



29 SEP 2017

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

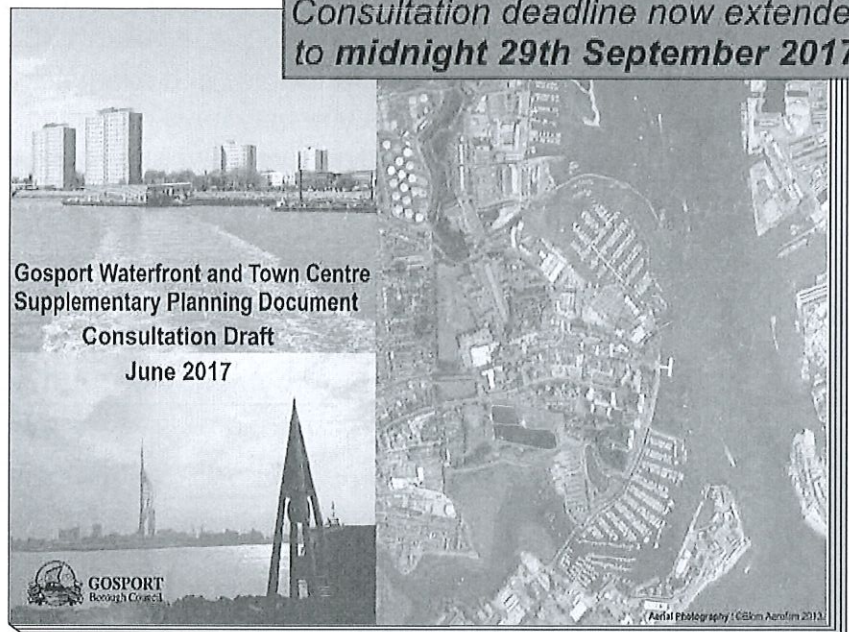
If you have any queries regarding the SPD or about making any representations please contact the Planning Policy Section at planning.policy@gosport.gov.uk or telephone **023 9254 5458**

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.

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

Consultation deadline now extended to midnight 29th September 2017.



Vision (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

I agree with and am impressed by the ambition to enhance and update the waterfront and town centre. The town is very tired and dated looking and we certainly don't maximise or promote our Navy heritage. The SPD is an impressive and exciting document.

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?)

I think we should do all we can to enhance the maritime industry - we have the marinas, provide more facilities - accommodation, restaurants, bars etc to encourage owners to spend more time here. We'd basically a pretty town, soft landscaping and new walkways will make it even better.

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?)

There is not right time economy - no town, no pubs, wine bars, cinema etc. The town needs an identity not the "down at heel town" at the bottom of the A32. Gosport is disappointed with few obvious links between one area and another. We just don't sell ourselves.

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 main visual opportunity is the redevelopment of the bus station area. There is also the chance to link areas of interest scattered and unconnected across the peninsula. It has put focus on the need to build new homes that a body needed in the area. It gives impetus to numerous enhancing projects.

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?)

Creating an evening economy for all age groups will be difficult. I think the biggest challenge will come from groups and individuals who are against any change either due to natural negativity or political leaning.

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)

Hopefully the bus station area / restaurant / visitor centre and upgraded Falklands Garden will kick start pride in the town. Planting of hedges and shrubs along Monby Rd and South Street will soften the look of these areas. Building in the gaps will create a more attractive look to the town.

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

With the Navy all but gone from Gosport priority must be given to replacing it to create jobs. Improving and enhancing the marina seems logical.

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

New wine bars and restaurants along with new retail units planned will improve these. With the big chain stores in Fareham and Portsmouth, we can't compete, so be different. We have a more relaxed vibe - and are far prettier, play on that with leisure facilities and interesting walks.

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

With the exception of infill homes around the Trinity Green flats I think identifying space for new builds has been excellent. The old police station site is an obvious choice, but others have shown ingenuity and overall will enhance and give some cohesion to the "main road" areas of the town.

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

This is currently weak for outsiders - The A32 work change so access across the harbour should be increased - boat trips from Portsmouth to Clarence Yard / Explosion. For locals, extra walks and joined up paths are needed.

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

Lots of trees and plants are a relatively inexpensive way to improve the look and feel of a place. Walpole Park is big but boring - walkways here will enhance rather than detract from the area. A Gosport lines walk should encourage people to get out and walk.

