

GOSPORT BOROUGH COUNCIL

Daedalus Supplementary Planning Document: Statement of Consultation

The public consultation for the Daedalus Supplementary Planning Document (SPD) was carried out in accordance with the process outlined in the draft Statement of Community Involvement in accordance with the Town and Country Planning (Local Development)(England) Regulation 2004 (as amended 2009).

The consultation period ran for six weeks between 24th January to 4th March 2011. The Borough Council conducted significant consultation in relation to the Daedalus SPD: Consultation Draft and the accompanying Habitat Regulation Assessment: Screening Report. This included:

- letters to 136 organisations and individuals in its contact database who had expressed an interest on LDF matters generally and Daedalus specifically (see Annex A);
- statutory notice in local press;
- two press releases (one relating specifically to the consultation draft the other to the public meeting which resulted in articles in the Portsmouth News and the BBC website;
- radio interview with Councillor Lane promoting the consultation document;
- public exhibition for the six week period in Lee-on-the-Library, Gosport Discovery centre and the Planning Reception area in the Borough Council Town Hall. Each exhibition included:
 - display boards;
 - summary leaflets;
 - comment forms which could be posted in a box at each exhibition (this generated significant responses)
 - staffed sessions attended by GBC planning officers to deal with queries (these were advertised in leaflets and on exhibition boards)
- public meeting held at St Faith's Church , Lee-on-the Solent on 17th February at 7pm. This was attended by around 200 people.

The Council received 110 responses from a variety of organisations as well as local residents. Each representation has been summarised and considered to inform the final version of the SPD and is included in 'Daedalus SPD: Summary and Analysis of Consultation Responses'. A summary of the key issues raised and how the Council dealt with these matters is included in Annex B.

Annex A: Names of persons whom the authority consulted in connection with the preparation of the SPD

The table below includes those organisations who requested to be consulted on the LDF and /or Daedalus SPD matters. It doesn't include those additional members of the public and businesses who responded as a result of the Council's public consultation exercise.

Organisation	Organisation
4 in-LINK	Fareham Borough Council
Aircraft Owners & Pilots Association (UK)	Fine Cars Limited
Alliance Environment and Planning Ltd -	Fusion On Line Ltd
Alliance Planning	Geo. Kingsbury Machine Tools Limited
Allsop LLP	GL Hearn Property Consultants
Alsop Verrill LLP	Gosport Access Group for Disabled Persons
AOPA	Gosport and Fareham Friends of the Earth
Barton Wilmore Planning Consultants	Gosport Society
BC Solent Ltd	Gosport Voluntary Action
Bellway Homes (Wessex)	Greystoke Investments
British Gas Properties	Groundwork Solent
British Telecom Plc	GVA Grimley
Britten Norman	Hampshire & Isle of Wight Wildlife Trust
Bryan Jezeph Consultancy	Hampshire Constabulary
Business Link Wessex	Hampshire County Council Spatial Strategy Group
CB Richard Ellis (3 different offices)	Hampshire Economic Partnership
Chris Thomas Ltd	Hampshire Fire & Rescue Service
Civil Aviation Authority	Hampshire Police Air Support Unit
Cluttons LLP	Hermitage Housing Association
Colliers CRE	Highways Agency
CPRE Hampshire	HM Naval Base
'Curves' Franchise	Home Builders Federation
David Ames Associates	Homes and Communities Agency
Defence Estates (2 different offices)	Hood House Limited
DPDS Consultancy Group	Housing Forum Gosport Council
DPP(2 different offices)	Isle of Wight Council
Dreweatt Neate	Kings Sturge
Drivers Jonas Deloitte	Lee Business Association
Drum Housing Association	Lee Flying Association
Enerlux Ltd	Lee-on-the-Solent Community Association
English Heritage	Lee-on-the-Solent Residents Association
Entec UK Ltd	Lee-on-the-Solent Tennis, Squash & Fitness Club
Environment Agency	Lennon Planning Limited
Luken Beck Ltd	Smart Futures
Marina Projects Limited	Smith Stuart Reynolds
Marine Management Organisation	Solent Forum
Maritime and Coastguard Agency	Solent Protection Society
Martin Robeson Planning Practice	South East Hants Green Party
Martineau	Southern Planning Practice
Mayfair Investments	Southern Water
Member of Parliament	Sport England South East

