

COMMENTS TABLE			
Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
OVERALL COMMENT ON THE SPD AND VISION			
This section of the table relates to the comments made by respondents that provide an overview comment relating to the content of the whole SPD Where respondents have referred to a specific item when answering the consultation pro-forma this comment has been placed under the relevant theme or character area.			
<i>Positive comments to the overall approach</i>			
4/29, 18/1, 25/1, 42/1, 68/1, 69/1, 76/1, 94/1, 99/1, 121/1, 123/1, 124/1, 129/1 136/1, 203/1, 210/1, 213/2, 219/29, 236/1, 237/1, 240/1, 241/1, 248/3, , 241/32 250/1, 260/1, 261/1, 268/33, 272/1, 255/1,257/8, 281/1, 292/16, 294/1 293/22, 299/15,336/1, 342/1, 347/1, 350/1, 355/1, 358/33, 364/5,	Local residents, town centre business, Gosport Marine Scene, Cllr Bateman, Lee Residents Association, Gosport Heritage Open Days (GHODs) , Sport England, Waterside Church, HCC transport	<p>Have read all three documents which are well-researched, well thought-through and articulate a clear and imaginative vision for the development of Gosport</p> <ul style="list-style-type: none"> - Council must not be constrained in their ambitions - Make the case to government for extra funding as Gosport faces many challenges with the reduction in MOD jobs and is a special case requiring special consideration (292/16) <p>Welcome the stated ambitions of the Vision particularly the recognition of the many historic assets as one of the main strengths and welcome ambition to use Gosport's assets to improve cultural facilities and foster public pride in the Town. (294/1)</p> <p>Overall this is a great plan (4/29) and is just what is needed on the waterfront (25/1)</p> <p>The document has been produced and presented in a professional manner and generally took an all embracing view (213/2)</p> <p>As a medium-long term plan it does appear to have many benefits (76/1)</p> <p>It will help make Gosport an attractive destination (4/29)</p> <p>Concept has enormous potential which has not been</p>	<p>Positive comments are noted and it is acknowledged that the SPD is only a starting point and a framework for future action to be taken by the Council, other partners and developers.</p> <p>It is recognised that the SPD does not contain large amounts of details in some areas. This is largely because some of the proposals are concepts and the document sets out key principles for development which will need to be followed when developers and landowners bring forward schemes which will require the necessary detail.</p>

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		<p>capitalised on historically (42/1)</p> <p>GMS welcomes the first and coherent vision for the Waterfront and Town Centre (68/1)</p> <p>Overall very much in favour – long overdue and needs these changes and modernisation. The town is dying no homes, no jobs, entertainment I welcome it ASAP (69/1)</p> <p>Good optimistic, very long term (99/1) Overall agree with the concept, and there is a lot of potential to develop something special for Gosport. (121/1)</p> <p>There are many positive ideas here. (124/1) (255/1)</p> <p>It is an excellent document promising and exciting in its entirety and must be of interest to developers awash with money as there are so many who will however expect a return (18/1).</p> <p>Generally good, seems integrated and thoughtful with a good emphasis on marine and historic aspects. (123/1) Authors of the SPD to be complimented- it is wide ranging and generally well-presented piece of work- Comments on specific issues are included elsewhere (293/22)</p> <p>Highly promising plan, the harbourside walkway for pedestrians and cyclists would make Explosion and Priddy's Hard much more attractive to visitors. (136/1)</p> <p>As an overarching strategic document it ticks the right boxes. (210/1)</p> <p>Redevelopment of Gosport Waterfront long overdue and is</p>	

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		<p>the last chance for the Council to get things right. (240/1)</p> <p>Good vision statement – Public pride is a key issue when looking at regeneration – people who visit Gosport have a very poor image of the Town. (241/1)</p> <p>The vision needs to realise that the Town centre and Waterfront are well linked. (248/3)</p> <p>Agree with all of the aspirations. (236/1)</p> <p>The vision is spot on but the detailed follow up in the document does not go far enough. (237/1).</p> <p>All for updating the town and bus station we need to keep our town alive and welcoming. (250/1)</p> <p>Updating the bus station and associated buildings should be a priority. (241/32)</p> <p>Shows sensitivity to the heritage and potential for the town. (260/1)</p> <p>Good to see a focus on investment in Gosport, as it is rather tired and run down. (261/1)</p> <p>Gosport should project a strong identity based around historic and marine heritage, unspoilt beaches and green space, and other amenities. (268/33)</p> <p>Stated ambitions of the Vision are welcomed – particularly acknowledgement of the numerous heritage related events as one of Gosport's strengths and welcome the ambition to use Gosport's assets to improve the cultural facilities and to</p>	

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		<p>foster public pride in the Town. (342/1) <i>(see more detailed comments related to Tourism and tourism events in the Tourism Section under Theme B)</i></p> <p>It all seems very positive moving forward, whilst allowing the history of the town to be part of the modernisation. (272/1)</p> <p>Gosport is unique it is not Gunwharf or Southsea. Strength is the town's heritage and waterfront views. (257/8)</p> <p>Enhance and value what we have without damaging it (257/8)</p> <p>Approve of holistic approach to thinking about the whole of the Gosport Waterfront and Town Centre area in the SPD. Gosport needs to anchor its plans in reality i.e. Gosport's quiet modest attractions not likely to rival the hectic Portsmouth waterfront. (281/1)</p> <p>Excellent document –huge amount of work and research (219/29)</p> <p>Welcome the stated ambitions of the vision especially the cultural, community and retail facilities. (236/1)</p> <p>Commend the Planning Policy team on the comprehensive nature of the proposals, I hope the proposals are resourced and embedded into the Council's action plans. (350/1)</p> <p>Sport England welcomes recognition of the importance of creating a community which encourages and supports healthy and active lives. This reflects Sport England's aim and objectives (347/1)</p>	

