

# **Gosport Waterfront and Town Centre Supplementary Planning Document : Statement of Consultation**

**March 2018**



**GOSPORT**  
Borough Council

## **CONTENTS**

<b>1.0 Introduction</b>	<b>1</b>
<b>2.0 Consultation – general approach</b>	<b>1</b>
<b>3.0 Consultation methods used for publicising the Draft Gosport Waterfront and Town Centre SPD</b>	
<b>4.0 Response to consultation</b>	<b>7</b>

### **Appendices**

<b>Appendix 1 Notification letter and list of consultees</b>	<b>17</b>
<b>Appendix 2 Press Articles</b>	<b>24</b>
<b>Appendix 3 Gosport Borough Council’s website and Social Media pages</b>	<b>41</b>
<b>Appendix 4 Public Exhibition Material in the Discovery Centre</b>	<b>52</b>
<b>Appendix 5 Posters and Leaflets</b>	<b>53</b>
<b>Appendix 6 Leaflet distribution to local businesses and local organisations 6<sup>th</sup> July 2017</b>	<b>65</b>
<b>Appendix 7 Leaflet distribution to local businesses and local organisations (extension to consultation) 12<sup>th</sup> &amp; 13<sup>th</sup> September 2017</b>	<b>66</b>
<b>Appendix 8 Gosport Borough Council’s Facebook page (extension to consultation publicity)</b>	<b>70</b>

## Gosport Waterfront and Town Centre Supplementary Planning Document: Statement of Consultation

### 1.0 Introduction

- 1.1 The public consultation for the draft Gosport Waterfront and Town Centre Supplementary Planning Document (draft SPD) was carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the adopted Gosport Statement of Community Involvement (September 2012).
- 1.2 This Statement of Consultation describes how the Council carried out consultation on the draft SPD.

#### Length of Consultation Period

- 1.3 Before a Supplementary Planning Document can be adopted it must first be made available for public comment. Under Regulation 12 of the above Regulations the period for public consultation must not be less than 4 weeks but other than meeting this minimum requirement it is a matter for the Council to decide the length of time for the consultation period. The consultation period in this case ran initially for 12 weeks between 28<sup>th</sup> June and 19<sup>th</sup> September 2017, well in excess of the minimum requirements for public consultation on a draft SPD required by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Council chose a 12 week period for consultation in order to maximise the opportunity for as many local residents and businesses to read and comment on the draft document as possible. It was considered that having a substantially longer consultation period would take into account the summer holiday period but would still provide a sufficient amount of time for members of the public to make their views known.
- 1.5 The Consultation period was extended to 29<sup>th</sup> September a 13 ½ week period in order to give residents further opportunity to comment following a prominent article in the Council's Coastline magazine which was delivered to households across the Borough.

### 2.0 Consultation – general approach

- 2.1 The methods of consultation used by the Council comply with the approach set out in the Council's Statement of Community Involvement (SCI) which was adopted in 2012. The SCI explains how the Council will undertake public consultation on its planning documents and how it undertakes publicity for planning applications. The SCI can be viewed on the Council's website at: [www.gosport.gov.uk/sci](http://www.gosport.gov.uk/sci)
- 2.2 The Council can use a variety of approaches to consultation on its planning documents including draft SPDs. There are no prescribed regulatory requirements in terms of approach that can be taken on how the Council undertakes consultation – only that the consultation period itself must not be less than 4 weeks. However **as a minimum**, the SCI states that the Council will:
- Notify (by email or printed letter) statutory consultees and other interested stakeholders that the consultation documents are available for comment;

- Place copies of the draft SPD and supporting documents and comments form available for public viewing in the Town Hall, the Discovery Centre and the other local Gosport libraries at: Bridgemary, Elson and Lee-on-the-Solent; and
- Make the consultation document, comments form and relevant supporting material available on the Council's website

2.3 The Local Development Framework database (sometimes referred to as the Local Plan contacts database) is used as a starting point to notify interested organisations and individuals about the consultation arrangements for specific types of planning documents such as the Local Plan or Supplementary Planning Documents or for any other planning policy consultation which has been programmed to support the delivery of the Council's Local Development Framework<sup>1</sup>. Details from respondents to a particular consultation document are also added to the database so they can be kept informed of the progress of the document.

### **3.0 Consultation methods used for publicising the draft Gosport Waterfront and Town Centre SPD**

3.1 The methods used for the public consultation process on the draft SPD are set out in this Statement of Consultation. The Council used the following methods to publicise consultation on the draft:

- Letters and emails;
- Press articles;
- Local radio interviews;
- Council's social media platforms;
- Council's website;
- Meetings;
- Public Exhibitions and public 'Drop-in' sessions;
- Posters and Leaflets.

3.2 Except for the use of letters and emails to publicise consultation, all the other methods used are discretionary.

#### **Letters and emails**

3.3 Letters and emails were sent to 407 contacts on the Local Development Framework database. The database includes local community groups, statutory agencies (including neighbouring authorities and utility providers), environmental and historic heritage groups, landowners, local agents, commercial businesses and members of the development industry. There are also a number of local residents included where they have requested to be notified on planning policy document consultations. A copy of the Notification letter and organisations who it was sent to can be found in Appendix 1.

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<sup>1</sup> The Local Development Framework is the name for the portfolio of local planning documents. This suite of documents generally consists of Development Plan Documents i.e. the statutory Local Plan; Supplementary Planning Documents (these provide more detail to the policies and proposals set out in the adopted Local Plan.) The adopted Local Plan is subject to public consultation and is tested by an independent Planning Inspector appointed by the Secretary of State through the public examination process. A Statement of Community Involvement is also the subject of public consultation; the Local Development Scheme (a broad timetable for document preparation) and the Authority's (Annual) Monitoring Reports (which monitor Local Plan delivery over the planning period).

### **Local Newspapers, local Radio and Coastline**

3.4 The Council sent out a press release to a wide range of media organisations for their use at the beginning of the public consultation process in June and again when the consultation period was extended in September. The press release was sent to the following media organisations:

- BBC Radio Solent
- That's Solent TV
- ITV Meridian
- Heart FM
- BBC Online
- BBC TV South
- Press Association
- Express FM
- Families Online
- Hampshire Independent
- The News
- Gosport Look Local
- Gosport Voluntary Action
- About My Area
- Jack FM
- Gosport Globe
- Sam FM
- Daily Echo
- Insider Media
- M & Y News Agency
- Capital FM
- Radio Haslar
- Wave 105 FM

3.5 Following on from the Council's press release, there were a number of printed newspaper articles in local newspapers:

- The Portsmouth News (article and media interview with the Chairman of the Economic Development Board) can be found here: <http://www.portsmouth.co.uk/our-region/gosport/complete-revamp-is-revealed-for-gosport-s-ageing-waterfront-1-8020463>
- Southern Daily Echo;
- The Gosport Globe; and
- About My Area  
<http://www.aboutmyarea.co.uk/Hampshire/Gosport/PO13/News/Local-News/309101-Have-Your-Say-on-Vision-for-Gosport-Town-Centre-and-Waterfront>

3.6 There was also a large double page article in the Council's Coastline publication. Coastline is delivered to 36,000 homes across the Borough and is also available to view on the Council's website at: <https://www.gosport.gov.uk/sections/community/coastline-newsletter/>

3.7 Reproduced articles and weblinks to articles can be found in Appendix 2.

- 3.8 In addition to articles in the printed media, Express FM radio and BBC Radio Solent interviewed the Chairman of the Economic Development Board over the consultation period in June and September. Express FM is one of the longest serving local community radio stations in the UK.