Organisation	Organisation
National Grid	St Mary's Church
Natural England (2 different offices)	Strutt and Parker
NHS Estates Invenures	STS Defence
NHS Hampshire	Terence O'Rourke
Nicholas John Architects	Tetlow King Planning
Our Enterprise Haslar Ltd	The Coastal Defence Partnership
Peacock & Smith	The Crown Estate
Persimmon Homes South Coast Ltd	The Planning Bureau Limited
Persimmon Homes South East	The Solent Electronic Home
Portsmouth & SE Hampshire Chamber of Commerce	Tibbalds Planning & Urban Design
Portsmouth Care Trust	Tourism South East
Portsmouth City Council	Vector Aerospace International
Portsmouth Hospitals NHS Trust	Washbourne Greenwood Development Planning
Portsmouth Housing Association Ltd	Wharf Land Investments
Portsmouth Naval Base Property Trust	White Young Green Planning (2 different offices)
Portsmouth Teaching PCT	Individual
Portsmouth Water Plc	Mr George Cooper
PUSH	Mr Michael P Puddicombe
Royal Mail	Mr Steve Hillier
RPS	Mr Stewart Ross
RSPB	
Scott Wilson	
Scottish & Southern Energy	
SEEDA	
SGN (Southern Gas Network)	

Annex B: Summary of the main issues raised in those consultations and how those issues have been addressed in the SPD

Impact on internationally important nature conservation sites: A number of comments were received from Natural England, the Environment Agency, the RSPB and the Hampshire and Isle of Wight Wildlife Trust. These have been made regarding the potential impact of development at Daedalus on the internationally important habitats in the vicinity including the Solent and Southampton Water Special protection Area (SPA) at Hill Head.

Of particular concern has been the promotion of a marina proposal in the Daedalus SPD. Natural England consider that as the marina has been mentioned in the SPD as a positive addition to the Daedalus site, it would be necessary for the Council to undertake Habitats Regulation Assessment (as outlined in the Habitat Regulations 2010) on the environmental effects of this proposal.

However the Borough Council considers that the SPD does not make provision for a marina. Instead it provides guidance on the key issues that would need to be addressed if any proposal were to come forward. This has been done to address previous suggestions for a marina in this location and to provide useful information in relation to the significant constraints involved.

A number of other comments were made in relation to the potential impacts on internationally important habitats. These issues are addressed in the accompanying Habitats Regulations Assessment Report (located in the Members' Room). Proposed amendments to help address this issue include:

- specific section on green infrastructure requirements both on and off-site to help mitigate for the impacts of the development including those on internationally important habitats; and
- strengthening of wording in a number of sections to ensure a precautionary approach is taken in relation to the international sites

The need to protect aviation interests: Representations were received from the Lee Flyers Association on a number of aviation-related matters. There was particular concern regarding the location of the eastern access route in relation to the eastern runway. The indicative route has now been shown further southwards. There are still concerns regarding the potential for employment uses close to the end of the runway which need to be considered further at the planning application stage in relation to location and height of buildings. The SPD makes it clear that developers will need to consider this issue.

Future of the Hovercraft Museum: The Council received a number of responses concerned by the lack of a specific reference to the Hovercraft Museum. This has now been rectified and revised text is incorporated in the SPD.

The need to allow local businesses / a wide range of sectors on the site: A number of comments were received relating to the need to provide land for local businesses. Whilst the consultation draft stated that the site could accommodate a wide range of business premises including start-up and move-on facilities, it has been considered that a more explicit reference relating to the potential for local businesses to locate to Daedalus would be useful. A number of representations questioned the emphasis on aviation, marine and hi-tech businesses but it is considered that evidence is available, including work undertaken for SEEDA, which supports the aim of encouraging such businesses to the site.

The impact of development on key roads in the area: This was the most common area of concern from local residents. It is considered that an employment-led regeneration site will create significant job opportunities and help reduce out-commuting from the Peninsula as well as encourage the use of modes of transport other than the car. The specific impacts of development on both main and local roads will need to be considered as part of a detailed application and the appropriate mitigation measures secured. The SPD provides a framework to advise developers of a range of measures that may be required to mitigate traffic generated by the site.

