significant land holding in a residential area, in close proximity to the town centre. It represents a prominent site with the potential to support a wide range of development uses.

Site Location & Proximity to Town or District Centres:

The site is located 0.6 miles to the east of the Alver Village Neighbourhood Centre and 0.8 miles to the north of the Queens Parade Neighbourhood Centre. The site is located 2.2 miles west of Gosport Town Centre.

Site Ownership & availability for development:

The site is in the ownership of the Ministry of Defence.

Planning history:

There is extensive planning history related to the operation of the site as a military training facility.

Policy support/ constraints:

At the time that the Local Plan was written the MOD's plan for HMS Sultan was unclear and as such the Council

<p>did not consider it appropriate to identify the site as a regeneration area. In order to future proof the site, it has been allocated as an employment priority site. The Local Plan outlines that the site is allocated for employment uses to compensate for the loss of employment that would result from the closure of HMS Sultan (approximately 2,600 people employed on site (including trainees)).</p> <p>Local Plan Policy LP3 states that, if released by the MoD, the site is considered to have significant development potential for a predominantly employment led scheme and consequently identified as an Employment Priority Site.</p> <p>Local Plan policy LP16 states the Borough will make provision of new employment land (B1, B2 and B8 uses) on identified sites such as HMS Sultan, if the opportunity arises.</p>	
Physical Constraints:	
Conservation	The site houses the Grade II listed Fort Grange and Scheduled Ancient Monument. Portsmouth Harbour Site of Special Scientific Interest Risk Zone. Priority Species Targeting for Lapwing, Redshank and yellow wagtail.
Transport and access	Good road network access. The site has direct access onto Military Road. Military Road connects to Fareham Road and the wider road network.
Environmental	The site is in Flood Zone 1 and is therefore at low risk of flooding.
Commercial viability/ attractiveness to the market:	
<p>The site already benefits from access to existing infrastructure which enables the site for redevelopment. A number of the existing buildings on site could be reused for employment purposes which, depending of the level of works required on the existing buildings, could result in lower development costs.</p> <p>Clearance of the site will likely increase development costs.</p> <p>Employment uses (B1, B2 and B8) are likely to be attractive to the market.</p> <p>Due to the site's location in a largely residential area, residential uses are likely to be attractive to the market.</p> <p>There may be an opportunity for supporting leisure provision on site. There may also be scope to explore a form of visitor accommodation that could link to the site's heritage assets and location in proximity to a number of other local heritage assets such as Fort Brockhurst.</p>	
Potential development uses:	
<p>Employment uses including B1, B2 and B8.</p> <p>Residential uses.</p> <p>Visitor attraction and accommodation linked to military heritage.</p>	
Timescale for delivery:	
Long term (+20 years)	

SITE 6: DAEDALUS

Site Overview:

The site which extends to approximately 106 ha was formerly in use as the Royal Naval Air Station Lee-On-Solent (also known as HMS Daedalus). The site is located within both Fareham Borough Council and Gosport Borough Council. The airfield and the northern areas of the site are located within Fareham Borough Council and the land to the south of the airfield is located within Gosport Borough (approximately 38 ha). Gosport Borough's Daedalus SPD has split out the wider site into four broad areas; Hangars West, Daedalus Airfield, Hangars East and Waterfront. There are a number of listed buildings located in the southern portion of the site.

The site benefits from a prominent position on the Solent. It represents a prominent site with the potential to support a wide range of development uses.

Site Location & Proximity to Town or District Centres:

The site is located approximately 1.2 miles to the west of the district centre Lee-on-the-Solent and approximately 4.6 miles to the west of Gosport town centre is easily accessed via public transport and car.