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		<p>Vision is a laudable one and Gosport needs rejuvenating, priorities should be to deal with infrastructure and deal with social deprivation. (355/1)</p> <p>This is a marvellous opportunity for the Borough (364/5)</p> <p>Agree with and impressed by the ambition to enhance and update the town centre and waterfront which is currently looking tired.</p> <p>Hampshire County Council supports all the specific aspects of the SPD which seek to strengthen the importance of a new transport interchange. This is an ideal opportunity for the whole of the Borough of Gosport because a new transport interchange is an essential part of the Transport Strategy for promoting public transport and sustainable transport modes as an alternative to the car.</p> <p>Congratulate the team who has clearly spent hundreds of hours working on this document, it provides a first class opportunity to improve the identity of Gosport (358/33).</p>	
380/1	Local resident	<p>Please focus on what we are blessed with already:</p> <ul style="list-style-type: none"> • Stunning views of the Harbour. • An excellent Waterfront trail including well designed features e.g. Timespace. • Inviting and attractive view of the High Street from Walpole Park – due to beautiful trees, quality architecture (Gosport Gallery/museum.) • Quality period architecture throughout the High Street (more extensive than in Chichester). • View opening up to vistas of passing ships as you approach the ferry terminal. 	Agree- these features are highlighted in the SPD as key assets.
287/1,	Fareham	Strongly support overall approach.	Support noted

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	Borough Council	<p>Principle of making more efficient use of land within Gosport Town Centre is welcomed use of surplus car parks may provide opportunities for commercial and residential development</p> <p>Opportunity to provide 700-900 additional new homes complies with adopted Local Plan policy – this approach will assist in meeting housing distribution in the PUSH Spatial Position Statement (June 2016).</p> <p>Proposals for a new transport interchange at Gosport Waterfront would accord with the principles of the NPPF by making more efficient use of land in a sustainable location which can maximise opportunities for journeys using public transport, walking and cycling</p>	
4/1, 5/2, 12/1, 36/1, 57/1, 58/1, 61/1, 65/1, 81/1, 83/1, 94/1, 100/1, 125/1, 133/1, 138/1, 192/1, 199/1, 202/1, 214/1, 224/1, 246/1, 260/1, 268/1, 278/1, 279/1, 291/1, 350/2, 357/1, 359/1	Local residents, Cllr Raffaelli, Cllr Bateman	<p>Agree with vision</p> <ul style="list-style-type: none"> - Hope it can be achieved (5/2)(57/1)(58/1)(94/1) - Agree needs some in.put (246/1) - Fundamentally with a few exceptions the general vision appears sound - Creating a bustling harbourside area that is a destination to be enjoyed (57/1) - Essential to make the most of the wonderful history and buildings (58/1) - Welcomes the SPD's bold aspirations. - The vision is excellent (84/1) - Much needed strategic vision. It is well laid out, logical and comprehensive. (100/1) - Anything that is done to improve Gosport can only be a good thing (61/1) - It could be enhanced even further by considering the role the creative-industries might play in shaping the town (-) 	Noted and it is recognised that the SPD is only a starting point for further action by the Council and other stakeholders.

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		<ul style="list-style-type: none"> - Interesting (65/1) - The devil is in the detail (133/1) - The vision is overdue, lots of untapped potential (202/1) - Sustainability of the benefits key to ongoing success (196/1) - 'a vibrant, attractive, harbourside destination and a key gateway to the Borough'- a welcome idea for improving the look and shape of Gosport to come (214/1) - Strong emphasis required to enhance connectivity between the waterfront marine related activities and the attractions and the Town Centre so as to draw/entice those crossing the Harbour from Portsmouth and those using the marinas and shoreside industrial areas (219/1). - Pleased to see marine and historic emphasis, New development will only act as a catalyst if its right. (278/1). - Support the stated ambitions to make the most of heritage assets and to open up the former Gosport lines to create a circular walk with the millennium promenade (350/2). Good to see enhancement to access for heritage sites. (357/1) - And the objectives as set out in the SPD. (292/1) - Seems generally good, but is more housing needed yet? (359/1) 	
291/1	Local resident	Would like the Gosport Waterfront and Town Centre to become a more attractive location with good leisure facilities suitable for residents and visitors. Our shopping habits have seen the town centre decline, a pattern common with other centres. The historic aspect is a strength we can build on.	The SPD is looking to diversify commercial opportunities in the Town Centre as it is recognised that shopping habits have changed and that recognising our strengths in heritage is something the town needs to focus on. 'More related comments are included under Theme C'.

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203/1	Local resident	Historic and marine are key (203/1)	Agree
346/1	JP Developments Ltd	Support the delivery of the Gosport Waterfront and Town Centre SPD and fully endorse the Council's approach to enhancing the Town Centre. Recognise the regeneration of Gosport Town Centre and the Waterfront will help secure the long term economic, environmental and cultural viability of the whole town centre. In addition the redevelopment of brownfield sites within the Town Centre will help the Council and other landowners deliver new homes and offices in sustainable locations, ensuring Gosport continues to remain an attractive place to live and work.	Noted- agree that the regeneration of brownfield sites will be important in the regeneration of the town centre and waterfront area.
299/1	HCC Strategic Transport	Insert a specific reference to a new transport interchange as part of promoting public transport and sustainable transport modes.	Amend Vision accordingly
Generally agree with approach except with specific points (these have also been included in the relevant theme or character area)			
73/1	Local resident	Agree Gosport needs to be tidied and encourage new businesses and visitors to come but access needs to be improved before any new housebuilding is considered (specific comments dealt with under relevant sections below).	Noted –the issue of housing building is addressed under 'Theme D: Providing New Homes'.
112/1	Local resident	Good-well done- Agree with almost all of the SPD but not building on open space- Trinity Green.	Noted-the issue relating to Trinity Green is addressed specifically in the Trinity Green character area section.
108/1	Local resident	Good vision as long as the attractive parts of the waterfront are not compromised by development. (108/1)	Agree.
24/1	Local resident	Elements of vision far-reaching and to be commended - Needs careful consultation to gain full support – cannot afford to be a poor mans' Gunwharf.	Agree.
281/2	Local resident	Area includes several development mistakes resulting from piecemeal approach without an overall vision, following	Noted – the SPD sets out key principles which will help guide quality development in future

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		short-lived design trends and reluctance to negotiate with developers assertively. These remain stark lessons to today's planners – through the SPD it appears the Council is preparing to grasp the nettle.	schemes.
95/1	Local resident	Good in theory doesn't always work.	Noted
256/1	Local resident	Idealistic suggestions for the improvement to Gosport. Key themes comprehensive and in some areas make justifiable observations but some are pie in the sky	The SPD aims to set out key principles for development coming forward over the period to 2029 with the potential to extend this period to 2036. Consequently certain proposals may come forward at a much later date.
196/1, 201/1,212/1, 294/8	Local residents, Gosport Society	<p>Good proposals but concern that the Vision may not be able to be delivered because of infrastructure issues, particularly transport and parking.</p> <ul style="list-style-type: none"> - transport improvements(196/1, 201/1 212/1,294/8) - police, medical centres, ambulance service etc. (201/1) - parking (294/8) 	<p>The Council's GBLP sets out the Council's requirements for infrastructure relating to development proposals. This can come in the form of a Community Infrastructure Levy paid for new residential development as well as other measures secured by a Section 106 agreement which are required in order that the development can proceed.</p> <p>The quantum of development proposed by the SPD does not exceed those set out in the GBLP and as such this quantum was considered by a Planning inspector at the Examination in Public in 2015. This included ensuring that there is sufficient infrastructure and policies in place to support new development.</p> <p>The Council has a requirement to provide new housing and it is considered that the Town Centre and Waterfront offers a good location for this as it includes a number of services and facilities and offers transport choices. Development in the Borough is also being</p>

