

Planning application reference: 20/00292/FULL
June 2021



Brockhurst Gate – Unit 8

Regulatory Board Briefing Sheet

On Wednesday 9th June, Millngate Gosport Developments' detailed planning application for the erection of an additional unit to the existing Brockhurst Gate retail terrace comes before the Regulatory Board for your consideration.

Background to the application

Members will be aware of the planning history of Brockhurst Gate that was granted consent following support from the Regulatory Board Members in September 2017. All councillors

present for that Regulatory Board meeting voted in favour with many praising the jobs and the investment that the scheme would bring along with the high levels of public support that the scheme had generated.

During 2019, Millngate submitted a planning application for two additional smaller retail units, known as Units 8 & 9. In January 2020, that application was refused due to failing the town centre sequential test for the size of units and as one of the proposed units was separate from the main terrace and considered intrusive into the setting of Fort Brockhurst. There was no objection to a unit in the same location as Unit 8.



Site location for proposed Unit 8 in the space between the end of the retail terrace and the treeline boundary

Proposed development

The proposed Unit 8 has been through a number of design iterations since the previous refusal and the submission of the current application to the Council in August 2020. In early December last year, the most recent design and layout was presented to Members at a briefing arranged by Millngate.

The plans and elevations below show how the scheme's design and layout has evolved. Essentially, the proposed unit:

- Has a reduced width
- Responds to the heritage and conservation concerns in relation to Fort Brockhurst
- Includes 16 additional parking spaces, of which two will be for electric vehicles
- By extending the terrace and introducing another occupier, more customers will be attracted to this end of the terrace

Mindful of Members' comments at the August 2020 Regulatory Board meeting that Brockhurst Gate was a scheme that should include 'big boxes', the proposed development will be for a bulky goods retailer. Whilst the retail market in the UK is currently subdued largely due to the pandemic, it is expected that a planning consent for Unit 8 will attract a suitable major retailer to Gosport.

The new unit will also deliver additional economic, environmental and social benefits for the Gosport community:

- Attracting a new bulky goods retail business investment to this part of Gosport.
- Creation of up to 30 full and part-time jobs plus the temporary construction jobs.
- The new unit would also generate additional Business Rates revenue and a potential £55,000 CIL contribution (in addition to the significant CIL contribution of over £400,000 paid to date).

A few months ago, a local Councillor advised Millngate that several residents had suggested the installation of some bench seating outside the existing stores particularly for elderly shoppers. It was hoped that this could be included as part of the current Unit 8 application however it is apparently not possible to include these as they would be considered as off-site improvements. So Millngate will be looking to install separately.

Highways update

Members will be aware of the highways congestion off Fareham Road and into Brockhurst Gate via Heritage Way over the past year. This has been created in the main by the 'Drive-Thru' operation of McDonald's during the Covid-19 lockdown period while the restaurant operation was closed.

During this time, Millngate has been liaising closely with the restaurant management who have been working hard to manage the traffic at peak times with a member of staff directing the flow of cars where possible. Since the lifting of restrictions in mid-May when McDonald's diners have been allowed to start eating indoors, the traffic congestion has eased significantly. Millngate will continue to monitor the situation but it is hoped that the worst has passed.

Your officers are happy for a S106 legal agreement to be imposed as part of any permission being granted for Unit 8 to link the highways works that were agreed in May 2020 with the granting of permission for the trade counter, showroom and employment units (known as Phase 2) to the rear of the retail terrace. These highways works to Fareham Road will greatly improve traffic flows at the junction with Heritage Way alongside a Travel Plan for the new workers. These improvements and the additional 16 parking spaces proposed with Unit 8 will help improve traffic flows as well as increase the overall parking capacity of Brockhurst Gate.

We hope Members of the Board will recognise the merits of this planning application and support your Officers' assessment and recommendation.

Refused Scheme



Existing terrace elevation with separate unit 8 and unit 9



- Existing terrace with separate unit 8 and unit 9
- Two small units separated from the main terrace submitted for planning 18/00388/FULL
- Refused at planning due to: sequential test for size of units and unit 9 being separate from main terrace and more intrusion into the open 'field of fire' associated with the scheduled ancient monument of Fort Brockhurst.
- No additional parking

Submitted Scheme August 2020



Existing terrace elevation with unit 8 as part of the terrace



- Existing terrace with unit 8 as part of the terrace
- Revised scheme with larger single unit as part of the main terrace submitted under application 20/00292/FULL
- Responds to comments received on rejected scheme
- During determination heritage and conservation concerns were raised about the closeness of the building to the existing tree line. (circa. 3m)
- 16 additional parking inc. 2 ev spaces

Revised Scheme Submitted November 2020



Existing terrace elevation with reduced width unit 8 as part of the terrace



- Existing terrace with reduced width unit 8 as part of the terrace
- Revised scheme to be submitted during determination of planning application 20/00292/FULL
- Responds to heritage and conservation concerns
- 16 additional parking inc. 2 ev spaces