

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
<b>Theme D: Providing New Homes (including other housing-related issues)</b>			
<b>NB- specific comments related to the bus Station site have been included under the Bus Station and Falkland Gardens section</b>			
<i>Principle of housing</i>			
5/3, 23/21, 40/11, 41/11, 45/5, 48/1, 59/5, 60/9, 64/15, 65/18, 67/2, 70/7, 71/4, 78/3, 79/12 80/2, 83/17, 89/1, 97/2, 102/9, 107/19, 107/20, 107/21, 110/8, 118/11, 119/8, 120/10, 136/6, 141/1, 142/1, 143/4, 193/2, 197/3, 198/1, 201/11, 216/5, 217/1, 235/2, 238/15, 239/1, 242/6, 246/9, 248/11, 253/5, 265/1, 266/9, 270/5, 271/9, 276/1, 282/3, 283/2, 286/2, 288/19, 304/1, 338/2, 340/17, 341/10, 344/17, 349/9, 350/19, 359/14, 362/2, 367/12, 369/1, 371/13, 379/9, 381/13,	Local residents, town centre business	<p>There should be no new housing</p> <ul style="list-style-type: none"> <li>- Already enough residents living here (23/21,48/1, 64/15, 235/2)- already over-populated (217/1)</li> <li>- The town does not need this many houses –so who are they for?</li> <li>- Aren't Gosport ahead on their housing target (276/1)</li> <li>- Area is already saturated (89/1,304/1)</li> <li>- None needed (housing) – absolutely disgusted with GBC for this – build residential properties out near Stokes Bay – plenty of space there (119/8)</li> <li>- The expansion of housing/home building is not generally required within the locality bar marine related at specific sites (349/9)</li> <li>- Too many housing plans</li> <li>- Ruins the area for everyone (45/5)</li> <li>- Births vs deaths – the need for more housing(67/2)</li> <li>- Not enough infrastructure (40/11), (41/11),(283/2) (60/9),(118/11), (142/1) medical infrastructure (197/3, (198/1, 239/1, 276/1)</li> <li>- By all means build new houses but what about the infrastructure. The A32 is not fit for purpose</li> <li>- A32 can't cope (141/1, 142/1,217/1) traffic problems (235/2, 282/3, 238/15, 350/19)</li> <li>- Too congested new homes would make it worse (246/9, 239/1, 276/1)</li> <li>- Need better road access before more living accommodation puts hundreds more cars on the road (282/3)</li> <li>- Would cause parking problems (143/4), (253/5), 266/9)</li> <li>- Too little parking offered for the proposed 700-900</li> </ul>	<p>Housing need for the Town centre and Waterfront area is set out in Policy LP4 of the Local Plan. Part 1d of Policy LP4 requires a total of 700-900 dwellings.</p> <p>The housing requirement as set out in the Local Plan is based upon the calculated need for the Borough and adjusted to reflect partnership working with other PUSH authorities.</p> <p>Part 3 of Policy LP4 of the Local Plan sets out a number of criteria that new development in the Town Centre and Waterfront area will need to meet in terms of infrastructure provision.</p> <p>Potential congestion on the A32 was taken into account when considering the allocation for the town centre and waterfront area in the Local Plan. The SPD reflects this quantum of development.</p> <p>The SPD proposes creating desirable residential development which reflects the historic form of the town centre, this will help to ensure that residential properties are of a decent quality.</p> <p>Policy LP10 of the Local Plan and the Design SPD comment on residential amenity including space standards.</p> <p>Haslar is already planned for retirement living.</p>

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		<ul style="list-style-type: none"> <li>- new dwellings (286/2)</li> <li>- Haslar instead (97/2)</li> <li>- The scale of development when Haslar is still not finished or even started &amp; RCY – not working.(65/18)</li> <li>- Town centre does not need homes shoehorned into tiny flats in high rises (110/8)</li> <li>- Will exacerbate existing social problems (235/62)</li> <li>- New homes will not enhance the Waterfront (248/11, townscape (276/1)</li> <li>- Council wants to build in the Town Centre – that's a given(67/2)</li> <li>- Potential to build in areas currently not being built on (i.e. a greenfield) or being used as a parking space (83/17)</li> <li>- Gosport needs jobs, some harbour front glamour and a more pleasant environment not more jobs (136/6)</li> <li>- This area should be for leisure facilities (141/1)</li> <li>- Leisure instead (270/5)</li> <li>- Pollution (217/1)</li> <li>- Concerned that the possibility that the building of a series residential blocks above 3 storeys high will change the character of the centre (288/19)</li> <li>- A lot of people who visit Gosport comment on the relatively open nature of the High Street and the feeling that it is not overcrowded. Tall buildings create shadow and make people feel hemmed in – would make the High Street look and feel depressing (288/19)</li> <li>- Other sites (Daedalus and Haslar) still in the offing no new residents will come to an area to live in a housing estate (89/13)</li> <li>- Third parties assist with funding for profit – housing should not be used to incentivise potential investment (341/10)</li> </ul>	<p>Leisure facilities are supported in the area see Theme C.</p> <p>The new homes proposed are in the most accessible area of the Borough, development here will help to minimize vehicular journeys and air pollution.</p> <p>The SPD is proposing that development in the town centre and waterfront overall is of a higher density than elsewhere in the Borough. High rise building may be part of this. The SPD proposes creating desirable residential development which reflects the historic form of the town centre this emphasis will help to retain the areas character.</p> <p>The SPD does not look at the specific funding methodologies for site delivery.</p> <p>Parking provision is covered in the transport section of the SPD. Parking surveys have been carried out as part of the background evidence to the SPD. These show that there is sufficient parking if the proposals go ahead.</p> <p>The Final SPD does not include the proposals at the base of the Harbour and Seaward Towers/ Trinity Green.</p> <p>The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.</p>