Site Ownership & availability for development:	
The site is in the ownership of Fareham Borough Council and the Ministry of Defence	
Planning history:	
<p>Outline permission was granted by Gosport Borough Council in 2016 for an employment-led mixed use scheme comprising commercial floorspace, retail floorspace, 200 x residential units, 32 x care accommodation units, community floorspace, leisure floorspace and hotel floorspace.</p> <p>Applications for the provision of low density mixed use hangars (C3 and B1a) were refused in 2018 and 2019 due to underuse of the land and prejudicing the uses set out in the Daedalus Regeneration area coming forward.</p> <p>Aside from the above, the site has an extensive planning history that largely consists of applications for small scale or temporary commercial uses.</p>	
Policy support/ constraints:	
<p>The site is an employment led mixed use allocation in the Local Plan and has been allocated as a regeneration area in the Local Plan.</p> <p>Policy LP5 of the Local Plan states that planning permission will be granted to provide a number of uses as set out below:</p> <ul style="list-style-type: none"> • 75,000 sqm (gross) employment floorspace (B1, B2 and B8) including premises suited for advanced manufacturing and technology clusters including marine, aviation and aerospace uses; • a range of leisure and recreational facilities to enhance the visitor attractions at Lee-on-the-Solent; • food and drinks premises; • community facilities to meet local requirements and make the best use of available buildings; and • up to 350 dwellings 	
Physical Constraints:	
Conservation	There are a number of listed buildings on the site such as Grade II listed Building No.118, Building No. 119, Building Nos. 31,35 and 37 and Building No. 91. Solent and Dorset Coast Special Protection Area, Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest Impact Risk Zone. Priority Species for CS Targeting Lapwing.
Transport and access	Good road access. Vehicle access is from Daedalus Drive which connects to the facilities in Lee-on-the-Solent via Broom Way. Due to the scale of the site is expected that a programme of highway upgrades would need to take place to support development.
Environmental	The southern boundary of the site is located in Flood Zone 3 and therefore due consideration will need to be given to design layout to ensure that flood risk is managed.
Commercial viability/ attractiveness to the market:	
<p>Due to the wider sites location across two Boroughs, developers will need to ensure that both Boroughs are consulted throughout the development process.</p> <p>Development costs are likely to be an issue, given the scale of infrastructure required to facilitate development.</p> <p>Employment uses (B1, B2 and B8) are likely to be attractive to the market.</p> <p>Residential uses are attractive to the market, as demonstrated by Wates' development of the residential part of the outline consent.</p> <p>Leisure uses could be considered in support of the residential and employment uses.</p>	
Potential development uses:	
<p>Residential including town house and apartment living.</p> <p>Employment uses.</p> <p>Leisure uses to serve the new settlement.</p>	
Timescale for delivery:	
Short to medium term (5-10 year period)	

SITE 7: GUNBOAT SHEDS	
Site Overview:	
<p>The site, which extends to approximately 2 ha was formally in use as Gunboat yard by the MoD until the 1970s. Since the MoD ceased the use of the buildings and the slipways, the site has been left in a state of decay.</p> <p>There are a number of heritage assets on site; Grade I listed Gunboat Sheds and Workshops, Grade II listed Gunboat Yard Engine House and Scheduled Monument (Gunboat Traverser System).</p> <p>The site is located on the Haslar Peninsula, adjacent to Haslar Lake. The site is within the Haslar Conservation Area and the Haslar Peninsula Regeneration Area.</p> <p>It represents a site with the potential to support a wide range of development uses.</p>	
Site Location & Proximity to Town or District Centres:	
The site is located approximately 0.8km to the south of Gosport Town Centre.	
Site Ownership & availability for development:	
An application for the redevelopment of the site was submitted in 2017. At the time of application submission, the site was owned by Starvale Developments Ltd.	
Planning history:	
<p>An full application (17/00338/FULL) for a mixed use development comprising; change of use of engine house to 1 x residential dwelling; change of use of former workshops to 3x residential dwellings; change of use of former gunboat sheds to art gallery with café (D1use) and 1x residential dwelling; change of use of boat servicing shed to office and storage use; construction of 335 sqm of commercial floorspace; erection 12 x residential units, flood defences, 50 x marina moorings and storage for vessels. The application has not been decided and there is no evidence that it has been heard at committee.</p> <p>The full application was accompanied by an application for listed building consent (17/00339/LBA) for the proposed works to the listed buildings and curtilage listed land. As above, the application has not been decided and there is no evidence that it has been heard at committee.</p>	
Policy support/ constraints:	
<p>Policy LP6 sets out the development guidelines for the Haslar Peninsula Regeneration Area. Planning permission will be granted for development provided that:</p> <ul style="list-style-type: none"> • 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/Haslar Gunboat Yard; • Suitable flood mitigation methods are proposed; • Biodiversity (including protected species and important habitats) is protected and enhanced; • Opportunities to improve public transport services and cycling pedestrian/access; • Additional traffic generation should be accommodated within the capacity of the existing road network and should not compromise the safety of existing roads; and • Contamination issues should be addressed. <p>The policy goes on to state that planning permission will be granted to provide a number of uses at the Blockhouse/Haslar Gunboat Yard site as set out below:</p> <ul style="list-style-type: none"> • Employment and training uses including marine and associated sectors; • Leisure and tourism uses that best utilise the heritage and coastal setting; • Residential uses will be considered; • to allow for the successful re-use of historic buildings where other uses would not be appropriate or viable; or • If it can be demonstrated that an element of residential development is required to enable the development of other uses on the site in terms of securing a viable scheme. 	
Physical Constraints:	
Conservation	The site is located within Haslar Conservation Area. There are a number of heritage assets on site; Grade I listed Gunboat Sheds and Workshops, Grade II listed Gunboat Yard Engine House and Scheduled Monument (Gunboat Traverser