### Use of social media and the Council’s website

#### Facebook and Twitter

- 3.9 The Council used social media in this context as another way of publicising the availability of the consultation on the draft SPD including the extension period see Appendix 8. It was intended to help ‘signpost’ users of social media to the Council’s draft SPD web page where people could then read the documents and make comments on those parts of the draft SPD that were of particular interest to them.
- 3.10 The tables below set out the number of people who saw, commented or shared posts about the consultation through the Council’s social media accounts.

**Table 1.1: Gosport Borough Council’s Facebook page**

Date of post	Reach <sup>2</sup>	Clicks	Reaction/comment or shared
28.06.2017	1.9k	164	20
15.08.2017	7.1k	1.1k	134
12.09.2017	2.3k	282	46
25.09.2017	822	61	8

Source: Corporate Communications Team, Portsmouth City Council (November 2017)

**Table 1.2: Gosport Borough Council’s Twitter account**

Date of post	Impressions <sup>3</sup>	Engagements <sup>4</sup>
28.06.2017	1,884	35
15.08.2017	1,332	66
12.09.2017	3,127	71
25.09.2017	2,507	21

Source: Corporate Communications Team, Portsmouth City Council (November 2017)

- 3.11 In addition to these, the Council’s ‘Invest in Gosport’ also published a number of ‘tweets’ over the consultation period including a tweet relating to the extension of the consultation period to 29<sup>th</sup> September 2017. This resulted in a number of retweets including from the local Member of Parliament, and subsequently further visits to the draft SPD’s webpage. The Federation of Small Businesses Wessex also re-tweeted the Invest in Gosport tweet to 1,157 followers. The social media publicity figures from the ‘Invest in Gosport’ social media account is set out in the table below.

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Facebook and twitter terms:

<sup>2</sup> Reach is the number of people who saw a post.

<sup>3</sup> Impressions: The times a user is served a Tweet in a timeline or search results

<sup>4</sup> Engagement: Total number of times a user interacted with a Tweet, clicks anywhere on the Tweet. This includes: Retweets, replies, follows, ‘likes’, links, cards, hashtags, embedded media, username, profile clicks, photo or Tweet expansion.

**Table 1.3: Invest in Gosport Twitter activity**

Date of post	Impressions	Engagements	Linked visits to Draft SPD webpage as a result of this activity
28.06.2017	859	25 (2.9%)	14
29.06.2017	1,326	39 (3%)	13
09.08.2017	382	9 (2.4%)	5
12.09.2017	273	2 (0.7%)	0

Council's website

- 3.12 A 'banner' item was set up on the Council's home page on its website with links to the draft SPD and supporting documents in the Planning Services webpage. A copy of this can be found in Appendix 3. The Invest in Gosport web page also covered a detail article about the draft SPD and how residents and business could get involved. This can be seen at: <http://www.investingosport.co.uk/2017/06/28/say-future-gosport-town-centre-waterfront/>

**Meetings and Public Exhibitions**

- 3.13 An Exhibition was held at the Discovery Centre throughout the whole of the consultation period (including during the extension period) and there were also 10 Drop-in Sessions which were staffed by Council officers to speak to members of the public about the draft SPD and to answer any questions. A summary table of attendance levels by members of the public is shown below:

**Table 1.4: Drop in sessions at the Public Exhibition at the Discovery Centre**

Programmed event	Actual time spend and number of	Number of people engaged within session time <sup>5</sup>
Tues 11 <sup>th</sup> July: 10.30-11.30	10.30-12.15-	16
Sat 22 <sup>nd</sup> July 10-30-11.30	10.30-12.30	9
Wed 26 <sup>th</sup> July 18:00-19:00	18.00-19.00	6
Thurs 3 <sup>rd</sup> Aug 10.30 – 11.30	10.30-11.30	7
Fri 11 <sup>th</sup> Aug 12.30-13.30	12.30-14.00	10
Mon 14 <sup>th</sup> Aug 18.00-19.00	18.00-19.00	12
Thurs 24 <sup>th</sup> Aug	17.00-18.30	c. 50

<sup>5</sup> This excludes the numerous people visiting the exhibitions at other times and those people who viewed the exhibition during the session time but did not have a conversation with staff.

17.00-18.00		
Weds 30 <sup>th</sup> Aug 10.30-11.30	10.15-12.30	c. 40
Sat 2 <sup>nd</sup> Sept 10.30-11.30 <sup>6</sup>	10.30-12.20	c. 45
Thurs 14 <sup>th</sup> Sept 17.00-18.00	17.45-19.00	c. 50

- 3.14 In addition to the Exhibition at the Discovery Centre there was also an exhibition in the Main Reception area of the Town Hall, and publicity material including posters, leaflets, copies of the draft SPD, supporting background documents and comments forms were also available at all the Gosport libraries: Discovery Centre, Bridgemary, Elson and Lee-on-the-Solent libraries where the information was put out on public display. This material was also available in the Planning and Regeneration Services Reception area on the 3<sup>rd</sup> floor at the Town Hall. A copy of the exhibition material can be found in Appendix 4.
- 3.15 The Council also made community loan copies of documents available on request.
- 3.16 A number of ‘umbrella’ meetings were held with local groups on request: **Gosport Community Voice**, **Gosport Marine Scene** (who also publicised the consultation on their website: <http://gosportmarinescene.com/news/gosport-waterfront-town-centre-spd-consultation-draft/> and **Gosport Community Voice** who in turn cascaded details of the consultation arrangements to their numerous affiliated groups. A meeting was also held with **Holy Trinity Church**.
- 3.17 The Council’s **Gosport Summer Passport Scheme** for 10-15 year olds which is a hugely successful initiative and has been operating in the Borough for a number of years. This year the Council undertook a community planning exercise with young people to get their views on the draft SPD. A summary is included in the Summary and Analysis of Consultation Responses.
- 3.18 Residents meetings were also held by the local Town ward councillors with some Residents Associations and the Council were able to supply additional packs of consultation material and comments forms to assist.
- 3.19 In addition to this, a number of the Council’s elected Members, through a variety of media platforms also assisted in raising the awareness of the draft SPD and how local residents and businesses could get involved in the consultation process.

### Posters and Leaflets

- 3.20 Publicity posters and leaflets were distributed to the Discovery Centre and local libraries, the Main and 3<sup>rd</sup> floor reception areas at the Town Hall.