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		<ul style="list-style-type: none"> <li>- Concerned about taking away valuable car parking building homes of a small size cramming in as much as they can on a small plot and taking away precious green areas and not taking into account the strain all these extra homes will make on our already congested roads (344/17)</li> <li>- Not on the waterfront by Harbour and Seaward Towers - keep all the green areas here (369/1)</li> <li>- No new high rise blocks of flats at the bus station. Take great care with the design of homes at Trinity Green and Trinity Church (371/13)</li> <li>- There may be a need in the future for the car parks and to get the volume of housing required will mean high rise. The McCarthy &amp; Stone development is 80+ flats do not increase the height on the South side of the High Street it will get no sun (379/9)</li> <li>- Of the 700-900 dwellings how many will be for affordable/social rent and starter homes? (381/13)</li> <li>- The Council must find better and more persuasive ways to argue against adding 700-900 additional houses to town centre that is already stretched and does not have the infrastructure to support it. At a minimum they could delay building until the MOD land is available (107/19)</li> <li>- Residential development proposed on existing green land or open space should be removed from the SPD (107/20)</li> <li>- Create a place people will enjoy from all aspects. A block of offices or flats is the complete opposite. Better to encourage people to move to those areas that have already been developed rather than create another new one (107/37)</li> <li>- Please be sympathetic to the existing building and first use empty buildings that can be converted and with the hindsight that Fort Blockhouse will create a</li> </ul>	

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		<p>large number of homes without taking up green areas and cramming in properties which will encroach on local residents living in the areas affected.</p>	
107/16	Local resident	<p>Council must state clearly what is really driving the changes they propose. It seems the need to build houses according to a Government directive and generate money appear to be the key drivers. I would like to see some simple statements on:</p> <p>How many houses are actually required and by when; How many have been built; and How many are planned and what's left to do.</p> <p>If its not practical given infrastructure constraints then there is a clear need to refer the matter back to the Government and HCC.</p> <p>It is not clear what the penalty (if any) would be for missing unachievable targets – or perhaps the numbers will demonstrate that there is enough to comply</p>	<p>The statutory GBLP sets out the housing figure for the Borough which was considered by a Planning Inspector at the Examination in Public (EiP) in 2015.</p> <p>The housing requirement of 3,060 dwellings between 2011 and 2029 is set out in Policy LP3 of the GBLP. The case for providing this level of housing rather than the potential 8,010 set out in the objectively assessed housing needs work undertaken on behalf of PUSH is set out in the Council's Housing Background Paper (Document LP/E1/8 at the following link which was presented to the Inspector. <a href="https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/local-development-framework/gosport-borough-local-plan-2029/gosport-borough-local-plan-2011-2029-adopted-october-2015/evidence-studies/">https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/local-development-framework/gosport-borough-local-plan-2029/gosport-borough-local-plan-2011-2029-adopted-october-2015/evidence-studies/</a></p> <p>The issue of supporting infrastructure was also dealt with at the EiP.</p> <p>Policy LP4 of the GBLP sets out the housing provision for the Gosport Town Centre and Waterfront area which is between 700 and 900 dwellings over the plan period.</p> <p>The latest number of houses completed is set out in the Council Authority Monitoring Report which shows that 754 dwellings have been built</p>

