

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

PLANNING SERVICES GOSPORT

26 SEP 2017

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:

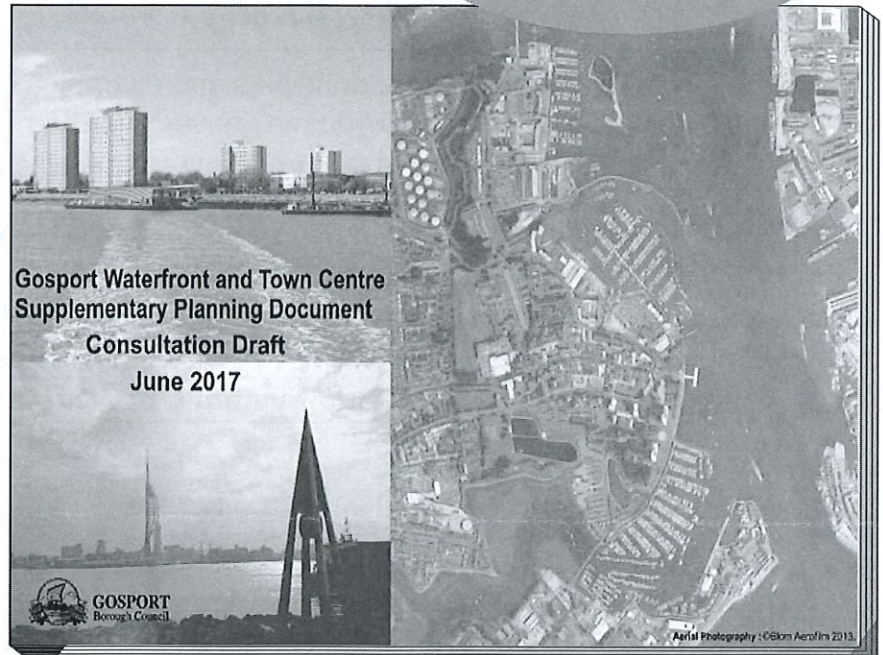
[www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

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](mailto: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.

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



## Vision (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

It is comprehensive and welcome in parts. There is a visible conflict between the demands of commercial developers and the needs of the Gosport residents whom the Council is elected to serve. The Council view residents as 'consumers' at best.

## 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?)

The Waterfront is not well appointed at present and the plan to further extend public access is a good one. The idea of a 'landmark' development (hotel?) recalls the dire 1960's 'landmark' HIGH STREET planning disaster. You are trying too hard!

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?)

SPD identified the weaknesses very well but it is surely difficult to encourage companies to introduce theatre/cinema or quality restaurants as opposed to fast food outlets of which there are plenty. Existing housing development does not serve needs of residents as it is nearly all high cost or LUXURY housing.

## 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?)

Opportunities have already been seized by McCarthy and Stone etc who will attract wealthy people from outside Gosport. The waterfront at Harbour and Seaward towers does not require 'development' with bars & restaurants. Noise and smells will affect residents.

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?)

GOSPORT has an unspoiled waterfront and adding fast food joint etc. will not attract visitors from GUNWHARF BEACHS. You are turning your back on a failing HIGH STREET. Redevelopment of the HASLAR HOSPITAL site is not beneficial for residents. Housing will be sold off for over £1M.

## 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)

Much good in the SPD but developments next to Trinity Green is unnecessary and would be overlooked by Hammond House and Harbour Tower. Views through to Trinity Church would be lost. These are better sites. Parking for Harbour Tower residents is already problematic and should not be reduced!

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

Always welcome but developments should follow in-depth research and not offers touted by developers.

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

Yes, but quality shops would be welcome as would a few top class restaurants. Difficult in a down market area suffering from planning blight.

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

Homes for whom? Nearly all development - Maslar, Gilkicker, Clarence yard is for luxury homes selling for over £1M pounds each - all facilitated by that mystical union between Councillors and Developers which has nothing to do with ordinary residents who elect them.

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

Good ideas, especially walkways.

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

Always welcome but building next to Trinity Green does not improve the 'Public Realm'.

**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)

A specialist business best left to experts.  
The Council may be excused.

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

Good plan for Gosport Lives.

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

Please do not close Waterside Clinic.

**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)

Retention of a few hard stands for buses would be welcome. Taxis and ferry exist already and facilities for transport would not be enhanced by abolishing the bus station and erecting bus stop signs. Here is an opportunity for starter flats instead of developing

**Gosport Waterfront North of Mumby Road** (page 60 of the SPD) near Trinity Green.

Good thinking - do it.

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

This is a prime example of Developer-led cupidity and a testament to the bad commercial judgement of Councillors. Unfilled retail sites that cast doubt on success of their future ventures. Once again, no starter homes.

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

Another former planners' mess that will be 'sorted' by a new generation of planners also lacking aesthetic sensibilities.

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

What do you mean by 'cultural offering'? Are we talking Glyndbourne or Discovery Centre 2?



## 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)

### Trinity Green area (page 73 of the SPD)

The development at Church Path is sufficient incursion into the green space and no new development should be undertaken. It is a pleasant area and 'revising' car parking for Harbour Tower and providing it for a few new houses would be counterproductive.

### Haslar Marina (page 77 of the SPD)

### The Gosport Lines (page 79 of the SPD)

Try to preserve the semi-rural aspect of the original. Your proposals are laudable.

## Overall comments

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

Gosport is at present a charming and diverting place that has yet to make the horrendous mistakes made by Portsmouth City Council in its town centre - The Guildhall Square and 'Income' etc. I hope this is not just a paper exercise for councillors who will ignore all protest and do what their developer friends want anyway.

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

Low-cost housing above the bus station is a possibility. An underused car park (?) on Weevil Lane would also be of value for starter homes.

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

Access to Gosport is restricted and the Council must pay heed to road infrastructure however difficult this problem is.

**Any further comments?**

11. Please include any comments you may have

Parking for residents, other than those on luxury developments, is difficult and planners stating that Gosport has an excess of spaces is misleading. Parking is only adequate if it is available near home. Your own SPD of February 2014 (The Core Objectives of the Parking Standards) states, "To ensure the proposed numbers of parking spaces and distribution are adequate to protect the amenity of existing residents..." Convenient parking is not the same as surplus parking.

Concerning the luxury development of Gilbricks, the area adjacent earmarked for "ecological restoration" looks suspiciously like the intended site for dumping spoil removed from the walls surrounding the fort. This is public land and not owned by developers. Shall the Council comment? More space available on the back page.

**Contact details**

12. Please could you complete your contact details.

Name:

RUSSELL J WOODS

Organisation (if applicable):

Address:

Postcode:

Email:

**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](mailto: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.

\*Please use back page if you require additional space.

Thank you for your comments.

Additional space for comments.

A large, empty rectangular box with rounded corners, intended for additional comments. The box is outlined in black and occupies most of the page below the header.