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)

The SPD appears to have considered this vital and ongoing risk which always has been / will be an important consideration

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

This all appears to have been considered - I understand medical and educational requirements will not be known until much later on. Storage, electricity ^{with building works} are all standard considerations

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

I was unaware of the outdoor gym at Walpole Park until the SPD. It would be nice to see another gym elsewhere in the town. New walks should encourage people but will be an uphill struggle. Could volunteers help with planting etc especially in their locality to help buy in to the changes

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)

I would be delighted to see a new striking building in place of the bus station. I have no objection to the building being tall, but if it would cast too much shadow on the gardens, perhaps the north side of the building could be 3/4 storeys lower to reduce shadows. I think we seriously need restaurants and wine bar in this area with views over the harbour.

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

The lorry park is very underused and surely doesn't need to be on one of the primary routes into town. Apartments here could blend in with Rope Quays. As the lorry park is mainly used at night and the long stay parks fairly empty then, perhaps provision could be made there.

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

The current commercial element is unknown / unused by many and not 'linked' to the town. A project or attraction here (a Bon store has been suggested) may help alleviate this.

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

As long as there are retail units at ground level and upper floors are no higher than those opposite this sounds reasonable. Not sure how new build on Clarence road would blend in with the Masonic hall Portage and St George Barracks buildings

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

The high street is actually quite attractive. A number of shop fronts would benefit from a coat of paint others could be transformed with a 'false facade' to blend in with the older shops in town. Depending on the type and mix of residents in new properties would dictate what type of high street shops / atmosphere to create.

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)

South Cross St Vincent does not fit with the character of the rest of the town as it is. Retail and flats here will serve the area better especially if they compliment the new accommodation proposed for the old police station.
The North side of South Street from Police Stn down needs softening

Trinity Green area (page 73 of the SPD)

This is the one part of the SPD that concerns me. The drawings appear to show a large number of infill homes around and between the existing flats. The straight rows of terraced house look fine, more could be over ambitious and look like a ghetto.

Haslar Marina (page 77 of the SPD)

I think there is more benefit in enhancing the mooring here rather than housing, possibly taking into account the availability of Blockhouse in a couple of years time.

The Gosport Lines (page 79 of the SPD)

Implementing these plans could be costly but would visually make a marked difference to the appearance of the town encourage walking and increase awareness of wild life I would like to see the potential millerpin promenade and Gosport Lines routes implemented

Overall comments

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

With the exception of the proposed new hotel in the high st I would hope raising the height of some buildings south of the discovery centre would be given low priority. I see an inordinate amount of disruption for the benefit of limited additional accommodation. Communication is a serious issue.

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

No - you appear to have left no stone or potential plot unturned.

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

I would like to see a Community Culture building in the town. The SPD has identified the old grammar school as a possible site. In addition to art/photograph and craft exhibitions/workshops could it also accommodate a cinema 2/3 nights a week - no need for tiered seating. My sons village hall turns into a cinema one night a fortnight and it works. Alternatively liaise with St Vincents to share

Any further comments?

11. Please include any comments you may have

facilities/costs etc as I understand they have cinema evenings there.

I congratulate the team who have clearly spent hundreds of hours working on this document. It provides a first class plan to greatly improve the identity of Gosport, particularly identifying so many brownfield sites to build on, leaving the numerous green spaces pretty well intact.

Although the QBC website has a mine of information - sadly its not somewhere people look regularly. There appears to be a general lack of knowledge about some of the good things the council are doing. (Council Bashing is clearly more fun)

However, better communication is clearly needed - *cont. over*

**More space available on the back page.*

Contact details

12. Please could you complete your contact details.

Name:

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

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.

Additional space for comments.

at grass roots level, if only to dispel the wild speculation and inaccuracies currently gaining momentum. Perhaps a Facebook page - Gasport - what we are doing. Consider issuing Coastline 6 times a year instead of 4 for a while to include more upto date and lower level info even if only bullet points interested people can follow up - it doesn't need to be a formal article, just updates on whats happening with estimated time frames - if coastline too expensive just an A4 update delivered through doors like the numerous takeaway leaflets. An anti council website has done much damage by making wild assumptions, twisting facts and ignoring the truth some people are buying into this as its all they see and dont know differently.

Its communication in general that is a problem, I didnt know the outdoor gym existed, many dont know of the retail units in Clouace yard or some of the walks already available (eg the old rail track).

More widely, we dont sell ourselves to visitors. If our Heritage sites are to bring in visitors, then plans for this should go hand in hand with developments of the town plan and SPD.

This document provides a once in a lifetime opportunity to transform the town and to acknowledge the way we live and shop has completely changed in the past twenty five years. I am only sorry that not everything in the SPD will happen.