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<sup>6</sup> This drop – in session was held in the Town Hall Main Reception. The venue was moved from the Discovery Centre as it was considered that that the level of interest was likely to be higher given that it was the final Saturday drop in session before the closing date for consultation. The Main Reception could provide more space to accommodate the public. The change in venue was publicised through the Council’s website, posters in the Discovery Centre and a member of the Borough Council’s staff directing members of the public to the Town Hall on the day. A copy of the poster is in Appendix 5.



3.21 10 laminated A4 posters were put up on lamp posts the week commencing 14<sup>th</sup> August 2017 in response to community requests for additional publicity. They were put up in the following locations:

- Gosport High Street;
- North Cross Street;
- South Cross Street;
- Clarence Road;
- Stoke Road;
- Spring Garden Lane; and
- Weevil Lane.

3.22 In addition to this, further leaflets were delivered – principally to local businesses or organisations where there was a community noticeboard requesting that the leaflet could be displayed on the community noticeboard or made available for members of the public to see.<sup>7</sup> These included community halls, the local College, local churches, doctors' surgeries, Gosport Leisure Centre, Citizens' Advice Bureau and Tourist Information Centre and museum. Appendices 6 and 7 list the local businesses and organisations approached for these leaflet drops.

#### 4.0 Response to Consultation

4.1 The Council received 378 responses from a variety of organisations and local residents. Of the responses received, 350 were from residents (including 5 councillors at the time of consultation); a petition of 93 signatures; 8 community groups, 5 from local businesses; 14 other organisations including Hampshire County Council and Natural England and the Member of Parliament.

4.2 Each response has been summarised and considered to inform the preparation of the final version of the Gosport Waterfront and Town Centre SPD. A summary of the key issues arising from consultation and how it is proposed to address them is set out below. In addition to this, the Council has also prepared a separate document called **Draft Gosport Waterfront and Town Centre SPD: Summary and Analysis of Consultation Responses** which contains a summary of each response received together with an officer consideration of comments together with a **Schedule of Proposed Changes**. These documents are available on the Gosport Waterfront and Town Centre SPD webpage: [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd). and at the Town Hall and libraries.

##### Key Issues arising and response

4.3 Key issues raised by public consultation include the following and are addressed in detail below

- concern for additional housing in the SPD area and the need for associated infrastructure including improved road access;
- the potential loss of parking spaces;
- the development of the Bus Station site;
- proposals for Falkland Gardens;

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<sup>7</sup> It should be noted that in some cases members of staff were not sure if they would be allowed to display the leaflet and instead said they would seek permission from their respective managers or Head Office first.

- proposals at Royal Clarence Yard including parking at Brewhouse Square, Royal Clarence Yard;
- proposals regarding the Retained Area;
- the High Street and town centre uses;
- Waterside Centre;
- Former Police Station;
- The Precinct
- proposals for the Trinity Green area;
- the potential for development at Haslar Marina; and
- Gosport Lines

4.4 **Additional housing in the SPD area and the need for associated infrastructure:** A large number of responses were received from local residents on various parts of the SPD who are concerned at the level of housing proposed and their impact on local infrastructure. These concerns are understandable however it is important to emphasise that the SPD does not propose any additional housing to that set out in the Adopted GBLP nor the level proposed in Policy LP4 which relates specifically to the Gosport Waterfront and Town Centre Area. At the Examination in Public the Inspector found the whole Local Plan and Policy LP4 to be sound including the evidence relating to the infrastructure capacity of the area and the policies which help to mitigate any infrastructure shortfalls required by development proposals.

4.5 Consequently it is considered that the level of residential development is appropriate for this area which has relatively good access to public transport and local services and is suited to accommodate higher density development. Individual proposals will need to be assessed against the policies in the GBLP which look to ensure: the design of the development is appropriate for its location including the impact on the townscape and residential amenities; that sufficient parking is provided; and that the necessary infrastructure is provided which can be mitigated by site-specific Section 106 agreements and/or the Community Infrastructure Levy (CIL).

4.6 **The potential loss of parking spaces:** The consultation version of the SPD identified that the Town Centre has a significant number of surplus parking spaces. This had been based on a number of car parking surveys which identified that at the peak time during 2016 (Saturday 3rd December 2016) there was a total of 496 publicly available spaces unoccupied. This included 332 Council car parking spaces. Additional surveys were undertaken in 2017. The peak time was 22nd December 2017 which showed slightly more unoccupied spaces than the 2016 peak.

4.7 On the basis of the surveys the consultation draft of the SPD proposed that there were a certain number of small car parks which could be successfully developed which represent a total of 160 spaces. The suggested sites were:

- North Cross Street (37 spaces);
  - Coates Road (36 spaces);
  - Church Path (26 spaces);
  - Mumby Road Car/Lorry Park (28 spaces including 6 lorry spaces); and
  - Clarence Road (public car park only) (33 spaces).
- 4.8 As a result of this public consultation there was mixed response in relation to the proposals for both the overall loss of parking spaces as well as the loss of specific car parks. Comments included that the town centre needed more parking spaces not less, or at least retain the current provision particularly if new development is proposed.
- 4.9 It is considered that the proposed quantity of spaces lost is precautionary, representing 48% of the total unoccupied Council car parking spaces at peak time, 32% of the total publically available unoccupied provision, and 11% of the total available stock of publically available space.
- 4.10 It is considered that the remaining provision will be able to accommodate the proposed new commercial development in the town centre and waterfront. The sites would not be released at the same time and consequently parking provision can be monitored regularly to inform any future release. Proposed residential development in the SPD area will need to be accommodated on-site parking in accordance with the Council's Car Parking SPD.
- 4.11 Each site release has the potential to improve the appearance of the street and provide a mix of uses including commercial and residential which would contribute to the overall vitality of the town centre. As part of any redevelopment the short-stay provision would need to be reorganised and it has been suggested that this would take place at the Walpole Park Car Park closest to South Street. This would result in an overall gain of short stay parking in the Town Centre, which the car parking surveys have highlighted is needed rather than the large number of long-stay provision currently available. This would provide, together with the South Street car park, two larger highly visible short stay car parks at both end of the High Street and complemented by the remaining short and long stay provision.
- 4.12 In terms of the overall provision the Council maintains that there is a significant surplus of parking spaces and that this space could be more usefully utilised for a variety of uses. The consultation draft of the SPD highlighted that the decision to release particular car parks could be further informed by a car parking strategy which would cover the following matters.
- Continued assessment of car parking capacity and demand;
  - the existing arrangements for on-street parking;
  - residential parking arrangements;
  - assessment of the balance of short and long stay parking; and
  - review of pricing structures to meet changing demand.
- 4.13 As a result of the consultation, the SPD has been amended to explicitly highlight further issues that will need to be considered further as part of the car parking strategy:

