



**GOSPORT**  
Borough Council

Have your say on the

# Gosport Borough Local Plan 2038

consultation draft brochure

Comments  
required by **3  
December**



find out more at

[www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)



# Gosport Borough Council is producing a new Local Plan

All local authorities are required to produce a Local Plan for their area and review them at least every five years. We have produced the first draft of our new Local Plan and are seeking your views before progressing to the next stage.



This consultation brochure highlights the key aspects of the draft Plan and explains how to make comments. Copies of the main consultation documents and all supporting documents are available to view on our website:

[www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)

We look forward to hearing what you think about the first draft Local Plan this Autumn.

Following this consultation we will consider your feedback, publish our responses along with details on any modifications that we feel should be made to the Plan, before seeking your views on a Final Draft Local Plan in Autumn 2022.



# GOSPORT

## Vision for Gosport in 2038

The draft Local Plan is required to cover at least a fifteen-year period and therefore considers the development of the Borough until the year 2038. Our Vision for Gosport takes the main issues we have identified over this time period and sets out the five key things that we wish to achieve:

- 1** A sustainable and healthy environment, adapting well and mitigating the impacts of climate change
- 2** An enhanced sense of place with high quality regeneration sites
- 3** A successful place where people choose to live and work
- 4** An economy making the most of its coastal location
- 5** Reduced out commuting and increasing sustainable travel

Over the plan period Gosport will capitalise on its unique coastal location to create new jobs and businesses by:

- Finding new roles for historic naval and maritime buildings.
- Regenerating Gosport Waterfront and Haslar Peninsula to be a world-class location for marine industries and sailing, and provide new homes and employment.
- Building on the success of the Solent Enterprise Zone to ensure Daedalus provides new jobs, local businesses and homes.





# What are we consulting on?

The draft Plan covers a broad range of development issues including the regeneration of the Borough's brownfield sites, dealing with challenges to the Town Centre, and looking after our fantastic heritage. The protection of existing employment sites and the creation of new employment opportunities is another key consideration within the document.

Policies are included which seek to protect and enhance open spaces and important habitats, and safeguard community facilities. Measures to adapt to climate change and reduce carbon emissions, as well as dealing with flood risk. Not only will the Plan provide a strategic overview for development in the Borough but it will be used by the Council when making decisions on planning applications.

Whether you wish to support, object, or suggest an amendment to the draft Local Plan, we want to hear from you. Details of how to respond can be found on the 'Have your say' panel at the end of this consultation brochure.



# Why do we need new development?

The sale of Ministry of Defence sites and other Government owned land has meant that there are great opportunities to continue regenerating a number of historic and coastal sites in the Borough to create jobs and new neighbourhoods which the public have never had access to before. Each of these sites come with massive challenges and can take time to deliver and therefore we need to start planning their future now. Some of the challenges include the need to improve sea defences, repairing neglected historic buildings as well as issues such as contamination and improving access.

The Government requires significant housebuilding each year to meet housing needs with a focus on brownfield sites. New homes can also make such sites more viable.

By 2038 it is estimated that almost 30% of the people living here will be aged 65 years or older. People are living longer while average household sizes are reducing. The gap between earnings and house prices continues to increase. All of these factors are putting pressure on the Borough's housing. There are currently 675 people on the waiting list for affordable homes. With a growing population this level of demand will continue through the plan period, even as new affordable housing is delivered.

Providing the homes that are needed will also require new infrastructure including flood defences, transport services and open spaces. This infrastructure, and new job opportunities, will need to be provided near to residential areas to reduce congestion and out-commuting.

The development of new employment floorspace will provide a range of jobs in various sectors. This includes the marine and advanced manufacturing sectors which Gosport has already particular strengths in.

New development can be provided within Gosport and Lee-on-the-Solent by making better use of existing sites, including brownfield land and re-using existing buildings.



# Key planning issues for Gosport

## Economy

- Future development is constrained by Gosport's peninsula location and the amount of land in active military use. Large sites, previously used by the MoD, require significant investment and are complex to redevelop.
- The Borough has the lowest job density in England with 0.52 jobs per person aged 16-64. This has resulted in high levels of out-commuting and significant traffic congestion.
- The Local Plan will seek to retain existing employment areas and identify new employment sites which will help deliver 90,000m<sup>2</sup> of additional employment floorspace. Daedalus will continue to be the primary focus for new employment floorspace with new marine-related employment identified at Blockhouse and Victoria Quays (near Royal Clarence Yard).
- The Borough's centres face significant competition from neighbouring areas and online shopping. The Local Plan will also aim to diversify commercial and community uses in our centres.

