



For office use only
Date <input type="text" value="19/09/2014"/>
Ref No.
<input type="text" value="Rep 17-1"/>
<input type="text"/>

# Gosport Local Plan 2011-2029 Publication Version Response Form

Town and Country Planning (Local planning)(England) Regulations 2012 Regulation 19 Consultation

### Data Protection

Gosport Borough Council is registered under the Data Protection Act 1998. The information that you provide in completing this form will only be used by the Council in the development of the Gosport Local Plan 2011-2029. Please note that the completed form is a public document and as such will be made available for inspection and placed on the Council's website (personal details other than name of organisation/individual will be removed from version published on internet) and kept as part of the supporting documentation relating to the Local Plan.

**Name:**

**Agent Name:**

**Organisation (if applicable):**

**Agent Organisation (if applicable):**

**Address:**

**Agent Address:**

**Post Code:**

**Post Code:**

**Telephone:**

**Telephone:**

**Email:**

**Email:**

Gosport Borough Local Plan 2011-2029 publication version document is available to view on the Gosport Borough Council's website: [www.gosport.gov.uk/localplan2029](http://www.gosport.gov.uk/localplan2029)

If you would like to discuss any element of the consultation documents further then please contact/telephone Planning Policy 023 9254 5228

Print or Save as a copy of this form for your records

  

All comments and completed forms should be returned by  
**22nd September 2014**

Completed forms can be submitted here   
or emailed to [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)  
or by post to

Planning Policy Gosport Borough  
Council Town Hall  
High Street  
Gosport  
Hampshire  
PO12 1EB

If you would like to make another representation on the GBC Local Plan 2011 - 2029 Publication Version, please click the Save as button to save the current representation or Submit.

You may then use the Clear form button to start a new representation.

Paper copies of the [response form](#) are available from the council's website, in the libraries and at the Town Hall (3rd floor reception).

Comments will be considered by an inspector approved by the Secretary of State who will hold an examination into the local plan in terms of its legal compliance and 'Soundness'.

Further information on these terms is contained in the [Council's Guidance Notes](#) for making representations. Comments should focus on matters of soundness. These are defined in the National Planning Policy Framework and are reproduced below.

**Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

**Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

**Effective** - the plan should be deliverable over its period and based on effective joint working on cross boundary strategic priorities; and

**Consistent with National policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1. To which part of the Local Plan does this representation relate?

Chapter	<input type="text" value="7"/>	Paragraph	<input type="text" value="LP4"/>	Policy	<input type="text"/>
Policies Map	<input type="text" value="Gosport Waterfront and Town Centre"/>				

If you would like to make further comments on the GBC Local Plan 2011 - 2029 Publication Version, please use a separate form for each representation you wish to make.

2. Please indicate under what grounds you wish to submit your representation

- 2a Support  
*(if you have entered Support, please continue to Q8.*
- 2b Not Legally Compliant
- 2c Not Sound

3. If you consider the Local Plan is not sound, please identify which tests of soundness your response relates?

- 3a Positively prepared
- 3b Justified
- 3c Effective
- 3d Consistent with National Policy

4. Please give details of why you consider the Local Plan is not legally compliant or not sound?  
*(please be as precise as possible)*

5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, with reference to the answer you have identified in Q3.  
You will need to say why this change will make the Local Plan sound.

6. If your representation is seeking a change, can your representation be considered by written representations or do you consider it necessary to participate at the oral part of the Examination?

No I do not wish to participate in the examination hearings

Yes I do wish to participate in the examination hearings

7. If you wish to participate, please outline why you consider it necessary.  
*(please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination).*

The Strategy, as it relates to redevelopment and regeneration, is currently ineffective as it seems to focus on the construction and development aspects, and leave out other activities that would have a significant impact on the perception of the Mumby Rd approach to Gosport Waterfront

Urban regeneration is affected by a number of things. One of these, as defined in the Strategy is the visual impact of an area (realm). Gosport has huge potential of providing a positive visual impact to visitors arriving either by road, or by ferry that can create a similarly more positive effect on regeneration. In particular the quality of architecture, on the whole is both diverse and of high quality. There are however 3 areas not defined in the strategy which need to be addressed to provide this consistently positive impact. This could be as simple as the inclusion of green walls to hide unsightly sites, or may require reworking to have the desired effect.