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	System). Adjacent to Portsmouth Harbour Site of Special Scientific Interest (SSI) and located within the SSSI Impact Risk Zone. Adjacent to Portsmouth Harbour and Solent and Dorset Coast Special Protection Areas.
Transport and access	Good access to road network. The site has an existing access onto Haslar Road, providing direct vehicle access to the town centre. Local bus routes serve the site with the nearest stops located on Haslar Road .
Environmental	The western half of the site is in flood Zones 2 and 3 and is therefore at risk from flooding.
Commercial viability/ attractiveness to the market:	
<p>Development costs are likely to be an issue, due to the need to retain historic buildings and part of the site's location within Flood Zone 3.</p> <p>Employment uses, particularly those that are related to the marine industry are considered to be appropriate and will likely be attractive to the market.</p> <p>Leisure and tourism uses would provide the opportunity to develop a tourist offer that links with the site's heritage, though public sector funding may be required to supplement the private development costs of developing the heritage site for such purposes.</p> <p>Residential use (on the eastern half of the site) will likely be attractive to the market and could be used to enable the development of a mixed use scheme.</p>	
Potential development uses:	
<p>Employment uses- there is potential for the site to host a UK Maritime Innovation Hub.</p> <p>Leisure and tourism.</p> <p>Residential uses on part of the site.</p>	
Timescale for delivery:	
Medium to long term (10 to 20 year period) - subject to development aspirations of the private owner.	

SITE 8: GOSPORT WATERFRONT & TOWN CENTRE SITES

Site Overview:

The Gosport Waterfront and Town Centre SPD area is formed of 9 character areas; Royal Clarence Yard, Gosport Waterfront, Gosport Lines, North of High Street, High Street, South of High Street, Bus Station and Falklands gardens, Trinity Green Area and Haslar Marina. The area objectives seek to respond to the challenges presented within each character area. There are a number of development sites located within the character areas. Key development sites include the Bus Station, Gosport waterfront and Haslar Marina.

Site Location & Proximity to Town or District Centres:

All SPD sites are either located within or adjacent to Gosport town centre.

Site Ownership & availability for development:

Multiple ownership

Planning history:

There is extensive planning history across the area. Key recent history include approval for the erection 55 flats at Royal Clarence yard (15/00620/FULL) and submission of an application for the redevelopment of the Police station to provide part eight, part six, part four, part three storey building comprising 88 flats and 274 sqm of commercial floor space (use classes a1, a2, a3, a4, a5 d1 or d2) with associated access, landscaping and parking (19/00483/FULL).