## Housing

- The Government's 'Standard Method' for determining the housing requirement for each area identifies that approximately 5,500 dwellings are required in the Borough over the period to 2038. However the Council needs to ensure that there is an appropriate balance of economic uses, quality open spaces and supporting infrastructure and facilities. It also needs to ensure that the quality of the environment is safeguarded. Taking these factors into account and the lack of available sites approximately 3,500 new homes are planned in the Local Plan to be delivered by 2038.
- New homes need to be designed to a high standard which enhances local distinctiveness.
- All homes should be adaptable with a proportion being built to accessible standards.
- Housing can be too expensive for some residents, so more affordable homes are needed.

## Environment

- There is a need for the Borough to adapt and mitigate to the impacts of climate change and contribute towards the national requirement to be net zero carbon by 2050.
- The low-lying geography and coastal location leaves Gosport vulnerable to flood risk. Improved flood defences and resilience measures are needed to protect communities.
- The natural environment and the diverse range of habitats and species need protection from development, as well as biodiversity enhancements to reverse wildlife declines.
- The Borough's rich historic built environment has been recognised nationally and has been designated as a Heritage Action Zone, with historic buildings being re-used sensitively.
- The Borough's wide range of open spaces will be protected and enhanced.

## Local communities and supporting infrastructure

- New development and existing communities need the infrastructure required to make sure the people who live and work in the Borough can enjoy their lives.
- The needs of all ages of the population are changing. An ageing population means residents will require different services and facilities. At the same time, opportunities for young people and future generations need to be maximised.
- Some residents have poorer health and experience greater inequalities than much of the region. Good health and wellbeing for all needs to be facilitated as much as possible.



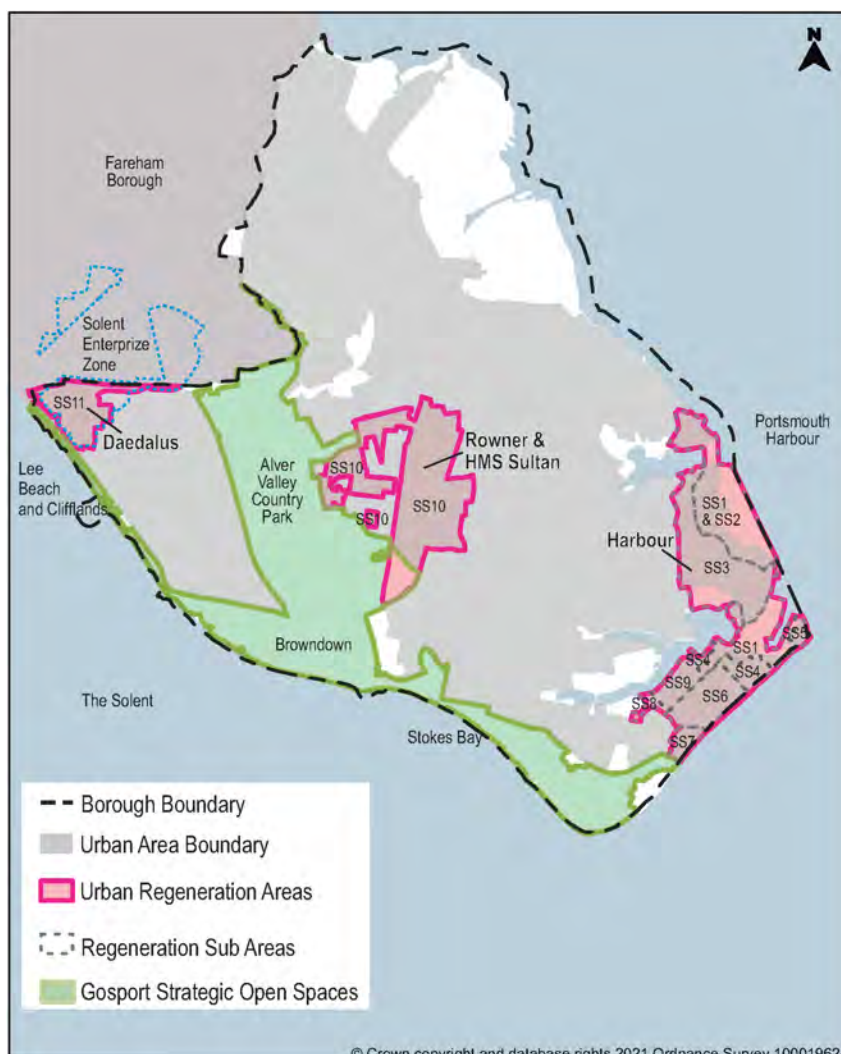
# Where are we planning new development?