8. If you wish to support the legal compliance or soundness of the Local Plan please use the space below to provide detailed comments.

9. Do you wish to be notified at the address/email stated on page 1 of any of the following:

- a. That the Local Plan has been submitted for independent examination
- b. The Inspector's report has been published
- c. The adoption of the Local Plan

*please tick*



Thank you for filling in this form please return to Page 1 to Submit and/or make another representation

Page 1

## **REP 17/1 - (The Gosport Project) Section 7 continued**

The Strategy, as it relates to redevelopment and regeneration, is currently ineffective as it seems to focus on the construction and development aspects, and leave out other activities that would have a significant impact on the perception of the Mumby Rd approach to Gosport Waterfront

Urban regeneration is affected by a number of things. One of these, as defined in the Strategy is the visual impact of an area (realm). Gosport has huge potential of providing a positive visual impact to visitors arriving either by road, or by ferry that can create a similarly more positive effect on regeneration. In particular the quality of architecture, on the whole is both diverse and of high quality. There are however 3 areas not defined in the strategy which need to be addressed to provide this consistently positive impact. This could be as simple as the inclusion of green walls to hide unsightly sites, or may require reworking to have the desired effect.

### **a. Gas Depot to west of St George Barracks North**

This site, surrounded by brick fences topped with barbed wire, is unfortunately located right next to the sympathetic and well considered developments at the junction of Mumby Road and Spring Garden Lane, the station development, and those of Royal Clarence Yard and St George's Barracks.

The implementation of a green wall, and repositioning of the barbed wire would vastly improve this area, and provide a more pleasant environment for residents and visitors.

### **b. Parade of shops opposite Waterfront and bus depot**

This parade is both a deeply unpleasant vista for visitors arriving and an exciting opportunity to radically improve the Waterfront realm. Refronting this parade, and extending the pavement cover in a sympathetic style would provide (along with the bus depot redevelopment) a vista impact as positive as the current one is negative.

### **c. Buildings on either side of the entrance to the High Street from Mumby Road**

#### **LP4 -**

Specific areas to be addressed within Waterfront development. As with the shops, these ugly buildings act as a negative introduction and an active deterrent to entering the High Street. Refronting these in a more historically sympathetic style would add hugely to the High Street's appeal, as well as vastly increasing the value of the properties. This is a historically vital part of Gosport, as well as being core to the definition of the visual realm.

As well as these, there are 4 sites within the defined Waterfront development area which could be quickly and simply improved for an immediately improved impact.

### **a. Light industrial site south of Waterside Medical Centre**

Recognised as an area of development in the Strategy, these eyesore sites are currently underused, and taking up valuable waterfront space that should be developed.

### **b. 'Old School' building and adjacent plots**

This building is actually a fine example of a Victorian school building, but has been fronted with a later extension that detracts from the potential visual impact of the area.

c. Boat rack and car park of Gosport Marina

As with the Gas Depot, this site, while offering services to visitors is an active eyesore, with rusting chicken wire fencing allowing a view of a car park, a rack of motorboats, and very limited views of Portsmouth Harbour at ground level. It does however offer better views of the water from the first and second storey of the flats opposite. This site would be radically improved by the implementation of a green wall to replace the chicken wire, blocking the view of the car park and rack at street level while still allowing a view to the residents.

d. STS Defence building

This building is the antithesis of the surrounding realm - a sixties block with little visual appeal. This form can be broken and made to feel more in keeping through the use of climbing plants or a green wall.