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			<p>supported by the BRT and proposed improvements, Newgate Lane improvements and the proposed Stubbington Bypass.</p> <p>With regard to car parking, evidence consistently shows that there is over-provision of parking in the Town Centre area including at peak times. The approach in the SPD has been a precautionary one. The proposal of taking out 160 spaces represents approximately half of all the vacant Council car parking spaces observed at the peak time of the year and just 32% of the total vacant spaces observed at peak time in all surveyed car parks accessible to the public. As any proposed development of the car parks would not come forward at the same time this would enable ongoing monitoring of provision taking into account any growth of demand arising from new commercial developments.</p> <p>The Council will be producing a car parking strategy and this would further inform future decisions regarding the disposal of any sites.</p> <p>Residential proposals would be required to meet their own needs in accordance with the Council's Car Parking SPD.</p> <p>As part of the evidence base for the Local Plan the relevant health and police authorities were consulted on whether the proposed quantum of development was an issue and whether new infrastructure required. No issues were raised regarding the proposals for the Town Centre and</p>

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			<p>Waterfront. If issues do arise through the course of the Local Plan period there are policies in place which can require developer to contribute towards improving this infrastructure.</p> <p>The issues of infrastructure and car parking is further addressed under 'Theme E: Improving Accessibility' and Theme H 'Providing Appropriate Infrastructure' .</p>
258/1	Local resident	Comprehensive and welcome in parts. There is a visible conflict between the demands of commercial developers and the needs of Gosport's residents whom the Council is elected to serve. The Council views residents as consumers at best.	Future development proposals will require a planning application which will be subject to public consultation. The Council will need to determine the application taking into account the policies of the GBLP and supported by the SPD as well as appraising other material considerations. The Councillors will need to be mindful of public concerns as well as policy considerations and will need to balance different viewpoints before making their decision.
192/1	Local resident	Whilst proposals look promising, but expensive-is it planned to involve a specialist consultant?	<p>The costs will be incurred by different organisations as they take forward development on different sites. Finance may also come from various sources of funding bids.</p> <p>Specialist consultants may be used where appropriate as the need arises.</p>
349/1	Local resident	<p>Good to have ideals to bring economic growth to the town centre and waterfront.</p> <p>The long term planning proposals are unlikely to be achieved due to fiscal constraint policies of central and local government, a patchwork of development options will not attract premium developers also the low income social</p>	It is recognised that fiscal constraints exist on central and local government. The SPD aims to bring together the collection of potential development options in the town centre and provide an overall framework setting out key development principles. Such a document can also assist when bidding for external funding

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		demographic of the locality will deter investors. Sites which appeal to visitors are limited to the two premium sites – the Explosion and Submarine Museums. The patchwork of development options will produce slow economic growth but no real benefit to the local community only the visiting marine trade,	such as from the Heritage Lottery. The quality of the harbourside setting, the marina economy and important maritime attractions close-by (in Portsmouth and in Gosport e.g. Submarine Museum) are at least three attributes which may be attractive to premium investors. Such investment will be beneficial to local residents in terms of jobs, and multiplier effects generated for the wider economy as well as boosting the town's confidence.
107/11	Local resident	This is a good aspirational statement. There needs to be some 'red lines' that will not be broken and that have genuine support of the majority of Gosport residents, voters and tax payers.	Comment noted.
<i>What Vision/SPD approach requires</i>			
123/14	Local resident	An integrated vision of 'who we are' is needed. Could working, practical, honest, historic, 'real', sensible Gosport find the right note.	The various themes, character area proposals and implementation section aim to deliver the vision set out in the SPD. This is based on an aspirational but realistic approach. The Vision takes into account the GBLP vision and work undertaken by the Coastal Communities Team and it is considered that the proposals are indeed working, practical, honest, historic, 'real', sensible but also aspirational.
		It could be enhanced even further by considering the role the creative industries might play in shaping the town.	Amend SPD to mention the role of creative industries and other emerging industries to shape Gosport's future under theme B relating to the economy and employment.
211/1	Local resident	Access to the water should be mentioned.	Acknowledge that this is important and is an issue covered in other sections of the SPD. In the Vision itself it is considered that this element is included in the phrase '...utilise its strengths

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			such as marine and historic assets,' particularly as retaining and enhancing access to the waterfront is a strength that needs to be enhanced.
220/1	HCC Public Health	The Vision, key themes, and area plans all need to specifically reference health objectives and how they are to be achieved.	It is not considered appropriate that the SPD itself should reference health objectives and how they are to be achieved. The key point is that the importance of health considerations is recognised as a key theme and will help inform future proposals and bids. The forthcoming Local Plan Review will consider this issue in more depth and will reference health objectives and issues to be monitored.
270/1	Local resident	The SPD tries to do too much in forecasting and predicting for the future. Should tackle one area at a time.	The SPD has been prepared for the very reason that in many cases we do know what is going to happen in the future and therefore we need to provide some guidance by setting out key principles to help inform any decision for proposals that do come forward. The plans for each of the character areas are indicative only. The proposals will happen at different times by different organisations over the period to 2029 or even to 2036.
271/1	Local resident	The vision needs to be for current residents not encouraging people to come here to use it for holiday homes. Need something to excite the town, but taking account poorer residents too.	The vision for the Gosport Waterfront and Town Centre is aimed for all residents and businesses. It does not contain any specific mention of holiday homes. It is hoped that some of the proposals are exciting.
337/1	Local resident	The vision needs to be more adventurous and not just cosmetic to challenge areas like Fareham and Portsmouth. Digging up the High Street to allow the water in would create a superb maritime area.	Proposals to dig-up the High Street to allow the water-in would not be considered practical or viable.