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
			between 1/4/11 and 31/3/17.
281/4	Local resident	SPD needs to recognise the Town Centre has a larger population (and growing) more than at any other time since the 1960s. Draft SPD rightly gives much emphasis to business but it needs to be clearer about and give greater weight to, the interests and contribution of residents balanced with the interests of business.	The housing requirement as set out in the Local Plan is based upon the calculated need for the Borough and adjusted to reflect partnership working with other PUSH authorities. The Borough's population and especially that of the Town Centre and Waterfront area will continue to grow, the SPD sets out a framework for this future growth.
256/20	Local resident	Does the Conservative Council have a duty to provide these homes under current Government legislation ?	The Borough Council is required to provide homes to meet its housing need as set out in the GBLP.
67/24	Town centre business	<ul style="list-style-type: none"> <li>- Why are you building dwellings that only accommodate 1.65 people when the average is 2.32</li> <li>- Why don't you state the m<sup>2</sup> for each dwelling?</li> </ul>	The SPD proposes creating desirable residential development which reflects the historic form of the town centre, this will help to ensure that residential properties are of a decent quality. The higher density nature of proposed development in the Town Centre and Waterfront area means that it is better suited to smaller flatted units. The exact floorspaces of units will be dealt with through planning applications.
67/27	Town centre business	Only the right mix of businesses will create opportunities another 1,000 homes will not.	The Town Centre and Waterfront area is allocated in Policy LP4 of the Local Plan to provide 700-900 homes as part of a mix of use types including employment and retail. It is considered that a mix of uses will benefit the Town Centre by increasing investment and customers.
49/1, 64/16, 67/3, 72/11, 105/1, 121/9, 131/4, 195/2, 201/21, 261/11, 292/11, 340/5, 341/1, 357/22	Local residents	<p>Too much housing is being proposed</p> <ul style="list-style-type: none"> <li>- Object to building 700-900 homes in this area (49/1)</li> <li>- Given your estimation of 1.65 persons per dwelling – there is a need to build no more than 750 dwellings (67/3)</li> </ul>	Housing need for the Town Centre and Waterfront area is set out in Policy LP4 of the Local Plan. Part 1d of Policy LP4 requires a total of 700-900 dwellings.

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		<ul style="list-style-type: none"> <li>- Potential overcrowding (261/11)</li> <li>- Will lead to the demise of the town not regeneration (49/1)</li> <li>- It would change the character of the town by bringing in a calculated 2,050 extra inhabitants.</li> <li>- Road infrastructure can't cope (64/16, 121/9, 195/2, 201/21, 357/22)</li> <li>- Houses only not flats</li> <li>- We need infrastructure before any more houses or factories (65/18)</li> <li>- Need to protect green spaces (261/11)</li> <li>- Concerned with proposed number of residential at the Bus Station. Population increased by 13% between 2001 and 2011 and is still rising. Other developments at Haslar Hospital, St Vincent College and Blockhouse will all add pressure on roads health and schools (292/11)</li> <li>- Currently insufficient doctors, school places in Gosport – which is the most densely populated town in the UK – more housing should be minimal (341/1).</li> <li>- Too many houses proposed. “jazzing up” this vision as something that will benefit people of Gosport won't – all the Council plans to do is raze buildings (previous history of this) and take away more character of the town (340/5)</li> </ul>	<p>The housing requirement as set out in the Local Plan is based upon the calculated need for the Borough and adjusted to reflect partnership working with other PUSH authorities. Part 3 of Policy LP4 of the Local Plan sets out a number of criteria that new development in the Town Centre and Waterfront area will need to meet in terms of infrastructure provision.</p> <p>Potential congestion on the A32 was taken into account when considering the allocation for the Town Centre and Waterfront area in the Local Plan. The SPD reflects this quantum of development.</p> <p>The SPD support the protection and improvement of green space in the Town and includes proposals to bring Arden Park and the Northern Ramparts into public use.</p>
63/41p,152/4p,169/3p, 238/25p,240/19p, 306/1p, 307/1p, 308/1p, 309/1p, 310/1p, 311/1p. 312/1p, 313/1p, 314/1p, 315/1p, 316/1p, 317/1p, 318/1p, 319/1p, 320/1p, 321/1p, 322/1p, 323/1p, 324/1p, 325/1p, 326/1p, 327/1p, 328/1p, 329/1p, 330/1p,	Local residents	Object to 1000 homes figure.	Housing need for the Town Centre and Waterfront area is set out in Policy LP4 of the Local Plan. Part 1d of Policy LP4 requires a total of 700-900 dwellings. This meet part of the 3,060 dwelling requirement set out in the GBLP over the period 2011-2029, representing 170 dwellings per annum. At the Examination in Public the Council made the case that this level of housing could be accommodated in the Borough rather than the objectively assessed

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
331/1p, 332/1p, 333/1p, 334/1p, 335/1p			housing figure of 8,010 as required by the Government's NPPF.
72/6	Local resident	Previous experience shows that developers build out the houses but do not develop the retail units (this is what happened at Royal Clarence Yard).	The Town Centre and Waterfront area is allocated in Policy LP4 of the Local Plan to provide 700-900 homes as part of a mix of use types including employment and retail. Policy protection will be in place to ensure this is achieved.
124/5	Local resident	<i>The existing Town Centre area is already very dense when the scale of existing residential provision is considered.</i>	It is considered that there is scope for some further residential development on particular sites in the town centre which will provide new housing and vitality to the area. Each proposal would be considered on its merits in accordance with the policies in the GBLP which include policies on amenities, design and parking. The SPD sets out further principles relating to these issues.
67/14	Town centre business	Build boxes with no social areas, private or communal – how are we to get our children out of this situation? - Average of 1.65 per dwelling you are looking at single person or retired couple occupancy – nothing here for couples with children.	The SPD proposes creating desirable residential development which reflects the historic form of the town centre, this will help to ensure that residential properties are of a decent quality. The higher density nature of proposed development in the Town Centre and Waterfront area means that it is better suited to smaller flatted units.
73/8, 77/4, 96/10, 98/6, 100/9, 109/10, 129/7, 138/2, 138/13, 192/6, 272/2, 274/1, 292/12, 358/7 362/9, 374/5,	Local residents, Cllr Raffaelli	Support new housing Potential to build the new homes that are badly needed in the area (358/7) Very minimum of new homes (362/9) Necessary(374/5) Gives impetus to help drive new development (358/7) -new infrastructure is required first (73/8,77/4, 96/10, 274/1) What tenures of housing are to be provided? (96/10) Will they be affordable? (98/6) Support if social housing and accommodation for retirees is	Welcome support for new housing. The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.  The SPD does not look at specific costs associated with delivery.  The SPD proposes creating desirable residential