- ensure there is sufficient blue badge parking in close proximity to the High Street and that there is no net loss of such spaces as part of any reorganisation; and
  - consider whether the release of both the Clarence Road Public Car Park and the Mumby Road Car/Lorry Park would be an issue for those visiting the Waterside Medical Centre (as highlighted by public comment).
- 4.14 With regard to each specific car park identified a number of comments were made by the public. These are considered below.
- 4.15 The **North Cross Street** proposal includes the development of commercial units on the ground floor with residential above. The scale and form would mirror the existing buildings on the opposite side of the road and thereby restoring the historic built form which was demolished in the 1970s. It would also provide a stronger link between the town centre and the waterfront. Short term provision would be relocated to the Walpole Park Car Park.
- 4.16 There was more support for development of this particular car park than against. The main concerns raised included the re-provision of blue badge parking and parking for the Waterside Medical Centre.
- 4.17 The **Coates Road Car Park** offers the opportunity to be part of a larger comprehensive development which would include proposals at the Precinct and Waterside Centre.
- 4.18 There was some support for residential use on this site but concern on how the residential parking would be accommodated on site as well as ensuring the service road was still useable. The SPD has been amended to reflect these concerns. One respondent highlighted that it was at capacity on Saturdays. It is acknowledged that this is a well-used car park and this has been confirmed by the car parking surveys. However it is considered that the short-stay could be accommodated at the near-by Walpole Park Car Park which has good access to the western end of the town centre.
- 4.19 The **Church Path Car Park** could provide an attractive row of town houses restoring a street frontage onto Haslar Road. Surveys have shown that this site is under-utilised. More people objected than supported this proposal (albeit small numbers). Main concerns included the use of the car park for church functions, the need to protect residential parking spaces, and that the site is used as an overflow for other residents living in the area. It is proposed that the SPD is amended to ensure that the issue of existing residential car parking spaces is considered as part of any development. In terms of its capacity as an overflow parking there are other car parks in the vicinity that can help fulfil this function including the provision at the Walpole Park Car Park (Haslar Road end) as well as overnight parking at the South Street Car Park.
- 4.20 The **Mumby Road Car/Lorry Park** is underutilised and could provide an attractive development at this gateway site which could recreate St Matthew's Square and reduce the visual impact of the height of the buildings at Rope Quay. The SPD sets out design principles for any development as well as the need to protect the amenities of neighbouring residents.
- 4.21 Whilst a number of respondents recognised that the site was underused and could be redeveloped, others raised a number of concerns relating to parking provision include:
- the need to re-provide lorry parking;

- lack of sufficient public/visitor parking within the developed part of Royal Clarence Yard; and
  - that this car park serves the Waterside Medical Centre.
- 4.22 In terms of lorry parking the SPD is clear that alternative provision will need to be accommodated elsewhere in the Borough. It is proposed that improved provision will be made at Royal Clarence Yard. The issue relating to the Medical Centre has been acknowledged in the SPD and that further assessment would be required if both this and the Clarence Road Public Car Park site were to be released.
- 4.23 **Clarence Road Public Car Park** (not the residents' parking area) is also underutilised and can be developed to strengthen the frontage in a way that does not detract from St George Barracks South.
- 4.24 With regard to the last two car parks in particular, but also potentially the North Cross Street Car Park, mention has been made that this would restrict parking opportunities for the Waterside Medical Centre. Given the importance of having car parking provision close to the GP Practice it is considered appropriate to look at this issue further. Hence the SPD has been amended to highlight this particular issue when considering the release of these sites.
- 4.25 Notwithstanding the above comments it considered that the suggested sites are the most appropriate releases. However the SPD has been amended to place greater emphasis on the need for a car parking strategy to further inform the release of most of these sites. Consequently the SPD sets out the principle that there is surplus parking spaces and that some provision can be developed. It then sets out key principles and considerations for those that are preferable for a number of reasons: due to the potential contribution to the townscape; the appropriateness of the use in that location; and/or that the spaces of a particular car park can be provided successfully elsewhere in the locality. It is therefore considered appropriate to maintain the proposals in the SPD with the additional caveats highlighted above.
- 4.26 **Development of the bus station:** This was one of the most commented elements of the SPD. It is important to recognise that the aim of the SPD is to set out key principles in order to shape the future development rather than a consultation on detailed proposals. The principles in the SPD relate to design, mix of uses and other development considerations.
- 4.27 There was strong support for the development of the site and the inclusion of some form of interchange with a mix of uses. There was an acceptance that the bus station element could be reduced in size. However there was considerable opposition to residential proposals and the inclusion of any form of tower on the site.
- 4.28 There was a strong acceptance that this was a prime gateway site and that it should be a high quality scheme. A smaller number of respondents commented that the existing buildings could instead be refurbished. However this would not deliver key objectives to improve the appearance of this prime site. Numerous comments were raised regarding the need for the Council to retain this asset in its ownership.
- 4.29 Since the SPD consultation has been completed, the Council has been considering issues raised by respondents particularly regarding the height of buildings and whether residential can be accommodated on the site taking into account parking and servicing requirements. As a result of initial work it is

considered that it may be possible to include some form of building with height on part of the site which would not overshadow Falkland Gardens and can be designed to be an attractive feature for the site. The site could therefore in principle be designed to accommodate residential and associated parking and service areas. However it is recognised much more detailed work will be required by an architect, and the potential developer will need to consider the feasibility and viability of any scheme as well ensuring detailed designs accord with the policies of the GBLP and the principles outlined in the SPD. To that end the possibility of such a development should be identified in the SPD with all the relevant caveats which reflect many of the concerns raised by the public consultation.

- 4.30 There were numerous positive suggestions for various types of food and drink establishments as well as the potential for hotel development although there were concerns raised regarding noise and smell generated by such development and how this would be managed, particularly in the evenings.
- 4.31 There was also a positive response to the concept of an enhanced visitor centre showcasing the heritage of the Borough. There was a strong preference for quality public conveniences to be located on the site. The SPD has been amended to provide further details on these matters.
- 4.32 As a result of public concern and further work undertaken by the Council since the conclusion of the public consultation a number of changes have been made to the SPD regarding the Bus Station. These are set out in 'Schedule of Proposed Changes' which can be viewed on the Council's website at: [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd). Importantly the Council's commitment to undertake further consultation on detailed proposals for the bus station site has been referenced in the SPD.
- 4.33 **Proposals of Falkland Gardens:** The Council also received a large number of respondents regarding Falkland Gardens and the need to retain its position and character. This is very much in line with what the SPD is proposing. Numerous suggestions were made for minor amendments. There was positive support and a number of suggestions to improve the northern edge of the site adjacent Endeavour Quay and a number of suggestions made including the incorporation of interpretation and viewing areas to appreciate the historic significance of the Camper and Nicholsons yard. These suggestions have been included in the SPD.
- 4.34 **Proposals at Royal Clarence Yard including parking at Brewhouse Square, Royal Clarence Yard:** There was a strong response from the public recognising the quality of Royal Clarence Yard (RCY) and the desire for the site to be commercially successful. The proactive approach proposed by the SPD will be maintained as a starting point for further action by the Council to engage with the developer, businesses and local residents. The recognition of how this site will relate to any future proposals at the 'Retained Areas' has been further emphasised in the latest version of the SPD.
- 4.35 The consultation draft of the SPD identified the possibility of using Brewhouse Square for public parking. Numerous comments have been received relating to this suggestion.
- 4.36 Brewhouse Square is an attractive space and could be further utilised as a pleasant square which could also hold occasional events, particularly when the adjacent retained area is released for development. It has been considered that a vehicular route to Brewhouse Square may be difficult and potentially be in conflict with pedestrian users given the narrow nature of the routes to and from

this location. There would also be little space around the existing residential properties. Consequently it is not proposed to include this suggestion as a potential parking area under the current arrangements. However the potential for reviewing this could be considered in connection with the release of the adjacent 'Retained Area'.