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368/1	Local resident	Don't change it too much. The people who choose to live in Gosport like it because it's not Portsmouth. When you get off the ferry it's much more calm and quiet. You can walk home late at night and feel safe most of the time.	The proposals aim to regenerate under-utilised land without detracting from the character of the Town Centre and Waterfront. Indeed it aims to make the centre more vibrant but still retain its strengths.
357/3	Local resident	Champion Sustainable development, and put it at the heart of the SPD e.g., green building design, and tourism	<p>The SPD is supplemental to the GBLP which contains a number of policies that promote sustainable development. This includes locating development in locations such as the town centre and waterfront which is supported by a range of facilities and is served by a number of transport options.</p> <p>The 'Improving Open Space and Green infrastructure Provision' section of the SPD supports the use of green roofs and green walls.' Earlier versions of the GBLP included policies that required developments to reach certain levels of the Code for Sustainable Homes which would have encouraged more sustainable buildings however the Government introduced regulations which meant that many matters relating to housing standards should not be addressed through the planning system. Instead only some, but not all these matters are dealt with by Building Regulations.</p> <p>That said it is considered appropriate to expand the guidance in the SPD to encourage more sustainable green building design.</p>
236/2	Local Resident	Improvements to road and cycle access need to be included in the vision.	Specific issues relating to roads and cycling are dealt with in the relevant section of this document. In terms of the Vision it is considered
357/5	Local resident	The role of cycling in the town should be made more of [in	

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		the Vision] and sold as a unique advantage.	appropriate to mention that accessibility to, and within, the waterfront and town centre will be improved including by public transport, cycling and walking, and by car.
68/4	Gosport Marine Scene	Making proper connection between the waterfront and town centre is essential.	In terms of the Vision it is considered appropriate to mention that accessibility to and within the waterfront and town centre is important.
281/29	Local resident	Although under same pressures as other towns, the Town Centre has not been destroyed by out-of-town shopping – remarkable in having 5 supermarkets within a small radius. Waterfront still remains immense potential. Leadership and drive now needed to push forward SPD vision , enhance its economic potential, to reconcile residential and business development and to assert its essentially maritime character	Agree that the Town Centre has a lot of potential, The SPD aims to act as a catalyst and for future change.
<i>Aspects that need to be considered in the overall approach</i>			
68/4	Gosport Marine Scene	The Waterfront and Town Centre requires marketing and branding so that investors and visitors can be made aware of Gosport's fine assets (services, heritage, littoral). It should emphasise Gosport as a destination for maritime heritage and family tourism. (see comments in tourism section for more detailed comments)	Agree and this needs to be considered further by the Council with the relevant stakeholders of the Borough and the wider Portsmouth Harbour area.
68/4	Gosport Marine Scene	There is a need to connect retail, leisure and heritage Gosport with boating Gosport (specific comments dealt with under relevant sections below).	Agree it is hoped that suggestions in the SPD can be a starting point for meaningful dialogue and action on this matter. It is certainly recognised by the Council that there is significant opportunities provided by the boating community to further enhance the local economy.
380/2	Local resident	Please only enhance and improve; avoid spoiling what we have at all costs.	The SPD aims to do this. Future proposals will be subject to further public consultation.
67/28	Town centre business	We are at a crossroads. The Town needs an injection of business but at what cost. The Council have got one chance here GET IT RIGHT AND listen to the people	Noted.
296/5	Local resident	What development comes about will depend on the political	Noted- It is likely different developers will emerge

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		and economic landscape. There will inevitably be trade -offs between the need for the Council to fill a hole in its budget caused by the reduction in central Government funding. There will be differing views on how development should take place and the Council cannot please everyone. - Just hope development is sympathetic to the character and history of the area and not driven purely for the need for revenue	as sites become available throughout the plan period. It is therefore important that the SPD provides a coherent framework for the whole period setting out key development principles. Future development proposals will require a planning application that will be subject to public consultation. The Council will need to determine the application taking into account the policies of the GBLP and supported by the SPD as well as appraising other material considerations. The Councillors will need to be mindful of public concerns as well as policy considerations and will need to balance different viewpoints before making their decision.
94/1	Local resident	I hope developers can be found to carry out the vision.	Housing provision is set out in Policy LP4 of the GBLP as being appropriate for the Town Centre and Waterfront Area. Both the GBLP and the SPD however aim to ensure a mix of uses in town centre and waterfront as it is also an important area for jobs as well as for its retail and services function. The multiplier effect generated by such uses will assist the wider economy. The SPD provides the first opportunity to provide a coherent strategy and vision for the Waterfront and Town Centre and will be used to guide future development. It is also recognised that the SPD itself is only the starting point. It is agreed that a coordinated approach regarding marketing, tourism, business and heritage is required and this will be undertaken as part of economic development strategy for the
77/1	Local resident	Very keen to see Gosport revitalised. The vision however seems to be led by the need to generate funds for the Council and increase housing in the town. Improving the town for the future is essential and long overdue.	
135/8	Local resident	Investment is key to making this happen, risk that developers could change plans and we end up with housing only.	
117/1	Local resident	Investment in Town welcome but not enough to just build more houses, jobs and enhancing shopping & leisure. Need to be able to retain investment in the town – how will this be done?	
281/3	Local resident	Council ownership of sites is few. Concern that without control over the land the Council must rely on setting out clear intentions having public support to persuade development partners to follow its vision. GBC must market that vision aggressively to avoid maverick developers slipping through the net. It should be part of a joined up marketing campaign for the whole town for tourism, business and heritage. This will require commitment from GBC and some investment in skills.	

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			area as well as a more detailed action plan to coordinate future work to implement proposals in the SPD. It is also agreed that that this will require commitment by GBC and some investment in skills.
123/1	Local resident	The SPD needs to look to cater for the younger population in order to focus on the Borough's future rather than on its current elderly population. There needs to be a hub to bring millennials into the Borough on whom its economic future will depend. Attract young people priced out of the wider area.	Agree that the proposals need to cater for all segments of the populations. It is envisaged that by making Gosport Town Centre a more vibrant location will appeal to younger people both as a place to live as well as spend their leisure time. This can be achieved by diversifying the commercial uses of the town centre, encouraging businesses and job creation in key sectors (marine, creative industries) as well as providing a proportion of affordable housing. The site is well placed to offer transport choices and is in close proximity to the services of Portsmouth.
277/8	Local resident	Need to get schools and businesses involved to get a community led approach.	Agree and there will be opportunities for this to happen for different projects identified in the SPD.
61/2	Local resident	It could be a wonderful area and is such an opportunity. There is no reason why Gosport cannot attract more businesses, leisure & tourism to its waterfront (if Portsmouth can). We have a wonderful waterfront and it is under-utilised and under improved – no other town on the south coast would allow such a waterfront opportunity to be wasted.	Agree that opportunities need to be utilised and it is envisaged that the SPD provides a framework for identifying such potential as well as set out key development principles to guide development and ensure a high quality scheme.
67/1	Local resident	The need for redevelopment of the waterfront and High St is of great importance to Gosport – I hope for our sakes you get it right first time (67/1)	
129/1	Local resident	Look forward to seeing the designs to support the vision (129/1).	The designs will come forward as each development proposal comes forward individually. The SPD instead sets out key

