



Gosport Waterfront and Town Centre Supplementary Planning Document (SPD) Consultation Draft

We are seeking your views on the Gosport Waterfront and Town Centre SPD which provides the planning framework for this part of the Borough.

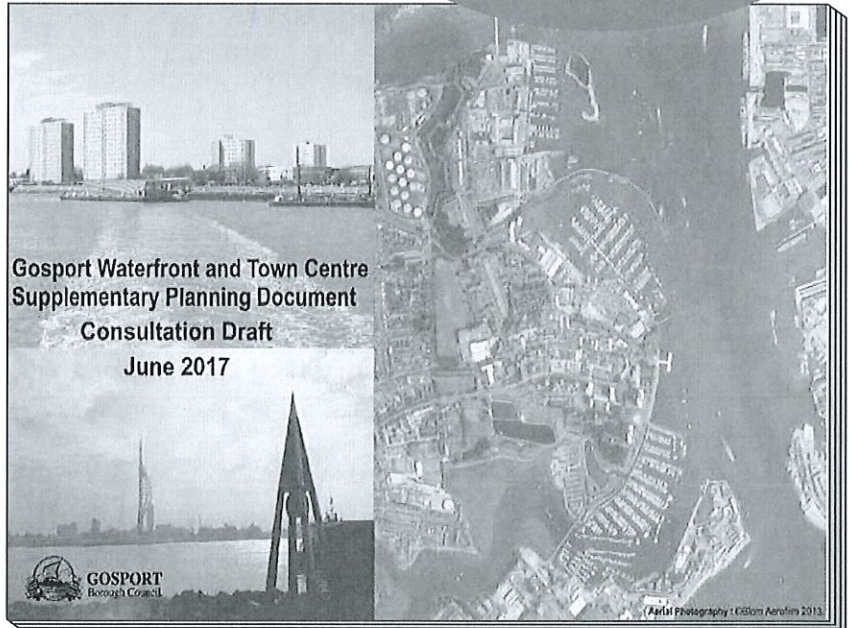
A copy of the document is available on the Council's website: www.gosport.gov.uk/waterfrontspd

Comments will need to be submitted to Gosport Borough Council by 19th September 2017

If you have any queries regarding the SPD or about making any representations please contact the Planning Policy Section at planning_policy@gosport.gov.uk or telephone 023 9254 5458

The Comments Form is divided into sections to assist with structuring any comments you may have.

There is a section near the end of the Comments Form (Question 11) which can be used if you require additional space or make comments not covered by the questions included on the form.



Vision (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

The general vision is all very well and presents idealistic suggestions for the improvement of Gosport. The key themes are comprehensive and in some areas makes justifiable observations for what in theory we would all like to see. However, there are some areas frankly - "pie in the sky"

Strengths, Weakness, Opportunities and Challenges (page 10 of the SPD)

2. Do you have any comments regarding the strengths of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

We all want an attractive "townscape". I take great issue with "enhancing the shopping & leisure facilities" as the High Street, as I understand, already has 40+ outlets for food & drink. Why do we need more commercial food outlets when the ones we have support an already obese community? We will never be able to compete with Gunwharf Quays - see reverse!

3. Do you have any comments regarding the weaknesses of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

Destruction of green spaces near Harbour & Seaward Towers would be a disaster as the green area (which already has a legal covenant on it preventing building on it) actually gives a good impression of any visitor to Gosport. There appears to be too much attention given to developers of commercial and high quality housing and very little!

*Please use back page if you require additional space.

Strengths, Weakness, Opportunities and Challenges (page in SPD)

4. Do you have any comments regarding the **opportunities** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

The Marine industry of Gosport seems to serve Gosport well as we have Haslar & Gosport marinas and their supporting industries. Sadly it seems that the only housing at present anywhere near the waterfront is dominated by very expensive housing. The development of Gilticker and Haslar as well as the McCarthy & Stone development are cases in point.