- 4.37 Importantly it will be necessary for suitable car parking arrangements to be secured at RCY to serve the waterfront units, In particular it will be necessary to provide a visible, welcoming and marked car park at the Cooperage with ample spaces for visitors arriving from Mumby Road. It will also be important to ensure the route between the Cooperage and the waterfront is attractive, clearly waymarked and appropriately lit. These elements have been further emphasised in the revised version of the SPD.
- 4.38 **Retained Area- Royal Clarence Yard:** There was support for the Council's proposals to facilitate marine employment-led development at this site. There was also support for the site to incorporate a link between Royal Clarence Yard and the rest of the waterfront towards Falkland Gardens. However the Defence Infrastructure Organisation (DIO), as landowner made some significant comments relating to the site which are summarised below:
- operational and security requirements are likely to limit opportunities for access over the route of the pipeline.
  - The key delivery issues for the site should be amended to read. 'DIO intend to sell the site, although an area will be retained for MOD operational purposes. The exact size and shape of the area is subject to further work'
  - Use of the deepwater access immediately north of the jetty may be constrained by MOD operational requirements.
- 4.39 Notwithstanding these comments the Council consider that it is important to identify the long term aspirations in the SPD of securing the whole site for marine-led development as set out in the original version. This includes leaving an undeveloped strip of land on the southern edge for operational purposes. The Council maintains that this undeveloped strip could still be used as an access route to the waterfront if appropriately managed. The SPD remains unchanged on these matters.
- 4.40 **High Street and Town Centre Uses:** Numerous comments and suggestions were made relating to the High Street. These related to the quality and mix of retail, leisure and other uses as well as improvements to the public realm and supporting facilities such as toilets and street furniture. In most cases these suggestions reflect the ambitions set out in the SPD for a more vibrant and diverse town centre with an enhanced public realm. Support was highlighted for additional leisure and cultural facilities including favourable comments regarding the proposed 'cultural square' suggestion. The Hampshire Cultural Trust confirmed their ambition to intensify the cultural use of the Old Grammar School.
- 4.41 **Waterside Centre:** As a result of the consultation the Council received a detailed submission from the Waterside Centre outlining the current work undertaken by the Church and others at this site. They highlighted their ambitions for the site as an important town centre community hub with a range of facilities and venues for local groups to use. The consultation draft of the SPD mentioned that any comprehensive development of the Coates Road Car Park and the Precinct and would need 'to fully consider how the Waterside Church could either be incorporated within the development or suitable alternative

premises found elsewhere in the vicinity.’ In the light of the comments received, the SPD has been amended to reflect the ambitions of the Waterside Centre on redeveloping their own site as a community hub and the possibility of working with adjacent landowners to develop a more comprehensive mixed use development with community facilities.

- 4.42 **Former Police Station:** There has been significant comment throughout the SPD that this building should have been retained as a police station. That said there was support that this site should be developed with others stating that the building should be converted. A range of uses were supported including commercial on the ground floor, a hotel and residential use. Comment was also made of whether there is a need for further retail along the South Cross Street frontage given current vacancy rates in the High Street.
- 4.43 The SPD proposes that the site is redeveloped rather than converted as the building may be difficult to re-use and a new building could create an attractive building providing additional new homes in town centre. There was some concern regarding the height with some stating that six- storeys may be too high. The SPD suggests a building of varying height with the tallest element being included at the corner of South Cross Street and South Street. A property business felt that the building could be higher than six storeys. The plan in the SPD is indicative and if designs are submitted which indicate that a taller building could be accommodated on the site then these will need to be considered in respect of the criteria of Policy LP10 of the GBLP. The proposals in the SPD remain broadly unchanged although more flexibility is provided for the types of uses identified (such as a hotel and elderly accommodation).
- 4.44 **The Precinct:** There was considerable concern that the Precinct continued to be under-occupied with low footfall. There was some comment which suggested that initiatives should be taken to rebrand the centre, whilst others recognised that it may be better to redevelop the site as suggested in the SPD. The SPD proposes that this could form a more comprehensive development with adjacent sites and that some commercial floorspace could be created on the ground floor facing South Cross Street to provide a continuous active frontage from South Street to the High Street.
- 4.45 **Proposals for Trinity Green:** The proposal set out in the consultation draft of the SPD included some residential properties to an area where dwellings were previously located. The concept was to include a small number of townhouses at the eastern end of Trinity Green with attractive road treatment and surrounding public realm. It was not proposed to introduce large scale development nor tower blocks. The proposals would have meant the loss of some open space.
- 4.46 As a result of the consultation there was very significant opposition to this proposal reflecting how residents in the immediate vicinity and residents elsewhere in the Borough enjoy and appreciate this tranquil open space.
- 4.47 Given the response from the public and that the green area is already an attractive area and highly valued by residents of the Borough it is considered not appropriate to incorporate the original idea in the final version of the SPD. Instead it is proposed to consider some public realm works in the vicinity.
- 4.48 Proposals on the north side of Trinity Green are retained within the SPD and it is considered that a new development incorporating the Barclay house site could enhance the Trinity Green area.