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			design principles as guidance to developers or scheme promoters.
129/2	Local resident	Gosport as a whole needs regeneration, lets create an attraction that people will want to go to see day and night. Proposals have to benefit local residents too.	Agree
221/1	Local resident	Why is this being done only now?	The GBLP was adopted in 2015 and Policy LP4 makes provision for the Gosport Waterfront and Town Centre Regeneration Area. It also cites the need to produce an SPD for this area in order to provide more detailed guidance for a range of proposals and potential opportunities.
229/3	Local resident	Is the Council being seduced by anticipated contributions from further residents and new businesses?	Policy LP4 sets out a quantum of development that could be accommodated in this area to help meet the Borough's needs over the period to 2029. The SPD helps to provide further guidance on potential opportunities which can help regenerate under-utilised sites and create a more vibrant centre and waterfront.
342/4	Gosport Heritage Open Days	We would like to encourage GBC to consider the cultural heritage of Gosport as well as the built, naval and natural heritage. (i.e. consider Jazz, cycling and other sports	Mention is made in the Vision of improving cultural facilities as well as utilising the strengths of the Borough's marine and historic assets which can all encourage the Borough's cultural heritage. Mention is made specifically to culture including elements of the Borough's cultural heritage under Theme C regarding the need to enhance the cultural offer. Further examples as suggested by the respondents and others can be added to the list of examples.
342/38	Gosport Heritage Open Days	GHODs would like to see more done to encourage carefully managed access to the protected nature areas to encourage greater interest in the natural heritage of Gosport	The importance of the public realm is highlighted in the Vision and whilst protected nature areas are not included in the vision itself the SPD highlights the importance of the protected habitats within the SPD area and the need to

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			manage access. Further comment relating to these issues is included under Theme F: Improving Open Space and Green infrastructure provision. The Local Plan provides significant protection for important habitats. Proposals will therefore need to be considered against these policies.
378/1	Local resident	Strengths in building new and replacing old buildings which have redundant uses to improve the town centre area to include some new building.	Agree that this is a strength of the overall approach.
107/46	Local resident	Unclear how each of the 'Themes' has been used or will be used in quantitatively assessing a particular planning proposal. i.e. are they all equal and share same weighting when deciding which option is prioritised over others. On reading the documents and attending meetings it felt as though only real driver was the need to build houses and as such the initial focus will be on options and development plans that support that requirement. This may not be what Gosport people want or really need.	The Council is committed to producing a strategy for the whole town centre and waterfront area which will be a framework for making future planning decisions, bidding for funding and working in a coordinated way with relevant partners. Each element will be subject to further consultation as further details are progressed. The SPD is in accordance with the Adopted Local Plan which has been subject to an Examination in Public and found to be sound by a Government Inspector. The GBLP set out a range of policies on a number of social, economic and environmental themes. These aspects are considered when determining a planning application.
107/47	Local resident	If the majority of comments are against a particular option or theme it is not evident how that will actually get reflected in a revised SPD. There seems to be no measurable trigger that one can hold the Council to account. The suspicion is that the Council will simply continue doing what they intended all along.	Proposals will be subject to further detailed consultation, particularly as part of any planning application. Elected Councillors will determine planning applications at the relevant Board taking into account, national and local planning policy, officer assessment and public comment when determining such proposals. These meetings are held in public.

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357/34	Local resident	Development needs to give back to the people of Gosport, to help raise its profile and change its identity.	Noted
357/36	Local resident	Make sure that development does not increase the gap between rich and poor and exacerbate the issues of those living in deprivation.	Noted
220/2	HCC Public Health	There should be an overarching reference to public health in the vision and an indication as to how the area objectives are expected to deliver public health benefits	The objectives under theme j are clear on what aspects of public health are being considered by the SPD.
<i>Objections/major concerns regarding the overall approach/vision</i>			
376/11	Local resident	The whole SPD should be scrapped	The Council is committed to producing a strategy for the whole town centre and waterfront area which will be a framework for making future planning decisions, bidding for funding and working in a coordinated way with relevant partners. Each element will be subject to further consultation as further details are progressed. The SPD is in accordance with the Adopted Local Plan which has been subject to an Examination in Public and found to be sound by a Government Inspector.
376/5	Local resident	Strongly disagree with most of the proposals	
379/1	Local resident	Document too big. First impression it was about the bus station but it's mostly the town centre	The SPD covers a number of themes and character areas and sets out key principles for the whole Town centre and Waterfront. In order to do this the document has to be this length. Most of the time it is not necessarily meant to be read cover to cover but the relevant sections used by planning officers, partners, developers and members of the public. The SPD aims to cover the whole area not just the Bus Station.
107/13	Local resident	Each point need to be turned into specific actions that are achievable, time constrained, have measurable outcomes and be demonstrably supported by the residents and businesses of Gosport. They also need to have	As highlighted in the SPD the document is meant to be a springboard for further action by a range of organisations for a whole series of projects. Some of the projects may not be achievable at

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		accountabilities and penalties for failure to deliver.	<p>the present time but opportunities may arise in the local term. Table 5 at the end of the SPD provides a summary of opportunity sites with key delivery issues and an indicative timescale. In addition, the SPD indicates several actions which need to be undertaken to pursue certain matters such as a parking strategy, a public realm audit and bids for various funds. Some actions will be developed by other public sector organisations as well as private sector developers.</p> <p>It is proposed to develop an action plan as part of the work of the Economic Regeneration team to manage the Council's actions relating to the SPD.</p>
107/15	Local resident	If the Council allows developers to dictate the future of Gosport by doing things in the same way great opportunities will be lost again - not opportunities to build luxury flats but opportunities to revitalise town. It is a great town and has so much going for it.	Once adopted the SPD along with the planning policies set out in the adopted Gosport Borough Local Plan 2011-2029 will set the local and strategic planning policy framework for the regeneration of the Town. Individual planning applications will need to comply with the planning framework of the Council. Individual planning proposals will be subject to public consultation allowing local residents and businesses an opportunity to comment on the details of schemes as they come forward.
<i>Timescales</i>			
23/20	Local resident	Proposal would mean Gosport residents would be living on a building site for the next 20 years.	It is envisaged that there would be a succession of development sites. However very much like the recent past it is not envisaged that there would be an overall impression that the town centre would be a building site as each site would cover a small proportion of the SPD area