Access to the site: There were significant concerns raised regarding the re-opening former access points. It is considered that the proposed hierarchy of access points to the site will help alleviate these concerns as the primary access at Broom Way and the secondary access point on Stubbington Lane/Marine Parade will be designed and signed in such a way to direct most of the traffic to the site including heavier vehicles.

The other smaller access points included in the SPD will be suitable for local traffic movements and ensure that the new development is permeable and integrated into the wider community. By having a number of small local access points will also ensure that there is a more even distribution of traffic and not put pressure on any single local access point.

Numerous comments were received regarding the access just north of Ross House. This remains the preferred access point after several options were explored. It is considered that whilst most traffic will use the Broom Way access, a secondary access is required to allow traffic using Stubbington Lane to enter the Daedalus site rather than using more inappropriate roads in Lee. A site the size of Daedalus requires more than one main access to the site. The location just north of Ross House would enable a road of the suitable standard to be constructed. It is considered preferable to build the road to the north rather than the south of Ross House as it is further away from the residential property separated by a car park and drive and is not between buildings thus reducing the 'canyoning effect'. The access would be signal controlled and could offer Ross House residents a more convenient access onto Marine Parade.

In addition concerns have been raised regarding the impact of the Stubbington Lane access on the operation of the runway. However this matter has been clarified by a report commissioned by SEEDA that states that the proposed road would not have an impact on the operation of the aerodrome if it were to continue to operate as a general aviation unlicensed aerodrome. If it was proposed for the airfield to be licenced the runway would need to be shortened to 1199m (a reduction of 110 metres) due to the presence of Ross House rather than the proposed new road.

The amount of residential proposed and the potential for higher numbers and impact on the local services: The proposed residential figure of 352 (including the undeveloped MoD land) is in accordance with the adopted Gosport Borough Local Plan Review (GBLPR) and will contribute towards the housing needs in the Borough. Residential use also represents an appropriate use of parts of the development site for example, the refurbishment of historic buildings and in areas adjacent existing residential areas. The SPD states that a higher figure will only be considered in exceptional circumstances if it can be demonstrated that the additional housing is required in terms of viability to deliver the overall objectives for the site including generating significant new

employment. The Borough Council will require an 'open book' approach to this issue.

Concern has been expressed regarding the impact of new houses on local services particularly education and health. The SPD makes it clear that any proposal will need to address this issue and that mitigation measures will be required through existing and emerging planning policies including developer contributions to improve education. There is potential on the site for the provision of health and other community facilities.

The location of residential development: SEEDA considered that the plans in the SPD were too prescriptive and particularly in relation to new residential development. The SPD makes it clear that the plans are for illustrative purposes and that other solutions will be considered however it is considered that the historic core and areas adjacent existing residential areas are appropriate for residential development.

The need to protect Lee Centre and limit retail development on the site: Numerous comments supported the need to protect Lee centre and limit retail on the Daedalus site. This requirement remains in the SPD and will ensure that any future proposals for retail on Daedalus will not have a detrimental impact on the vitality and viability of Lee Centre.

The future of the undeveloped Ministry of Defence land: Defence Estates made a number of objections relating to the potential future of its land within the site for employment purposes. The area originally had outline planning permission for 152 Married Quarters but the Borough Council refused permission for its renewal (Feb 2011) due to a lack of justification that these Married Quarters were still required. The position in the SPD remains unchanged stating that if the requirement for Married Quarters can be justified this area is the most appropriate site as it is adjacent the first phase of completed Married Quarters. The SPD adds that if the site is no longer required for Married Quarters the land should be considered as part of the whole of the Daedalus site and may be appropriate for residential, employment or a mix of both.

In the light of assessing the responses to the Daedalus SPD it has been considered appropriate to further integrate the planning of the Defence Estates' land with the rest of the site and consequently the characters areas included in Section 7 relating to design have now been amended to include this part of the site.

Further details of the above key issues and other concerns are included in the '*Summary and Analysis of Consultation Responses*'. This document can be viewed at the Borough Council offices or viewed at www.gosport.gov.uk/daedalus-spd.