5. Do you have any comments regarding the **challenges** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

The greatest challenge apart from the infrastructure needs is ensuring that any future planning applications favour the needs of the people of Gosport. It is all very well talking about good design etc. but at what cost to the already idyllic high street - surely the greatest challenge is to embrace that area to encourage visitors to remain.

Themes (including the objectives, principles and examples given)

6. Please include any comments you may have regarding:

Theme A: Creating an Attractive Townscape (page 19 of the SPD)

I think that all historic buildings should by necessity remain unlike the disaster of the Sixties when Gosport was blacklisted by the Civic Trust for destruction of much of its historic built environment. The entrance to the town would be greatly enhanced by redevelopment of the bus station area which we all could.

Theme B: Creating New Employment Opportunities (page 26 of the SPD)

Certainly a hotel in place of the bus station would encourage employment opportunities as will the proposed hotel, conference and care home facilities on the old Haslar Hospital site. Development of any land & buildings available at Fort Blockhouse in the future would open up even greater opportunities for Gosport.

Theme C: Enhancing the Shopping and Leisure Experience (page 29 of the SPD)

I would strongly condemn development of cafes/restaurants along the waterfront. These areas are peaceful areas for everyone to enjoy the harbour - why must we be invaded with cooking/foodsmells, noise and litter created by them. Surely the down market fast food outlets in Gosport itself could not support further competition from pop-up cafes etc.

Theme D: Providing New Homes (page 32 of the SPD)

How many of the new homes will be starter homes for those already living in Gosport unable to buy the inflated prices of housing as it is. Does the Conservative Council not have a duty to provide these homes under current government legislation? Why develop in Trinity Green when there are many other sites - eg. in Haslar.

Theme E: Improving Accessibility (page 34 of the SPD)

Access to Gosport must be improved so bus station must go - we all agree on that. Taking car parking spaces from Harbour Tower is not a solution - we already suffer from lack of parking space as it is. To quote that there is plenty of council car parking is a fallacy. Why should residents have to pay the council or whoever?

Theme F: Improving Public Realm and Green Infrastructure Provision (page 40 of the SPD)

Building on Trinity Green will not improve Gosport. It is a wonderful haven - well kept by Hyde Housing and is an asset as a play area and leisure area for all residents. Has the Gosport council going to deal with the new beautiful mature trees?

Themes (including the objectives, principles and examples given)

Please include any comments you may have regarding:

Theme G: Managing Flood Risk (page 44 of the SPD)

I don't know sufficient about this topic - nor would I suggest does Gosport Council. Perhaps this is best left to the government agencies responsible for flood risk.

Theme H: Providing Appropriate Infrastructure (page 49 of the SPD)

Open spaces cannot be guaranteed when there are plans to possibly develop green areas. Perhaps more thought should be given to a larger transport interchange as there presumably be a greater capacity with all the plans for increasing visitors & employees and all others to come to Gosport.

Theme J: Creating a Healthier Town (page 50 of the SPD)

Plans for more cafes & restaurants will not improve the health of the Gosport residents - as it is there are far too many of them in Gosport as it is. Providing more cycle ways and other healthier activity spots will surely be a way of creating a healthier population.

Character Areas

7. Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

The Bus Station and Falkland Gardens (page 55 of the SPD)

Bus station to go - hotel, additional parking?
Falkland gardens - an excellent attractive, beautifully kept entrance to the town and like other areas (Promenade de Royon) to be kept as they are as a mark of respect to the fallen and the memorial seats there.

Gosport Waterfront North of Mumby Road (page 60 of the SPD)

Why hasn't the area on the corner of West Lane that includes a highly underused car park been considered for development? Also the area to the right of the Clarence Yard that is derelict at the moment.

Royal Clarence Yard and the Retained Area (page 61 of the SPD)

Clarence yard is a monument to greedy developers who promised the earth to get the land and fail to deliver what they promised. Is this going to be the future of planning and development in Gosport?

North of the High Street (page 64 of the SPD)

No comment except that these are already built up areas and are far more attractive for development than taking green areas like Trinity Green!