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			and the active development sites would shift in location over time.
114/1	Local resident	Concerned about the enormity of the challenge-though it is understood that a 12 year period is being written about.	It is recognised that there a large number of proposals in the document. It is important to recognise, as identified in the document that the SPD is very much a starting point- a framework which sets out principles if and when development takes place. Some proposals will take place sooner than others. Many of the proposals will take place over time, which could exceed the current plan period of 2029.
70/1	Local resident	Vision is unrealistic and will take too long. Project needs to be achievable in short term. Too complicated and not relevant to Gosport's needs.	
5/1	Local resident	This has been promised for the last 20 years	The SPD covers a range of proposals some will be more deliverable and achievable in the short-term, others will take longer to achieve.
<i>Lacks detail</i>			
20/1, 261/21, 301/1	Local resident, Cllr Earle	The Vision (and SPD) is too vague with not enough detail. - The plans are too vague and broad brush to make detailed comments (261/21)	By their nature the Vision is not detailed but an overview of how the area could look like in the future. The whole SPD itself whilst containing numerous proposals does not include too much detail. This is intentional as it sets out principles and concepts for further work to be undertaken, which in most instances would require further public consultation.
<i>Costs of the proposals</i>			
143/1	Local resident	Vision is not achievable and will take a substantial amount of money which just isn't there.	The idea of the vision is to set out what is hoped to be achieved and then the rest of the document sets out principles and proposals which will help towards achieving the vision. It is recognised that in many cases the whole vision is not always achieved but steps have been made towards it. Funding is likely to be a key issue, however as the proposals are likely to come from different sectors there will be different sources of funding
23/23	Local resident	Not impressed with vision and will cost too much money.	
374/1	Local resident	Overall a good idea however I have serious concerns about the ability to get funding for such a large scale scheme	
367/1	Local resident	Where is the money coming from? – please do not say by forming partnerships.	

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			<p>to achieve various proposals. The proposals will take place over a number of years and the economic cycle will affect the availability of funding during the plan period.</p> <p>Sources of funding will include development finance, funding secured through bids (Heritage Lottery, Central Government, Solent LEP) and the Council's own capital where appropriate. There will indeed also be partnership working with other agencies such as HCC which can help secure additional funding.</p>
354/3	Local Resident	Why is money being spent on grand vision, need to tackle smaller issues that people care about such as: litter, dog fouling, public transport fares.	See also above comment. New development and enhanced public realm will bring new investment which can assist with some of these issues. The Council has contractors to address issues such as litter and dog fouling. Public transport fares are outside the Council's remit.
<i>Financial gain</i>			
31/11	Local resident	Scrap the SPD and start again. This is a shocking scheme that appears to be being bulldozed through, presumably at financial gain to the Council.	The proposal includes numerous proposals and public realm improvements and these will be refined as more details are known. Consequently, there will be further opportunities for public consultation on more detailed schemes. The SPD is only the starting point.
34/22	Local resident	Council has only thought about what money can be made rather than the people of Gosport.	The SPD is supplemental to the GBLP and consequently aims to facilitate new homes, jobs and facilities for residents. The SPD is a planning document rather than a document relating to capital returns.
118/1	Local resident	Concern that a developer with an eye to profit will override what long time and new residents want.	The GBLP is a statutory document and is the key document used for determining planning proposals and this will be supplemented by the

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			SPD. Consequently it is important to set out development considerations in these documents in order to ensure high quality development is delivered. Proposals that are contrary to these policies can be refused by the Council, as the local planning authority. Developers will always have an eye on the profit but will need to ensure that they accord with the policies set out in the Council's planning documents. The GBLP and SPD have been subject to public consultation and are approved by Councillors who are elected by the public.
265/6	Local resident	The main beneficiaries seem to be business people like shop owners and builders, not Gosport residents.	The proposals in the SPD aim to benefit businesses and residents. Increased investment employment, customers and facilities will help the town thrive.
45/14	Local resident	Proposals will make a lot of money for some people.	The Council as the local planning authority through the Local Plan and the SPD set out the key development considerations that need to be achieved by a development. The developer will be aware of these considerations when they purchase the land. Investors will require a reasonable return on their investments.
<i>Vision unrealistic/not appropriate</i>			
41/1	Local resident	Vision doesn't represent what the town needs or wants- we don't need more housing putting pressure on the severely lacking resources we have	The Vision covers a very wide range of issues including the economy, public realm, design and infrastructure. Housing is only just one part of it. The SPD does not propose any additional housing than that set out in the Policy LP4 of the GBLP. The Borough, like many areas has a significant housing need and the housing proposed as part of the SPD will help deliver a proportion of this. The GBLP includes a number

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			of policies which aim to secure infrastructure improvements either site specific ones or a developer contribution through mechanisms such as the Community Infrastructure Levy.
34/1	Local resident	Vision is ridiculous, too much and too over the top and not in keeping or sympathetic to what is already there and the history	The proposals in the document aim to be aspirational but realistic. It recognised that not all of them are necessarily achievable in the short term but it is important for the Council to highlight these ideas in case opportunities arise in the future. The SPD covers the period to 2029 and could cover the longer plan period to 2036. The SPD recognises that a whole range of organisation will deliver different proposals.
255/2	Local resident	Some of the ideas are not feasible.	
28/1	Local resident	The vision does not benefit the people of Gosport –it sells off our land to private developers	The Vision itself sets out what the Council in liaison with key stakeholders over a number of years envisages the Town Centre and Waterfront could be like by the end of the Plan period. The Vision sets out a positive future for residents, businesses and visitors. The proposals in the document aim to help achieve this. The SPD does not address the issue of selling Council land to the private sector as it is primarily a planning document. Decisions relating the Council's land assets are a separate matter. These elements are purposely not covered by the Vision.
216/1	Local resident	The Vision is blinkered - nothing should be done except start correcting past blunders	The SPD aims to provide a positive future for the Town Centre and Waterfront. It is considered that due to the challenges identified in the SPD that if a proactive approach is not taken the area will decline which will be to the detriment of local residents and businesses. Some of the proposals in the SPD try to address past