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		<p>provided (192/6)            Provided they are affordable (293/12)            Vacant houses at Heritage Way (98/6)            Don't forget parking and roads (129/7)            Must be done in budget or by outsourcing / out costing the work (138/2)            Housing needs to be tailored to need, mechanisms providing affordable housing for local people would be good. However if the intention is to attract people to the town then infrastructure needs to be in place. (272/2)            Need to have a balance of uses along with new housing (274/1)            With the exception of Trinity Green, the spaces identified for new build have been excellent, with real potential to provide cohesion to the 'main road' areas of the Town. (358/7)</p>	<p>development which reflects the historic form of the town centre, this will help to ensure that residential properties are of a decent quality.</p> <p>Part 3 of Policy LP4 of the Local Plan sets out a number of criteria that new development in the Town Centre and Waterfront area will need to meet in terms of infrastructure provision.</p> <p>The Town Centre and Waterfront area is allocated in Policy LP4 of the Local Plan to provide 700-900 homes as part of a mix of use types including employment and retail. Policy protection will be in place to ensure this is achieved.</p> <p>The SPD support the protection and improvement of green space in the Town and includes proposals to bring St George Barracks South Field/Arden Park and the Northern Ramparts into public use.</p>
124/10	Local resident	Has it been calculated the number and types of housing Gosport needs?	The housing requirement as set out in the Local Plan is based upon the calculated need for the Borough and adjusted to reflect partnership working with other PUSH authorities.
65/19	Local resident	Do not cover up Seaward & Harbour Towers nothing needed in front of them.	The SPD is looking at the possibility of café / retail use at the base of the Harbour Tower, neither tower will be covered above this level.
299/7	HCC Transport	New homes must be served by high quality and continuous pedestrian, cycle and bus routes in order to allow sustainable transport modes to be a realistic and practical active to the car.	Agree. These objectives are covered under Theme E 'Improving Accessibility' which relates to all new development including new homes. The policies of the GBLP also aims to ensure that homes are served by high quality and continuous pedestrian, cycle and bus routes in



Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
			order to allow sustainable transport modes.
<i>Issues with new housing</i>			
5/3, 9/3, 14/6, 20/12, 23/21, 28/7, 29/7, 31/5, 32/3, 34/12, 48/2, 49/1, 60/9, 64/17, 65/28, 71/4, 73/3, 77/5, 80/2, 89/14, 93/5, 96/17, 99/12, 119/2, 124/2, 133/11, 195/12, 201/5, 207/17, 212/2, 217/1, 221/9, 228/3, 230/6, 238/10, 252/6, 261/7, 262/1, 264/4, 265/1, 271/9, 278/7, 291/16, 292/11, 296/1, 298/1, 301/3, 303/2, 304/4, 340/10, 343/4, 351/1, 354/2, 355/13, 357/22, 367/20,	Local residents, Cllr Earle	<p>Concern housing will create additional problems including:</p> <ul style="list-style-type: none"> <li>- Increase the population (5/3)</li> <li>- Not enough space as we are on a peninsula (228/3)</li> <li>- Who in their right mind would build new development at the tip of a peninsula which already has major traffic problems not being addressed (238/10)</li> <li>- Infrastructure needed to support homes (119/2, 206/7, 296/1)</li> <li>- Increase traffic levels and congestion (5/3, 9/3, 14/6, 20/12, 28/7, 29/7, 32/3, 34/12, 48/2, 49/1, 60/9, 71/4, 73/3, 77/5, 80/2, 119/2, 124/2, 133/11, 195/12, 201/5, 212/2, 217/1, 221/9, 264/4, 265/1, 292/11, 298/1, 303/2, 304/4, 340/10, 351/1, 355/13, 367/20)</li> <li>- Increased pollution (60/9, 367/20)</li> <li>- Public transport isn't good enough to cope (49/1, 304/4)</li> <li>- Require improved transport (65/28, 93/5, 301/3, 354/2, 357/22)</li> <li>- Require more off street parking (93/5)</li> <li>- Increased pressure on parking (31/5, 71/4, 124/2, 221/9, 252/6, 262/1, 340/10, 343/4)</li> <li>- Increase the need for more school places, (9/3, 14/6, 34/12, 48/2, 77/5, 99/12, 119/2, 207/17, 264/4, 271/9, 291/16, 292/11, 354/2)</li> <li>- Nurseries (119/2)</li> <li>- Additional pressure on doctors surgeries (9/3, 14/6, 20/12, 34/12, 48/2, 64/17, 77/5, 99/12, 119/2, 195/12, 207/17, 261/7, 264/4, 265/1, 271/9, 291/16, 292/11, 296/1, 298/1, 351/1, 354/2) and a larger hospital (14/16, 350/1)</li> <li>- Additional pressure on dentist (20/12, 34/12, 119/2, 207/17, 261/7, 265/1, 271/9, 351/1)</li> <li>- Longer queues in shops, post office (265/1, 354/2)</li> </ul>	<p>Housing need for the Town Centre and Waterfront area is set out in Policy LP4 of the Local Plan. Part 1d of Policy LP4 requires a total of 700-900 dwellings.</p> <p>The housing requirement as set out in the Local Plan is based upon the calculated need for the Borough and adjusted to reflect partnership working with other PUSH authorities.</p> <p>The new homes proposed are in the most accessible area of the Borough, development here will help to minimise vehicular journeys and air pollution.</p> <p>The SPD is proposing that development in the town centre and waterfront is overall is of a higher density than elsewhere in the Borough. High rise building may be part of this. The SPD proposes creating desirable residential development which reflects the historic form of the town centre this emphasis will help to retain the areas character.</p> <p>If new housing is well designed as part of a mixed-use regeneration, then increased population will benefit the Town Centre.</p> <p>Parking provision is covered in the transport section of the SPD. Parking surveys have been carried out as part of the background evidence to the SPD. These show that there is sufficient parking if the proposals go ahead.</p>