- 4.49 There were also a significant number of respondents who were concerned about the potential extension of commercial units between Harbour and Seaward Towers and the Millennium Promenade. Given how this space has been successfully used as part of the Marine Festivals it was considered appropriate to include this suggestion in the consultation draft of the SPD for public comment.
- 4.50 However as a result of public consultation and further consideration it has been considered appropriate to delete the proposal in front of Seaward Tower as it is recognised that this area is used as residents' parking and public disabled parking spaces and it may well be difficult to reprovide in the vicinity, particularly as the disabled parking provides good access to the waterfront at this location.
- 4.51 It is considered that the proposal in front of Harbour Tower still has merit to include for further consideration. Concerns raised by residents regarding smells and late noise have been recognised and the SPD has been amended accordingly to ensure that any proposal takes into account these matters. Such issues would need to be considered further as part of any feasibility on whether such a scheme is viable and whether it could be permanent, seasonal or just for occasional events.
- 4.52 **Potential development at Haslar Marina:** A marine-employment led development at the Haslar Marina site is still included in the latest version of the SPD, but it is considered important to re-emphasise the point made in the consultation draft that as the Haslar Marina site is outside the urban area boundary as defined by the GBLP and consequently there is a general presumption against development. The GBLP does allow exceptions in Policy LP3 and further guidance is set out in the SPD on this issue. The policy allows for appropriate recreational uses or development essential to the operational requirements of public or other essential services.
- 4.53 The justification text of Policy LP3 recognises that in certain instances there will be a need for particular types of development to be located outside the urban area boundary and this is re-iterated in the SPD. In such cases it will be necessary for the developer to demonstrate the need for the development, the reasons why the development cannot be located within the urban area and why the particular site outside the urban area boundary has been chosen. Such exceptions would need to meet the guidance set out in Policy LP10 of the Local Plan relating to design as well as other policy considerations such as those relating to ecology, flood risk and ensuring recreation uses are retained.
- 4.54 Given the need for access to the water and proximity to supporting marine uses, a case can be made in the SPD for proposals for marine-related development which could meet the criteria set out in the GBLP. However the inclusion of any residential development which may or may not enable these elements to happen is much more of a grey area and difficult for the SPD to promote given that it is potentially in conflict with GBLP and therefore considered premature. Consequently any change in the status of this land to include residential would need to be tested through the forthcoming Local Plan Review.
- 4.55 As a result of the public consultation there were a small number of objections from local residents on the potential harm development could have on their views. The principles in the SPD relating to this site seek to maintain important public views and sets out a number of design considerations which any forthcoming planning application will need to consider. There was significant support for the proposals for an improved footpath from Haslar Bridge to Walpole Park and linking to the proposed new Gosport Lines Walk.

- 4.56 **Gosport Lines:** Proposals to link the open spaces around the Town Centre to create a Gosport Lines Walk with appropriate improvements and interpretation was the single most supported element of the SPD. There was strong support for the Council's long term aspirations to secure the Northern Ramparts as part of the Gosport Lines. Numerous suggestions were highlighted which will be recorded for when more detailed proposals are prepared.
- 4.57 The DIO is a key stakeholder in how the full Gosport Lines Walk progresses as it currently owns Arden Park/St George Barracks South Playing Field and the Northern Ramparts which form part of the Oil and Pipeline Agency site. With regard to the playing field, the DIO noted the Council's suggestion. With regard to the Northern Ramparts it raises a number of concerns which are set out below:
- The ramparts form the eastern boundary of the Oil Fuel Depot, which is a key MOD asset and one that is currently being renewed in order to ensure its long term future. The safety and security of the site and the safety of members of the public is paramount and these issues are likely to either preclude or significantly limit opportunities for public access along the ramparts.
  - MOD would also have concerns about the reopening of the old railway tunnel through the ramparts for public access, given that it is also the route of the pipeline.
  - The relationship of the proposed route with the nursery, off Weevil Lane, would need to be carefully considered in order to avoid any negative impact on the operation of the nursery.
- 4.58 The Council considers that the land in its ownership can form an initial phase of the Gosport Lines walk but negotiations would be necessary with the DIO regarding the above sites. Notwithstanding the DIO's comments it is still considered extremely important to maintain these ambitions in the SPD as it is recognised over time circumstances and attitudes change. However it is considered useful to identify the DIO's concerns in the SPD text and accordingly an amendment has been proposed.
- 4.59 The key issues raised above together with numerous other points raised are detailed in the 'Summary and Analysis of Consultation Responses'. In addition an annex ('Compendium of Ideas') will be produced which records suggestions made by respondents, which the Council may wish to consider with partners in further detail as particular proposals progress.

## Appendix 1: Notification letter and list of consultees

Recipients Name [Do not move this or start higher]  
Recipients Address Line 1  
Recipients Address Line 2  
Recipients Address Line 3  
Recipients Address Line 4  
Recipients Address Line 5  
Recipients Address Line 6

*Please ask for:*

Jayson Grygiel

*Direct dial:*

(023) 9254 5216

*Fax:*

(023) 9254 5588

*E-Mail:*

[jayson.grygiel@gosport.gov.uk](mailto:jayson.grygiel@gosport.gov.uk)

*My Ref:* SPD/1

28<sup>th</sup> June 2017

Dear

**RE: Gosport Waterfront and Town Centre Supplementary Planning Document - Consultation**

The Council has now published a draft Supplementary Planning Document (SPD) for the Gosport Waterfront and Town Centre area for consultation purposes. The Council would very much like your views and comments regarding the proposals set out in the document as well as any additional proposals and suggestions you may have.

This document sets out a development strategy for this area and outlines development opportunities including the scale and mix of future proposals on a number of different sites. The SPD articulates the Council's aspirations for the whole Waterfront and Town Centre area including proposals to improve the public realm. Once adopted it will also be used by the Council to assess future planning applications for development proposals in this area.

The SPD and supporting documents can be viewed at [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd). Alternatively a copy can be inspected at the Town Hall 3<sup>rd</sup> floor Reception, the Gosport Discovery Centre and the libraries at Lee-on-the-Solent, Elson and Bridgemary.

The SPD and associated documents are available for comment until midnight on 19<sup>th</sup> September 2017.

Comments should be sent to:

Deputy Head of Planning Services (Policy)

Town Hall

High Street

Gosport PO12 1EB

Or email to [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk).

If you have any queries please do not hesitate to contact me.

Yours sincerely



Jayson Grygiel

Deputy Head of Planning Services (Policy)

**Legal, Democratic & Planning Services Unit:** Linda Edwards – Borough Solicitor

Switchboard Telephone Number: **023 9258 4242**

Britdoc Number: **DX136567 Gosport 2** Website: **[www.gosport.gov.uk](http://www.gosport.gov.uk)**

## Organisations

The Council contacted the following organisations in the table below. In addition to these organisations there were a number of private individuals who had requested to be notified about the Council's planning documents and these individuals were notified accordingly.