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			decisions by creating more active frontages and restoring density to the built form.
245/10	Local resident	Time to consider tax paying residents wants and needs - forget the mythical hordes they certainly wouldn't be coming for the shopping!	The SPD consultation has considered a very wide range of public opinion. The SPD is not proposing to establish a shopping development that will attract hordes of people to come to Gosport for the shopping. Instead it proposes a realistic mix of uses with some retail and other commercial uses to help retain expenditure in the Borough which currently leaks to other areas. It is trying to encourage Gosport residents to spend more time and money in their own centre and at the same enhance the existing qualities, particularly heritage and marine aspects, to attract additional visitors. These proposals reflect Gosport's position in the retail hierarchy and are considered to be an appropriate scale in accordance with the GBLP. The Borough has been consistently below the national average in terms of vacant units (7.9%). and vacant floorspace (3.8%). The SPD includes proposals to assist with RCY.
367/2	Local resident	As long as Portsmouth, Fareham and Southampton keep up their healthy growth Gosport will never attract shoppers – visit Clarence Yard and see how many empty retail outlets remain empty	
283/4	Local resident	Would love to see the Town become a lovely place to live once again sadly all I see is the Council hell bent in allowing us to turn into the next Leigh Park	The Council already considers the Town to be a great place to live and the SPD aims to facilitate environmental improvements as well as an appropriate mix of development. The SPD sets out a number of principles which aim to ensure good quality design.
298/4	Local resident	Development should not try to compete with Portsmouth but rather offer something that Portsmouth doesn't have	Agree
367/27	Local resident	Gosport will never recover. Councillors stuck their heads in the sand a long time ago. A new bus depot will help people	Noted.

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		going to Portsmouth for work, leisure, sport. The ferry is busy coming into Gosport in the evening that is why there is a ticket collector at the Gosport entrance in the evening	
381/1	Local resident	If you want to reignite public pride in the Town it will take more than redevelopment. Anti-social behaviour needs to be tackled first? i.e. youths hanging about in groups, cycling through the High Street, drug abuse and drunkenness	The SPD deals with one aspect of trying to improve the Town centre and Waterfront area. Other services and partners (such as the police, youth and social services) work with the Council to try and alleviate the other issues raised.
<i>Comments that have disagreed with Vision/overall approach for specific reasons</i>			
89/2, 107/53	Local resident	Too much development in such a small designated area will not enhance Gosport. It is already saturated with housing (89/2) Perhaps publish a density map of Gosport and explain why the Council intends putting even more homes in the most densely populated places? Being a peninsula surely better to build back towards the motorway? (107/53)	The SPD supports the policies of the GBLP which aim to ensure that each development site will be appropriate for each site. The Town centre is the most accessible part of the Borough in terms of transport choice and services available and therefore it can support a higher density than other areas.
<i>Priorities</i>			
107/9	Local resident	Focus first on bringing businesses into the existing High Street and surrounding areas not developing ego-satisfying iconic buildings funded by flats	New development can act as a catalyst for investment in the High Street. New flats can bring new investment and increase footfall and custom to the High Street. It is acknowledged that such buildings need to be designed to suit their context.
41/19	Local resident	Need to deal with crime and vandalism before wasting money on 'crucial developments'.	Development will be funded from different sources than those used to deal with crime and disorder issues. Proposals could even assist with bringing in new investment and revenue which can contribute to reduce anti-social behaviour as well as provide additional funding.
<i>Access issues</i>			
342/8	Gosport Heritage Open Days	Concerned that the Vision contains very little on the need to improve access and inclusion for those with disabilities and special needs and feels this should be addressed in the final	Amend the Vision to reflect this specific concern more fully. This issue is mentioned in the 'Improving Accessibility' section and will be

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		document	amended further.
45/1	Local resident	No major retail will come due to the access to Gosport (45/1)	The limited hinterland will always restrict the attractiveness of Gosport to retailers. The proposals in the SPD proposes limited additional floorspace for retail and other commercial uses to accord with Gosport's position in sub-regional retail hierarchy. The SPD aims to make the Town Centre and Waterfront a more attractive place for residents to spend time and money and reduce leakage to neighbouring area.
<i>Housing and infrastructure issues</i>			
340/1	Local residents	Plans are simply a development opportunity to build more housing in Gosport which current levels of infrastructure cannot support – risk of town becoming a cul-de-sac and although town is perfect for marine based opportunities the actual town will not benefit from the loss of green and brown spaces and transport problems resulting in Gosport becoming even more of a built up conurbation.	The SPD does not propose any additional development to that proposed in the Local Plan, including LP4 relating to the Town Centre. There is a housing crisis both nationally and locally. The adopted GBLP does not meet its objectively assessed housing needs and therefore new housing is required.
344/1	Local resident	The Council are trying to put too many new homes in the green areas of Gosport.	
22/1	Local resident	New housing is not appropriate.	Housing is needed in the Borough along with a mix of other uses and the Town Centre can be a good location for such development given its access to transport choices and a range of facilities. The SPD sets out guidance to assist in ensuring that high quality development is secured. That said the SPD aims to ensure a mix of uses including employment and commerce as well as public realm improvements.
283/5	Local resident	Have lovely town and accept it needs help but these plans seem little more than a glossy attempt to hoodwink us into massive housing development which would be terrible for a town with no train station, motorway access police station and MOD pulling out what will happen at Daedalus?	
340/3	Local residents	Understand the desire to make town centre more vibrant. But with business rates, lack of proper road system and a lack of understanding as to what Gosport historically means all the Council is proposing is more housing – more money for the Council and less for the people of Gosport.	HCC, as the highway authority for the area and Highways England responsible for the motorway network did not object to the level of development proposed in the SPD and the
	Local resident	Gosport already full of cars with poor parking(22/1)	

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		Proposals will increase traffic (23/1)	<p>wording of the relevant transport policies in the GBLP took into account comments made by these organisations as part of mitigation measures associated with development proposals.</p> <p>Motorway access can be constrained at peak times but otherwise relatively speaking to many parts of the country it has good access to the motorway network. There has been recent road improvements along Newgate Lane with further work to be completed in addition to the proposed Stubbington Bypass which will also improve road infrastructure.</p> <p>Daedalus is already delivery significant new employment opportunities with more to come as part of a mixed use development. This will reduce the potential for out-commuting Whilst the Borough does not have a railway station the Town Centre is served by Portsmouth Harbour station which is only a few minutes away by Ferry. Links to Fareham Railway station have been improved with the BRT services.</p> <p>The police station is now located in the Town Hall. The MoD pulling out of Gosport has been an issue for more than 25 years now and the Council will continue to deal with these implications. The SPD is part of this response including providing new employment opportunities at sites such as RCY.</p>
340/2	Local resident	Concern that Council are proposing more "development" of the historic buildings and areas.	The SPD aims to ensure that the character of the Town's historic core remains safeguarded