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		<ul style="list-style-type: none"> <li>- Policing (271/9)</li> <li>- Infrastructure should be sorted out first (278/7)</li> <li>- Pressure on Leisure Centre / Library (354/2)</li> <li>- Social support/services (296/1, 298/1)</li> <li>- Insufficient jobs (48/1, 195/12)</li> <li>- Housing will be gated for private owners and substandard for affordable units. Housing on waterfront for the better off (207/17)</li> <li>- Will there be enough affordable housing? (195/12)</li> <li>- Support Council housing but need employment for people (230/6)</li> <li>- Water supply and sewerage (99/12)</li> </ul>	<p>Hampshire County Council as education authority have been consulted on the draft SPD, no concerns were raised in regard to education provision.</p> <p>The SPD is looking to promote the Waterfront and Town Centre as a mixed use development area balancing housing with jobs / and employment.</p> <p>Agree that gated housing schemes are not good for the Town Centre.</p> <p>The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.</p> <p>The Local Plan has policies which seek to secure necessary infrastructure for each development. This can be site specific Section 106 agreements or more general funding in the form of a Community Infrastructure Levy.</p>
294/46	Gosport Society	<p><i>Concern about additional housing on the Waterfront and suggestions that this could include any more tall buildings. Any development should be low-rise and in keeping with the height of the buildings in the Town core.</i></p>	<p>The SPD is proposing that development in the Town Centre and Waterfront is overall is of a higher density than elsewhere in the Borough. High rise building may be part of this. The SPD proposes creating desirable residential development which reflects the historic form of the town centre this emphasis will help to retain the areas character.</p>
68/36	Gosport Marine Scene	<p><i>Careful zoning is required. Yachting services include non-intrusive trades, but light industrial yacht services may be incompatible with residential and leisure development.</i></p>	<p>The proposed layout of new development as set in the SPD looks to minimise conflict between residential and marine business use.</p>

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
288/26	Local resident	<i>Gosport has an urgent need for more social housing. This should be reflected in discussions of new residential areas</i>	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.
326/31	Local resident	<i>Housing should respect the stated objective to preserve the historic core and not encroach on amenity areas, the additional traffic pressures must also be recognised.</i>	The SPD is proposing that development in the Town Centre and Waterfront is overall is of a higher density than elsewhere in the Borough. High rise building may be part of this. The SPD proposes creating desirable residential development which reflects the historic form of the town centre this emphasis will help to retain the areas character.  The new homes proposed are in the most accessible area of the Borough, development here will help to minimise vehicular journeys and air pollution.
340/25	Local resident	<i>Should use existing housing rather than build more – why do lovely old historic buildings have to be bulldozed to make way for “better” (?) modern concrete blocks?</i>	The SPD is not proposing demolition of historic housing stock, the historic housing stock in the area is limited and already in use.
371/14	Local resident	<i>Some new blocks of flats could have roof gardens. All the room sizes to be fit for purpose and not small and claustrophobic with no space for furniture.</i>	Agree. Provision is made in the SPD for green roofs.
89/35	Local resident	Should be an embargo so no more buildings are allowed to be built for the next 20 years or we will be losing all our younger generation – they do not want to live in a concrete estate with no facilities nor green areas. We cannot encourage a wider range of shops with no footfall and this is already evident and will get worse if more are built. There are many working couples in Gosport who cannot get on the housing ladder whilst paying such high rents – so no luxury flats – consider the majority of the residents of Gosport	The new housing offer opportunities for young people particularly as there are requirements to deliver a range of affordable housing. Open spaces are being protected by the SPD and GBLP. The Town Centre offers real opportunities which may be attractive to young people given its proximity to services and facilities in Portsmouth.
89/33	Local resident	There are a number of Georgian buildings around Gosport this should be the basis for any buildings. We do not need	