<b>ORGANISATION</b>	
<b>A</b>	<b>Q</b>
Abbey Developments Ltd	QINETIQ
Addleshaw Goddard	Quay West Business Centre
Advanced Marine Innovation	Queens Harbour Master Portsmouth
ADP Architects Ltd	
Affinity Sutton Homes Group	
Age UK	
A J Holloway Agent	
Alan Maclean Associates	
Alliance Environmental & Planning Ltd	
Allied National	
Allsop LLP	
Arcus Consultancy Service Ltd	
Aspire Estate Agents	
Ayles & Associates	
Axis Architecture	
<b>B</b>	<b>R</b>
Bailey Garner LLP	Radian
Bailey Venning Associates	Raglan Housing Association
Barratt David Wilson Homes (Southampton)	Rapleys LLP
Barton Willmore LLP	RG & P Consultancy
Beales Estate Agents	Robert Tutton Town Planning Consultants Ltd
Berkeley Homes (Southern) Limited	Royal Clarence Marina Residence Association
Bernard Cole & Partner	Royal Mail
Berrys	Rowner Community Trust
Bilton Land Ltd	Rozel Trustees (Channel Islands) Limited
Blakes Estate Agents	RPS
Blue Cedar Homes Limited	RSPB
Bellway Homes (Wessex)	RYA
B K Lawrence Agent	
BNP Paribas	
BNP Paribas Real Estate	
Both Creative Partnership	
Brite Move Estate Agents	
British Marine	
British Telecom PLC	
<b>C</b>	<b>S</b>
Cable & Wireless	Savills
CAMARA – The Campaign for Real Ale	Schofield Lothian Limited
Capital Homes (Southern) Ltd	Scotia Gas Networks Plc
Caroline Dinenage MP	Scott Wilson Consultants

Gosport Waterfront and Town Centre SPD: Statement of Consultation

Carter Jonas LLP	Scottish and Southern Energy
CB Richard Ellis	SGN (Southern Gas Network)
CDC2020 PLC	Simpson Hilder Associates
Chase & Partners	Sophie Curtis Property Ltd
Chesterton Humberts	Sport England South East
Chris Flint Associates Ltd	Sport England
Church Hill Properties	Solent Events
Churches Together in Gosport <sup>8</sup>	Solent Forum
Churches Together in Hampshire & Isle of Wight	Solent Local Enterprise Partnership
Clarence Wharf	Solent Protection Society
Cluttons LLP	Solent Transport
Cole Project Management Ltd	South Central Ambulance Service
Colin Buchanan & Partners Limited	South Central Ambulance Service NHS Foundation Trust
Colliers CRE	South Central Strategic Health Authority
Community Health Partnership	Southern Gas Network
CSSA Portsmouth Offshore Group	Southern Planning Practice
Cunnane Town Planning LLP	Southern Water (Asset Management)
Cyan power Commercial Property Group	Sratus Environmental Ltd
	Stansgate Planning
	Starvale Developments Ltd
	Star Universal (Gosport) Limited
	Stewart Ross Associations
	Stoke Road Traders Association
	Stoke Road Baptist Church (now Gosport Waterfront Baptist Church)
	Strutt & Parker
	St Matthews Court Residents Co. Ltd
	St Vincent College
	St Vincent Local History Club
	STS Defence
	SSA Planning Limited
<b>D</b>	<b>T</b>
David Ames Associates	Town Planning Experts
David Croft Agent	T2 Architects
David Newell Consultancy Ltd	Tetlow King Planning
David Seymour Independent Letting & Estate Agent	The Bampton Property Group Limited
Daniel Harrison Chartered Surveyors	The Crown Estate
Darmood Architecture	The Environment Centre
Dean Lewis Estates	The Garden History Society
Dean and Redyhoff Marinas	The Gosport Project
D Design	The Guinness Group
Defence Estates (Safeguarding)	The Planning Bureau Ltd
Defence Heritage Support Group	The Real Estate Agency
Defence Infrastructure Organisation	The Sea Cadets
Derek Treagus Associates	The Solent Electronic Home
Dimon Estate Agents	The Theatres Trust

<sup>8</sup> **Churches Together in Gosport** is made up of some 30 churches and fellowships in Gosport and Lee-on-the-Solent including Holy Trinity Trinity Green, Christchurch Stoke Road, Gosport Waterfront Baptist Church, Stoke Road Methodist Church and The Waterside Community Church.

Gosport Waterfront and Town Centre SPD: Statement of Consultation

DPDS Consultants	The Waterside Community Church
DPP Consultants	The Waterside Surgery
Driftstone Developments Ltd	Thomas Eggar LLP
Drivers Jonas Deloitte	Three
Drum Housing Association	Tibbalds Planning & Urban Design
	Tidebank
	Tourism South East
	Trafalgar Property Consultancy
	Tribal MJP
	Turley Associates
<b>E</b>	<b>U</b>
Eastern Solent Coastal Partnership	
Eckersley White Estate Agents	
EE Limited	
Enerlux Ltd	
Environment Agency (Solent & South Downs)	
Ewer Common Conservation Group	
<b>F</b>	<b>V</b>
Fareham Borough Council	Vail Williams
Fareham & Gosport Clinical Commissioning Group	Virgin Media
Fairhalls Estate Agents	Vodafone & O2
Fairplay Residential Services	
Fay & Sons Ltd	
Federation of Small Businesses	
Fenwicks Estate Agents	
First Bus	
First Hampshire & Dorset Ltd	
First Plan	
First Wessex Group	
Five Towers Residents Association	
Fox and Son Estate Agents	
Friends of Gosport Museum	
Fusion on Line Ltd	
<b>G</b>	<b>W</b>
Garner Wood	Wessex & Solent
GEO Kingsbury Machine Tools Limited	White Young Green
George Wimpey Southern Counties Ltd	White Young Green Planning
GL Hearn Property Consultants	Wild Boar Properties Ltd
Goadsby Commercial	WYG
Goadsby & Harding Commercial	WYG Planning & Environment
Gosport Access Group & Disability Forum	WYG Group
Gosport Borough Girls & Ladies Football Club	
Gosport Citizens Advice Bureau	
Gosport Community Voice	
Gosport & Fareham Friends of the Earth	
Gosport & Fareham Football League - Goblins	
Gosport Ferry Ltd	

Gosport Waterfront and Town Centre SPD: Statement of Consultation

Gosport Marine Scene	
Gosport Older Persons Forum	
Gosport 4 Sail	
Gosport Society	
Gosport Voluntary Action	
Green Issues Communications	
Groundwork Solent	
Guinness Hermitage	
GVA Grimley	
<b>H</b>	<b>X</b>
Hallam Land Management Ltd	
Hampshire Chamber of Commerce	
Hampshire Countryside Access Forum	
Hampshire County Council (Education)	
Hampshire County Council (Fareham & Gosport Highways Team)	
Hampshire County Council (Planning & Environment)	
Hampshire County Council (Property Services)	
Hampshire County Council Public Health	
Hampshire Economic Partnership	
Hampshire EMTAS	
Hampshire Fire & Rescue	
Hampshire Constabulary	
Hampshire County Youth Service	
Hampshire Community Healthcare	
Hampshire & Isle of Wight Wildlife Trust	
Hanover Housing Association	
Harbour Tower Residents Association	
Harcourt Developments	
Harris Lamb	
Harriplan	
Haslar Marina	
Health & Safety Executive (Local Plans)	
Heber, Percy & Parker Architects	
H.E.D.C.A.	
Hellier Langston	
Henry Adams Planning Limited	
Heritage Open Days Panel	
Highways England	
Historic England South East	
HJ Concepts Ltd	
Holman Reading Partnership LLP	
Holloway Illiffe-Mitchell	
HM Coastguard	
HM Naval Base	
Home Builders Federation	
Homes and Communities Agency	
Home Group	
Hood House Limited	
Hornet Services Sailing Club	
Housing and Care 21	

