

**From:** Mark Turvey [REDACTED]  
**Sent:** 19 September 2017 12:44  
**To:** Planning Policy Internet  
**Cc:** Paul Hickey  
**Subject:** Gosport Waterfront and Town Centre Supplementary Planning Document

Deputy Head of Planning Services (Policy)

Gosport Borough Council

Town Hall

High Street

Gosport PO12 1EB

Dear Sir

**Cockleshell Square, The Pavilions, Gosport**

Cockleshell Square contains the green space forming the centrepiece of The Pavilions development, formerly St George Barracks South, which lies to the east of Clarence Road and to the west of Arden Park.

The Pavilions is an entirely private development. The estate is managed by Pavilions (Gosport) Management Company Limited (“the Company”), on whose behalf I write, and run by the Company’s agent Alexander Faulkner Partnership [REDACTED]

When the estate was developed for residential use, it was originally proposed that its roads would be adopted as public highways. This never occurred, as the narrow roadways and tight corners do not meet the required standards for such adoption. Subsequently, the planning consents which originally required the vehicle gates at the north and south ends of Pavilion Way to be open, were amended to allow them to be permanently closed. The closed gates are now part of the development’s perimeter fence. The adjacent pedestrian gates are accessible only to residents and are fob-controlled security gates.

No part of The Pavilions is in public ownership and the entirety of the estate and its roads is maintained at the expense of the owners of the residential property on the site. There is no public or other right of way over the development or any part of it.

Cockleshell Square, the green centre-piece of The Pavilions development, is labelled in the maps forming part of the Gosport Waterfront and Town Centre Supplementary Planning Document (“the Planning Document”), variously, as:

“Existing Open Space (Policy LP3, LP35, LP41)” - page 16;

“Significant Open Space (in terms of Town Scale /Locally)” - page 20; and

“Protected open space” - page 43.

The Directors of the Company readily understand and support the designation of the square as protected open space and entirely accept that planning permission would not be forthcoming for the green space in Cockleshell Square to be built upon or used for any other purpose.

So far; so good. The Planning Document, however, then describes Cockleshell Square, at page 84 in 'Plan 23 and Walpole Park – North', as:

"Publically accessible open space"

This is not the case. It may be that the error arises from now abandoned plans to adopt the estate roads (explained above), but it needs correcting. I should be grateful for your confirmation that the Council does not in fact assert that the green space forming the centre of Cockleshell Square is "Publically accessible open space"; and that the Planning Document will be corrected accordingly.

### **Proposed public footpath following the eastern boundary of Arden Park / western boundary of the Pavilions**

At page 84 of the Planning Document, a new public footpath is proposed linking Clarence Road / Ordnance Road with the MoD-owned playing fields to the immediate west of the Pavilions, apparently for the purpose of bringing "Arden Park into wider public use".

The course of the proposed public footpath is immediately alongside the Pavilions boundary and close to residential properties. These are separated only by modest fencing from playing fields to which there is very limited public access.

As a 'Gosport Lines' path along Arden Park's western boundary is being considered, I submit that an additional path in Arden Park is neither necessary nor desirable, particularly not one running so close to existing residential property in The Pavilions. The privacy and security of the residential properties abutting that boundary would be adversely affected. Those living in the affected properties deserve at least as much protection from "disturbance" as is planned for Arden Park's overwintering Brent Geese.

I should be grateful if you would consider limiting the proposed additional paths in Arden Park to one: namely the proposed Gosport Lines path along the western boundary, adjacent to Spring Garden Lane.

Yours faithfully

Mark Turvey

Director

Pavilions (Gosport) Management Company Limited

---

Please consider the environment before printing this email.