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		any more tower blocks as Gosport is already at saturation point. Any houses/flats sold should have a caveat that states only home ownership otherwise landlords will take them over and charge exorbitant rents, so they will no longer be affordable to the residents of Gosport.	
<i>Types of sites used for housing</i>			
256/4	Local resident	Too much attention given to developers of commercial and high quality housing very little to providing affordable home. Only need to look at Royal Clarence Yard developers couldn't fill the commercial properties – what chance is there that this will not happen again?	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.
258/17	Local resident	Homes for whom? Nearly all development (Haslar, Gilkicker, Clarence Yard) is for luxury housing selling at over £1 million. All facilitated by that mystical union between developers and councillors which has nothing to do with ordinary residents who elect them.	
289/4	Local resident	Future housing must be well planned and more importantly affordable not luxury. Need affordable homes for local families who are increasingly priced out of the area.	
84/9	Local resident	Not more Council housing.	
117/5	Local resident	Necessary to have more homes but important to consider the type of properties and who will occupy them.	
201/11	Local resident	For house buyers not housing association.	
20/14, 33/4, 291/13	Local residents	Concern for type of housing that will be developed: - high-price yachtmen's weekend flats (33/4) - second homes (291/13) - high-end retirement homes etc (20/14, 33/4) Stop giving all the prime spots to rich old people (20/14) - waterside properties for rich people (20/14.	
83/10	Local resident	Houses not apartments.	
258/6	Local resident	Opportunities already seized by McCarthy & Stone who will attract wealthy people from outside of Gosport.	
256/19	Local resident	How many of the new homes will be starter homes for Gosport people.	

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
304/4	Local resident	Additional luxury housing not needed.	
220/4	HCC Public Health	Given the proposed level of population increase, what proportion of homes will be affordable? Need to mention lifetime homes.	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.
112/10	Local resident	There should be no building of houses on open spaces. Agree with other sites i.e. South Street, North Cross Street and the Back of the High Street. But not too high.	The SPD has been amended so there is no proposed housing on open spaces.
4/7, 40/12	Local residents	Greater use should be made of: <ul style="list-style-type: none"> <li>- Empty properties in Borough (40/12)</li> <li>- Empty properties above shops (4/7).</li> </ul>	Agree. The policies in the GBLP and guidance in the SPD allow for new dwelling above shops.
344/7	Local resident	Empty properties should be utilised before taking car parks and green land. Fort Blockhouse will provide plenty of empty homes as will the immigration centre which is up for sale. The old Police Station is also a prime site for homes as is some parking at the back. Lots of shops in the town have empty space above them. They could be converted into flats and there is an empty centre by ASDA in Gosport that has been empty for years that would provide lots of homes in an area that is already residential.	<p>It is also recognised that bringing empty properties back into use can assist with meeting an element of the Borough's housing requirement. In liaison with the Council's Housing Department this issue will be considered again as part of the Local Plan Review.</p> <p>Agree that sites such as Blockhouse and the Haslar Immigration Removal centre offer new opportunities for dwellings as does the old Police Station site.</p> <p>The policies in the GBLP and guidance in the SPD allow for new dwelling above shops. These need to be brought forward by the landowners.</p> <p>Even taking these into account there is still a requirement for additional housing which could include surplus car parking space in the town centre.</p>
33/6	Local resident	Relocation of businesses from older industrial areas to premises elsewhere in the Borough (p32) to create new homes will remove businesses from close proximity to their	Agree that it is important to retain marine businesses close to the waterfront and near to their customer base and supply chains. This

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		supply and customer chains. This would also remove them from their seaside location so important to maritime connected industries.	section refers to those businesses that do not need to be in a waterfront location and could be successful elsewhere in the Borough.
21/8, 22/9, 237/11	Local residents	Brownfield sites (Daedalus, Haslar Hospital (22/9) should be used first for housing (21/8, 22/9) not green spaces (22/9)	Agree brownfield sites such as Daedalus and part of Haslar are being prioritised for development including an element of residential. The Council is no longer proposing to develop any green spaces for residential in the SPD area.
39/12	Local resident	Develop unused buildings in existing residential areas, preferably away from the town centre.	The Council will be looking for any appropriate development sites including unused buildings as part of the Local Plan Review. The current Local Plan does consider that that the Town Centre is an appropriate location for development given that it is one of the most accessible locations in the Borough for public transport.
110/2	Local resident	SPD is trying to surround the town centre with high rise flats and offices which is a weakness.	There may be scope for some additional taller buildings for residential and commercial development in the town centre area, but the Council will need to ensure such proposals accord with the policies of GBLP.
10/8	Local café business	Form partnerships with quality local builders and acquire poor quality town centre uses as they vacate and convert or rebuild low cost town dwellings which blends with the surrounding remaining retail in place.	Whilst ground floor uses in the core of the Town Centre are protected for commercial uses there is scope for developers to build dwelling above ground floor. The Council has experience of working with consortiums to deliver much needed new housing such as the Alver Village scheme which included the Council working in partnership with the County Council, a Government agency, a housing association and a private development. Such opportunities will be considered again where applicable.
39/11	Local resident	Properties should be purchased from private landlords.	This is outside the immediate scope of the SPD. However it is something that can be looked at further as part of the forthcoming review of the