We propose that most new development should be concentrated in two large urban regeneration areas;

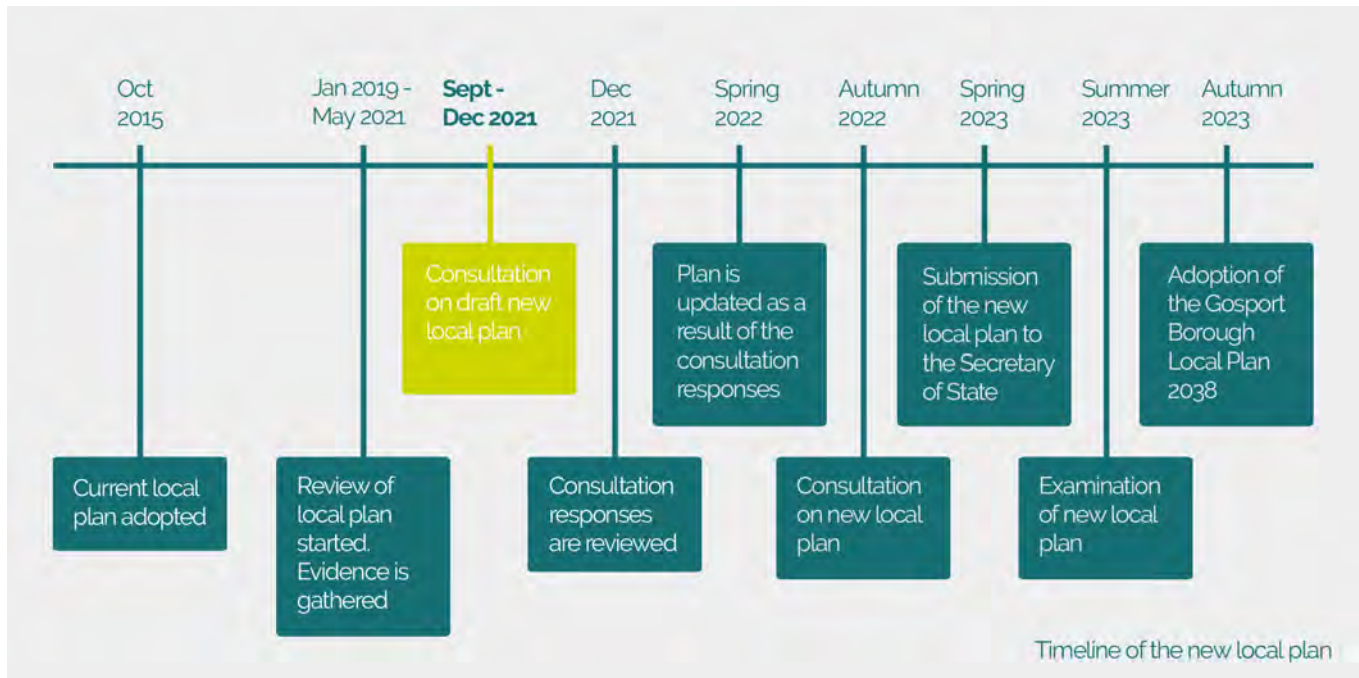
- **The Harbour Regeneration Area** includes Gosport Town Centre, Gosport Waterfront and the Haslar Peninsula. The Area includes a number of major brownfield sites which are identified for a mix of uses including employment and housing as well as leisure and community uses.
- **The Daedalus Regeneration Area** is the historic core of the site south of Implacable Road. The Council are proposing that the area be redeveloped for mixed use with new employment and community facilities. Seaplane Square is identified for a 'cultural hub' focused on a new museum with cafes and public space.

In addition, should circumstances change, potential future opportunities may become available at:

- **The Rowner and HMS Sultan Regeneration Area.** This is identified as a long-term project to finish the regeneration of the Rowner Estate with new, better homes for local people and improved public open spaces. The HMS Sultan site is currently scheduled to be released by the MoD after 2029. The Council's preference is for this large site to be retained as a military base, but if it is to be released the western site should be an Employment Priority Area.



# Have your say



We want a Plan which reflects not just national planning requirements but also a wide range of local voices. Whether you'd like to support, object or request an amendment to the draft Local Plan, we'd really like to hear your views.

You can respond to this consultation in a number of ways, including:



## Online

Response forms available at: [www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)

## Email

You can email at: [planningpolicyconsultation@gosport.gov.uk](mailto:planningpolicyconsultation@gosport.gov.uk)

## Letter

Return hard copy forms to:

Planning Policy Team  
Planning and Regeneration Services  
Gosport Borough Council  
Town Hall, High Street  
Gosport, PO12 1EB

We will also be hosting events where you will be able to visit us in person to discuss the Local Plan and provide feedback. Latest details are available at: [www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)

find out more at

[www.gosport.gov.uk/gblp2038](http://www.gosport.gov.uk/gblp2038)