Policy support/ constraints:

Local Plan policy LP4 allocates Gosport Waterfront and Town Centre as a regeneration area. The policy seeks to deliver approximately

- 33,000 sqm of employment floorspace;

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<ul style="list-style-type: none"> • 6,500 sqm retail and town centre uses; • A range of community and leisure uses; • 700-900 dwellings; • New transport interchange; and • Enhanced public realm. <p>The supporting policy text outlines that the Waterfront will be the focus for new employment development with approx. 26,000 sqm of employment floorspace expected to be delivered on the waterfront.</p> <p>The retail and leisure floorspace will be directed across the regeneration area.</p> <p>The waterfront will deliver a significant proportion of the residential target for the regeneration area.</p> <p>The existing transport interchange should be replaced with a new ferry/bus interchange.</p> <p>The key area that appears to be the focus for redevelopment is the bus interchange/waterfront area.</p>	
Physical Constraints:	
Conservation	High Street Conservation Area, Royal Clarence Dock Conservation Area, St George Barracks South Conservation Area. Scheduled Monument, a number of Grade II and II* listed buildings. Portsmouth Harbour Ramsar Site, Portsmouth Harbour Site of Special Scientific Interest (SSI) and Portsmouth Harbour SSSI Impact risk zone. Portsmouth Harbour Special Protection Area.
Transport and access	The area has good access to the road network and is well served by public transport including local bus routes and the ferry service to Portsmouth, which provides a direct connection to Portsmouth Station. Portsmouth station provides regular services to London, Brighton, Wales and the West Country.
Environmental	The bus station is part located in Flood Zones 2 and 3. Gosport waterfront is largely located in Flood Zone 3. Haslar marina is partly located in Flood Zones 2 and 3.
Commercial viability/ attractiveness to the market:	
<p>The redevelopment of the existing bus station and the waterfront area present a significant mixed use development opportunity. The redevelopment of the bus station provides an opportunity to upgrade the existing facilities and provide retail and F&B offering at ground floor level, with residential development above. Retail uses will support the function of the bus station, whilst also providing facilities for residents of residential development above the bus station and along the waterfront.</p> <p>The residential uses above the bus station and along the waterfront are likely to be attractive to the market, due to the town centre location, proximity to transport links and views over Portsmouth Harbour. The redevelopment of the bus station is expected to be partly funded via public funding and private funding related to the residential and retail offering.</p> <p>Employment floorspace is likely to be attractive to the market along the waterfront area, due to the town centre location, proximity to transport links and views over Portsmouth Harbour.</p> <p>Funding for the preservation of the existing public realm and new public realm will need to be considered.</p> <p>Public funding will likely be required to encourage public realm and façade improvements on the high street.</p>	
Potential development uses:	
<p>Residential uses – focused on High Street (over the shop), North of High Street, and South of High Street, and the redevelopment of the Bus Station (upper floors).</p> <p>Retail/leisure uses – Royal Clarence Yard and redevelopment of the Bus Station site.</p> <p>Marine industry and employment uses – Gosport Marina, Haslar Marina, and Retained Area.</p>	
Timescale for delivery:	
The Bus Station site is the most likely site within the SPD that can be delivered in the short to medium term (i.e. 5 to 10 year period).	