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<i>SPD not ambitious enough</i>			
72/19	Local resident	SPD has low ambition and a lack of Vision which has characterised Gosport for many years. There is much that can be done for very little money (but needs time, imagination and persuasion) that would improve the town centre and waterfront without simply filling it with yet more flats.	The SPD aims to be ambitious and aspiration but is grounded in realism. The SPD is a starting point in the process and can assist in facilitating investment and imagination by others The SPD certainly doesn't rule out other ideas and indeed encourages them. Importantly it sets out a number of principles to be considered.
292/2	Local resident	Lack of ambition could result in missed opportunities to provide cutting edge facilities and buildings for the benefit of residents and visitors.	
288/1	Local resident	Vision vague nothing to suggest what is/will be distinctive about the town's identity. No real attempt to put forward a vision suggesting how Haslar, the Town centre and RCY might complement one another ,	Whilst linkages to Haslar and indeed Blockhouse are mentioned it is accepted that these are not covered in the SPD itself. The Local Plan provides greater detail about these sites and further work will be required regarding Blockhouse following the Government's announcement to release the site. The SPD does however include much about RCY and how this can link with the town centre and waterfront.
130/1	Local resident	The plans are very comprehensive but seem to lack major projects, Gosport needs to offer something different from the neighbouring centres, which attracts people throughout the year	The Bus Station development is perhaps the largest site that can provide a catalyst but it needs to be done in association with other key projects such as the Retained Area and the Gosport Lines. However the SPD considers that it is the sum of the proposals which is greater than each of the individual parts.
130/4	Local resident	A catalyst needs to be found to pull everything together, as well as some creative thinking	
357/2	Local resident	Gosport has a largely blank canvas and the opportunity to reimagine itself. The vision could be bolder and take account of towns existing strengths and advantages.	The Vision itself aims to be bold by being aspirational as well as realistic. It provides a framework for site promoters to be bold within the overall framework that sets out key principles. The Vision certainly aims to capitalise on the town's strengths and advantages. The Vision itself has been based on work and consultation
18/4	Local resident	Council needs to be brave.	

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		Vision needs to come from a wider interest group and everyone should get on with it.	for the GBLP and later work undertaken by the Coastal Communities Team which included a range of local stakeholders.
	Local resident.	A clearer plan of how the Council proposes to bring together a clear waterfront plan to maximise marine and heritage benefits as the current SPD looks at fragmented sites.	The SPD aims to identify the fragmented sites and tries to bring them together within a framework covering the whole town centre and adjacent waterfront. More detailed plans will emerge over time for various areas, which will be available for further consultation.
230/1	Local resident	Time will tell	Noted
<i>Respondents' own visions</i>			
10/7	Local café business	Gosport Marina Village based on the growth of the marinas, improved bus rapid transit to the ferry, enhanced open spaces including on the site of the Bus Station, more trees and gardens with markets at the eastern end of the High Street	Many of these elements are suggested in the SPD. The open space issue at the bus station is considered under that particular character area.
361/1	Local resident	The Gosport Project has a vision to restore Gosport's Waterfront area through a number of architectural projects in the Trinity Green and South Street area. These can be viewed at https://www.youtube.com/watch?v=fG9nP-FrUic Individual comments included in the video have been included in the relevant themes and character areas of this document.	The work included in this presentation is impressive and there are certainly ideas which can be incorporated into the SPD. These are dealt with separately through the document. It is recognised that the presentation aims to provide a cohesive vision regarding the Bus Station, South Street and Trinity Green in particular.
<i>Other comments about the Overall Approach/ Vision</i>			
<i>Public comment and views (see also specific consultation comments towards the rear of this document)</i>			
9/9	Local resident	When will the Draft document become a Final status proposal document for review?	The Council will consider all the comments made on the draft SPD. A report and amended version of the draft SPD will be presented to members of the Council's Economic Development Board. Once the SPD has been adopted by the Council it will form a material consideration for development proposals coming forward in the

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			locality.
107/10	Local resident	No decisions will be made on any major development projects unless detailed options have been presented and feedback received from the public	Future development proposals will require a planning application that will be subject to public consultation. The Council will need to determine the application taking into account the policies of the GBLP and supported by the SPD as well as appraising other material considerations. The Councillors will need to be mindful of public concerns as well as policy considerations and will need to balance different viewpoints before making their decision.
57/36	Local resident	Gosport residents need to have a more positive outlook towards the town.	Noted
73/9	Local resident	Need to ensure residents' comments are taken seriously and proposals re not just steamrollered through. Town needs new development but not at any cost	Consideration of the public comments has been taken seriously and has resulted in some changes to the SPD. There will be further scope for public consultation as individual proposals are detailed further at the relevant stage.
110/4	Local resident	There are opportunities in the area but the Council is going to waste them. Need to ask the people what they would like to see and have some pride in.	
89/34	Local resident	Listen to what the residents of Gosport would like – no modern glass buildings we need brick that will last for future generation. The voice of the people of Gosport is more important than consortium profits or we will be here again and again	
76/14	Local resident	Gosport has come a long way and needs to be moved forward but never forget that the Town is made by its people.	Noted
<i>Need to consider ideas from elsewhere</i>			
123/15	Local resident	Explore opportunities for twinning with other poor areas of the Country for example Gateshead to compare ideas / concepts.	The Council will continue to seek aspiration from elsewhere and indeed many such ideas suggested by the public have been recorded in the Ideas Compendium of suggestions to be considered further where applicable as individual proposals proceed

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<i>Comments on specific wording of the Vision Statement (p5 of draft)</i>			
33/2	Local resident	Last sentence of Vision could be used by the Regulatory Board to justify enabling residential and other development which otherwise could not be justified in planning terms	The policies of the GBLP will very much be the main consideration when determining any planning application and where there are deemed to be overriding other material considerations these will need to be set out clearly when making any decision. It would be unusual for decisions to be solely based on a particular sentence of a Vision in the SPD without any further national or local policy justification.