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
			Local Plan in liaison with the Council's Housing Department.
126/9	Local resident	Housing like that at BedZED with parking below would help to tackle issues around, housing provision, parking and flood risk.	Agree- the Council will be looking for developers to come up with such solutions such as undercroft parking which will also assist in areas at greater risk of flooding. These principles are included in the SPD.
203/8	Local resident	Some of the identified housing sites are interesting, some are non-starters.	The Council will be looking for any appropriate development sites including unused buildings as part of the Local Plan Review. The current Local Plan does consider that that the Town Centre is an appropriate location for development given that it is one of the most accessible locations in the Borough for public transport.
226/2	Local resident	Job creation needs to be put before housing development.	If new housing is well designed as part of a mixed-use regeneration, then increased population will benefit the Town Centre.
239/1	Local resident	The large tower block is in the wrong place.	The SPD does not specify the location of any new large tower blocks.
336/33	Lee Residents Association	Concern about tall buildings, buildings on the waterfront and around Trinity Green.	A tall building may be appropriate within the SPD area; however it will need to demonstrate that it does not negatively affect the townscape of the area through overshadowing, or other impacts. Tall buildings can provide quality high density housing and/or provide a vibrant mix of uses which can contribute to Gosport's economy. The SPD is no longer proposing residential development on Trinity Green.
<i>Density of housing</i>			
20/5, 200/2	Local residents	Flats should not be crammed into every nook and cranny.	The SPD is proposing that development in the Town Centre and Waterfront is overall is of a higher density than elsewhere in the Borough. High rise building may be part of this. The SPD
59/4, 109/10, 278/7	Local residents	No high rise flats or other buildings.	
83/22	Local resident	No high rise buildings do not replace anything with a buildings higher than we already have (83/22)	

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
114/8	Local resident	To go back to pre-war densities in the ferry area would be a mistake.	proposes creating desirable residential development which reflects the historic form of the town centre this emphasis will help to retain the areas character.
362/26	Local resident	If flats then only 3 stories	
<i>Mix and type of housing</i>			
18/3, 67/6	Local residents	Need to carefully consider the mix of housing as the area is already heavily and densely developed with social housing. A mix of dwellings 1,2 & 3 bedroom social housing flats could be accommodated (see South Street sites for details) (67/6) The proposed mix of housing will provide short term rental properties rather than family housing. (124/11)	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.
116/6	Local resident	If we need flats they should be attractive.	The SPD proposes creating desirable residential development which reflects the historic form of the town centre this emphasis will help to retain the areas character.
37/7, 38/13, 57/17, 64/18, 78/4, 107/24, 114/2, 134/7, 199/3, 274/1, 291/12, 293/12, 340/4, 365/13, 368/5, 356/5	Local residents	Need to provide affordable or social housing - Not swanky harbourside apartments that will be unaffordable for the majority of current residents (37/7) - Creating "highly desirable" development means rich people buying out local residents, or charging them huge amounts to live in their own town. (64/18) - Proper houses with gardens, not flats (38/13) -There need to be good quality affordable homes, as the waterfront has good facilities which will encourage people to live there (57/17), (107/24). - For people who work in Gosport and work hard (78/4) - More mention of social housing provision and mix needs to be made, including details of replacing any stock which is lost. Developers needs to be held to providing high quality affordable housing. (134/7) -People cannot afford private rent or part rent accommodation. (199/3) -This could be pre fab in some cases (274/1)	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings.  The SPD is proposing that development in the Town Centre and Waterfront is overall is of a higher density than elsewhere in the Borough. High rise building may be part of this. The SPD proposes creating desirable residential development which reflects the historic form of the Town Centre this emphasis will help to retain the areas character.



Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		-The SPD is based on the marine businesses and this means more tower blocks, not affordable housing and not anything sympathetic to the town already in place. (340/4)	
9/4, 18/14, 20/13, 21/9, 114/3, 123/11, 288/7	Local residents	<p>Need to consider the provision for local young (working 18/15) people/ existing families (21/9)</p> <ul style="list-style-type: none"> <li>- There is a dire need for local young people to get out of rented accommodation (sometimes paying more in rent than they would a mortgage) and onto the housing ladder and home ownership.(9/4)</li> <li>- Alternative and innovative solution required including (18/4) <ul style="list-style-type: none"> <li>+ Community Land Trusts –land held in trust and properties built for rental for local working people on short tenancies (18/14)</li> <li>+ Use of high density pre-fabricated or factory built dwellings- new styles would work on the waterfront (18/14)</li> </ul> </li> <li>- Should not encourage more people to move into the area (21/9)</li> <li>- Housing needs to include areas where children can play safely (114/3)</li> <li>- Focus neighbourhoods on attracting younger residents potentially through special deals.</li> <li>- No indication that the proposed mix will meet Gosport's social housing needs especially for young families – could be spelt out in the vision. (288/7)</li> </ul>	<p>The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings. There are various models on how this affordable can and will be delivered.</p> <p>The Town Centre and Waterfront area is allocated in Policy LP4 of the Local Plan to provide 700-900 homes as part of a mix of use types including employment and retail.</p>
69/9	Local resident	Need more family housing with gardens flats not suitable for family homes.	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings. Some sites proposed in the SPD may be suitable for family housing, although it is more likely that more of this type of accommodation can be delivered elsewhere in the Borough.

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
261/22	Local resident	The type of housing and the demographics will affect the success of the Town Centre.	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings. Agree that demographics has the potential to affect towns success.
256/46	Local resident	Emphasis seems to be on commercial development to the exclusion of affordable housing – concerned that lack of affordable housing is against Government policy also what guarantees that promises will be kept?	The SPD is proposing a mixture of dwelling types and tenures. This will include affordable housing; the Local Plan currently specifies 40% affordable housing on schemes of 10 or more dwellings. The Town Centre and Waterfront area is allocated in Policy LP4 of the Local Plan to provide 700-900 homes as part of a mix of use types including employment and retail.
304/27	Local resident	Houses should only be sold for occupation, restrict buy to let.	The SPD itself cannot affect if a property is bought for sale or buy to let. The GBLP can seek to secure affordable housing on the site.
313/5p	Local resident	Build more caravan park style homes in the Borough instead of High rise flats.	Park homes would not be appropriate in the town centre location due to land take. Agree that they are a potential option elsewhere in the Borough.
<i>Accommodation for the elderly</i>			
18/4	Local resident	Opportunity to house retirees. (18/14)	Acknowledged. The proposals for residential is the SPD could include these types of provision. A specific reference has been made for this use in relation to the Police Station site. The developer would need to include suitable security measures for elderly accommodation.
12/28	Local resident	Care home is required.	
114/4	Local resident	Need to ensure that elderly residents can be secure in new housing.	
<i>Homelessness / Night shelter</i>			
50/6, 76/4	Local residents	There is a growing problem of homelessness in the Town Centre <ul style="list-style-type: none"> <li>- Priority should be given to this group if only to reduce the prejudice against them (76/4)</li> <li>- Do not present a positive image for the town (76/4)</li> <li>- Homeless people on the High Street can make</li> </ul>	The Council offer a number of services relating to homelessness and these can be viewe at the following link.  <a href="https://www.gosport.gov.uk/sections/your-council/council-services/housing/finding-a-">https://www.gosport.gov.uk/sections/your-council/council-services/housing/finding-a-</a>

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Officer Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
		visitors feel vulnerable and put them off returning to Gosport impacting trade. (50/6).	<a href="#">home/help-for-homeless-people/housing-help-for-homeless-people/</a>  The Council works with other agencies and community groups to help address these issues. Further action will be dealt with by the Council's Housing Department.  The Police Station site has been sold to a development company.
50/6	Local resident	Empty properties in and around the Town Centre should be used for accommodation for homeless people.	
35/9	Local resident	A kind of night shelter with washing facilities for the homeless is required. This would: <ul style="list-style-type: none"> <li>- Improve their lives</li> <li>- Improve the situation for local residents and shop owners.</li> </ul>	
63/7, 234/6	Local residents	Move homeless from shop entrances to a night shelter where they can get access to medical and social care. If you haven't one get one, homeless in doorways and anti-social behaviour in the gardens (234/5)	
69/12	Local resident	Re-open the Police Station – or home the homeless instead.	
381/23	Local resident	Appropriate measures to help the homeless a shelter perhaps a converted bus?	
<i>Car parking</i>			
4/6	Local resident	Disagree about the loss of car parking for new homes.	Parking provision is covered in the transport section of the SPD. Parking surveys have been carried out as part of the background evidence to the SPD. These show that there is sufficient parking if the proposals go ahead.
64/3	Local resident	Increasing residential areas and decreasing parking just adds to the decline of the town.	New residential development in the Town Centre and Waterfront areas can increase footfall and increase custom to local businesses.
81/2	Local resident	There needs to be sufficient parking for development in the future.	Parking provision for new development will need to be provided in line with the guidance in Policy LP23 and the Parking SPD.
77/2	Local resident	Concern that residential developer will not provide sufficient spaces for residents. (77/2)	