The High Street and associated areas (page 67 of the SPD)

Flat roofed buildings are indicative of the Sixties when so many of Gosport's lovely buildings were destroyed! Is there an attempt here to rectify and rebuild destroyed buildings?

Character Areas

Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

South Street (page 70 of the SPD)

I agree that this area is ripe for development but must it be commercial? There is a greater need for housing.

Trinity Green area (page 73 of the SPD)

church path car park development - good idea. The area around Trinity Church should be left as it is. It is a wonderful green space which adds considerably to the ambience of Gosport. Developing this area would make it one great housing estate like so many in the county. Keep it GREEN!

Haslar Marina (page 77 of the SPD)

Far too much underused parking near the Marina this could be far better utilised for housing.

The Gosport Lines (page 79 of the SPD)

Improvement needed for this area as a public space of great historical interest.

Overall comments

8. Is there anything in the SPD that particularly concerns you and why?

Emphasis seems to be on commercial development to the exclusion of housing (affordable). As a conservative Council I am concerned that the lack of affordable housing is contrary to Government Policy! Additionally, what guarantees have we got that all the promises made will be kept?

9. Are there any other sites within the Waterfront and Town Centre area which have potential for development?

10. Please can you give any suggestions of what else the Council should consider to include in the final version of the SPD?

Please consider all comments made by residents of Gosport and act upon them. Gosport is an interesting and delightful place to live and overdevelopment can only lead to disaster. We don't want a return to the 60's.

Any further comments?

11. Please include any comments you may have

**More space available on the back page.*

Contact details

12. Please could you complete your contact details.

Name: KATHEEN R. WADE (MRS.)

Organisation (if applicable):

Address: [REDACTED]

Postcode:

Email: [REDACTED]

Data protection: Gosport Borough Council is registered under the Data Protection Act 1998. The information that you provide in completing this form will only be used by the Council in the development of Planning documents. Please note that private individuals will not be named when we report comments to the Council's Board. However hard copies of each comments form will be available for inspection at the Town Hall once the consultation period is completed (address, and e-mail details will be redacted).

Returning responses

Comments can either be sent to Deputy Head of Planning Services (Policy)
Gosport Borough Council
Town Hall
High Street
Gosport
PO12 1EB

or emailed to planning.policy@gosport.gov.uk

What happens next?

All comments received will be reported to the relevant Council Board together with any proposed actions and/or amendments to the SPD as a result of the consultation process. The SPD will then be recommended for adoption and will become a key consideration when determining future planning applications. Future planning applications will also be subject to public consultation.

② - nor would I like to see that, let us not make the same mistakes as Portsmouth, by sweeping away areas that are already successful.

③ given to providing affordable homes, one only needs to look at Clarence yard to see the desolate area that it has become where the developers could not fill the commercial properties. What chance is there that all these future plans would end up the same way. Additionally, the infrastructure is way down the list as "H" whereas it should be the prime mover. How can Gosport be supported with the proposed increase in residents of possibly "8000" with the current one main road into the town.

④ and these developments do not serve the needs of Gosport residents.

⑤ agree is at present a haven for the dispossessed. Reducing the area taken up by the bus station must provide additional parking for the 1000's of people the planners want to encourage to visit our town.

⑥ Theme C - Has any thought been given to the residents of Harbour & Seaward Towers and them having to put up with all the downsides of cafes/restaurants in front of them? Many residents are also owners!

⑥ Theme D - Hospital; Areas around the Explosions Museum, Walpole park; Areas near Clarence yard. The proposed new homes in front of Seaward & Harbour Towers would presumably be for Council tenants who would have to put up with being overshadowed by much higher buildings. Surely council tenants deserve the waterfront views as much as private owners? As Gosport council placed the Legal Covenant on the land when it was purchased by Hyde Housing, how convenient would it be, and to whose advantage if this was rescinded??? Commercial? Another site would be the underused Havel Marina car park???

⑥ Theme E - to park these cars. Saying that there are sufficient parking places elsewhere in Gosport is like saying there is plenty of parking on the moon. Residents want parking near their homes!