SITE 9: GOSPORT LEISURE PARK	
Site Overview:	
<p>The site extends to approximately 5.3 ha and comprises of a leisure centre, public house, hotel and ice rink. Planning permission was granted in 2011 to replace the former Holbrook Leisure Centre and introduce the public house and hotel use on site. The permission has been built out. The ice rink first opened in the late 80s and was not included in the 2011 application site but was refurbished in 2016.</p> <p>The site is located on Fareham Road, the main road into Gosport from A27/M27. The site is in close proximity to the tourist attraction of Fort Brockhurst.</p>	
Site Location & Proximity to Town or District Centres:	
<p>The Elson Road neighbourhood centre is located 0.9 miles to the east of the site. Gosport town centre is located 2.9 miles to the south east of the site.</p>	
Site Ownership & availability for development:	
<p>The site is part owned by the Council</p>	
Planning history:	
<p>The key planning history for the site is the 2011 application which granted permission for 'demolition of existing leisure centre, erection of replacement leisure centre including swimming pool, sports hall, health and fitness suites, and all-weather 5 a-side/7 a-side synthetic turf pitches, erection of new hotel, and pub/restaurant (including ancillary residential unit), associated access, car parking, servicing and landscaping (11/00249/FULL).</p>	
Policy support/ constraints:	
<p>Local Plan policy LP9E allocates Gosport Leisure park for development including leisure facilities. The policy's supporting text outlines that in future there may be opportunities for additional leisure facilities with complementary commercial uses.</p> <p>Local Plan policy LP32 protects against the in principle loss of existing leisure and community uses.</p>	
Physical Constraints:	
Conservation	<p>Site located approximately 500m from Fort Brockhurst Scheduled Monument. Portsmouth Harbour Sites of Special Scientific Interest Risk Impact Zone. Priority Species for targeting Lapwing and Redshank birds. South Coast Plain Farm Wildlife Package Area. South Coast Plain National Character Area.</p>
Transport and access	<p>The site is located off Fareham Road, the main road into Gosport from A27/M27. Local bus routes serve the site with nearest bus stop being located adjacent to the site on Fareham Road.</p>
Environmental	<p>The site is in Flood Zone 1 and is therefore at low risk of flooding.</p>
Commercial viability/ attractiveness to the market:	
<p>The Council will seek to protect the existing uses on site. There may be scope for additional leisure uses on site such as a cinema (the nearest cinema facilities are located in Portsmouth) if a suitable site is not available in Gosport Town Centre or edge of the centre. However such uses will be subject to market demand and site constraints. The existing development on the site extends across much of the site and therefore there is limited land availability on the site. The commercial viability of exploring development on the airspace of the existing buildings and the reconfiguration of the existing parking on site should be explored.</p> <p>Depending on demand and viability, there may be scope to explore extending the hotel to provide additional rooms/facilities.</p> <p>There may be potential to provide light industrial uses including trade counters.</p>	
Potential development uses:	
<p>Leisure/ community facilities. Employment uses.</p>	
Estimated timescale for delivery:	

Short to medium term (i.e. 5 to 10 year period).

SITE 10: ALVER VALLEY COUNTRY PARK

Site overview:

The 200 hectare Alver Valley Country Park is situated between the urban areas that comprise Gosport Town Centre and Lee-on-the-Solent District Centre. As such the country park is effective in preventing the coalescence of the two urban areas.

The country park comprises a number of different terrains and visitor facilities. Attractions within the park include: Zigzag Bridge, Sandhill Pond (angling), BMX track, adventure playground, picnic areas, Little Woodham Village, Wildgrounds Nature Reserve, etc.

Site location & proximity to Town or District Centres:

Lee-on-the-Solent is relatively close to the country park but it is unlikely to support linked trips on foot.

Site Ownership & availability for development:

The site is part owned by Gosport Borough Council and the Ministry of Defence.

Planning history:

In recent years planning permission has been granted for visitor facilities and a small café.

Preliminary proposals for a garden centre and ancillary commercial uses on land that accommodates the Grange Farm site.

Policy support/ constraints:

- Nature conservation policy will influence the type of uses that could be accommodated. Acceptable uses are likely to be limited to activities that have minimal impact on the natural environment and nature reserve designation.
- The site is identified in the Local Plan.

Physical constraints to development:

Conservation	Very constrained. Identified as a Site of Importance for Nature Conservation. The Wildgrounds, located within the park grounds is a designated Local Nature Reserve.
Transport and access	Reasonably good access for vehicles. Car parks are provided to the north west (off Cherque Way) and south east of the site) off Grange Road). Local bus routes serve the site with the nearest stops located on Howe Road and Grange Road.
Environmental	In the 1970s a large part of the site was used to bury refuse. As such, there may be ground contamination issues.

Commercial viability/ attractiveness to the market:

Subject to further assessment there may be interest from outdoor leisure operators, such as aerial and tree top adventure trails. The nearest operator is Go Ape in Itchen Valley Country Park.

Potential development uses:

Outdoor leisure uses

Estimated timescale for delivery:

Short to medium term (5 to 10 year period).