Gosport Waterfront and Town Centre SPD: Statement of Consultation

Hughmark Continental Ltd	
Hugh Ellard	
Hyde Housing Association	
Hyde Martlet Housing Association	
<b>I</b>	<b>Y</b>
Ibex Land and Property Ltd	
Isle of Wight Council	
<b>J</b>	<b>Z</b>
James Butcher Housing Association	Zionstone Limited
Jeffries Estate Agents	
Bryan Jezeph Consultancy	
J K Warburton Architects	
Jones Day Consultants	
Jones Lang LaSalle	
JRC Facilities	
<b>K</b>	
Ken Scaddan Associates Ltd	
Ken Parke Planning Consultants	
Kirkwells – Town Planning Consultants	
Knight Architectural Design	
Mr J Knott (Agent)	
<b>L</b>	
Lambert Smith Hampton	
Leaders Estate Agents	
Lennon Planning Limited	
Lee-on-the-Solent Residents' Association	
Logos Community Church	
<b>M</b>	
Mann & Countrywide Estate Agents	
Marine Management Organisation	
Marina Projects Limited	
Marine South East Ltd	
Martin & Co Estate Agents	
Martin Critchley Architects	
Martineau	
Masonic Lodge	
McAndrew Martin	
McCarthy & Stone Retirement Lifestyles Ltd	
Messrs Donnelly	
Millgate	
MJS Homes Ltd	
Mono Consultants Limited	
Montpellier Estates Limited	
Mr M Moyse (Agent)	
MTA Chartered Architects Ltd	
<b>N</b>	
Natural England	



Gosport Waterfront and Town Centre SPD: Statement of Consultation

National Grid	
Neame Sutton Limited	
New London House (Agents)	
NHS Hampshire	
NHS Portsmouth Clinical Commissioning Group	
NHS South Eastern Hampshire – Fareham & Gosport CCG	
Nicholas John Architects	
Nigel Dyer Associates Ltd	
<b>O</b>	
Oceanic Estates	
Oil & Pipeline Agency	
Open Reach News	
Orchard Homes	
Terence O'Rourke Consultancy	
Osmond Brookes	
Our Enterprise CIC Ltd	
<b>P</b>	
Partnership for Urban South Hampshire	
Peacock and Smith	
Pegasus Group	
Persimmon Homes South Coast Ltd	
Persimmon Homes South East	
Pickup Town Planning	
Planware Ltd	
Plum Architects Ltd	
PMG Building Design & Consultancy Ltd	
Portsmouth City Council	
Portsmouth Hospitals NHS Trust (PCT) QAH	
Portsmouth Naval Base Property Trust	
Portsmouth Teaching PCT	
Portsmouth Water	
Premier Marinas	
Prospect Estate Agents	
PRP Architects	
PRP Planning	

Appendix 2: Press Articles: The News 23<sup>rd</sup> June 2017

4 FINAL

portsmouth.co.uk Friday, June 23, 2017

# Ambitious masterplan revealed to transform waterfront at Gosport

**Gardens will be preserved**  
THE FUTURE of the Falklands Gardens is safe, says Gosport Borough Council.  
Key components of the gardens are set to remain untouched - although there could be room for enhancement.  
The bus station has been pencilled in for a redevelopment.

**Waterfront to be boosted**  
ACCESS to the waterfront will almost certainly be improved.  
Important marina and boatyard functions will be retained, but there is the potential for some commercial and residential redevelopment near Mumby Road, as well as a potential extension by Millennium Promenade.

**Priority for marine work**  
DEVELOPING marine industries is the main focus of Royal Clarence Yard's future.  
As well as utilising the 'retained' area, there could be an opportunity for commercial offers to be made more accessible.  
It is hoped that this move will drive forward the economy in the area.

**Links to High Street vital**  
NORTH of Gosport High Street, improved links to the area are a prime target for the council.  
Gosport Borough Council is planning to develop the car park in Clarence Road, to provide new residential opportunities.  
The North Cross Street car park could also be targeted.

**High Street has potential**  
THE economic potential of Gosport High Street is something that the council is keen to tap into.  
At Wednesday's meeting, the words 'night-time economy' were mentioned by numerous councillors.  
It is currently unclear whether this means that more restaurants are wanted, or if bars and clubs could be finding their way into the town.  
Links to the waterfront are also being mooted for improvement, with the council planning to build upward.

**Aim is to bring back former glory**  
by DAVID GEORGE  
Gosport reporter  
david.george@the-news.co.uk  
GOSPORT residents could see their town centre completely revitalised.  
That is the belief of Gosport Borough Council, which has released a plan to tap into the economic potential of the area.  
Under the plans, the council aims to create a 'healthier, more prosperous town', with new homes, employment opportunities and better disabled accessibility.  
The vision from the council is linked to its Local Plan - which means councillors want work to be completed by 2025.  
A redevelopment of Gosport bus station, enhancing the Falklands Gardens and exploring commercial and residential opportunities across the town are all part of the masterplan.  
And new homes and improved accessibility to the town centre and waterfront are on the agenda.  
Cllr Peter Edgar says that this vision harks back to the Gosport of the past, showing off the town's rich history.  
He explained: 'This is the first document that I've seen that's really captured the special character of Gosport. It is recreating the feel and history of the town.'  
At an economic planning meeting, the future of the Falklands Gardens was secured by the council's plan.  
Cllr Stephen Philpott explained: 'Our vision promises to preserve and enhance the Falklands Gardens - it will remain a space to admire.  
'There never has been any proposal to do something such as build on the Falklands Gardens, despite what may have been said in election material.  
'The existing documentation is quite clear on that.'  
Cllr Diane Furlong added that the plan is a chance to unite Gosport residents.  
She said: 'It is going to bring the town back together, and bring back some of the historic artefacts so that they look their best.'  
'By the looks of it, we are going to beat the socks off of Portsmouth.'  
Cllr Piers Bateman added: 'It is a true joy to see all of this brought together going forward.'  
'I anticipate an enormous amount of comments will come through.'  
'That being said, this is a framework document and not a concrete action plan, so we must not get over-excited.'



**REVOLUTION** Gosport waterfront and town centre could undergo a complete overhaul before the year 2030

The public consultation will open on Wednesday, June 28, running until September 19.  
People can get involved by going to the Gosport Borough Council website, or by visiting the Discovery Centre.

**It is going to bring the town together, and bring back some of the historic artefacts**  
Cllr Diane Furlong, Hardway Ward

**South Street to be 'revitalised'**  
CREATING a revitalised 'avenue' with commercial and residential potential, South Street has been labelled as an ideal place for some new development.  
The area has many sites that could be used, with the old police station, the Precinct and Coates Road Car Park all earmarked by Gosport Borough Council.

**More homes for Trinity Green**  
WHILE the council promises to protect Trinity Church, it has expressed an interest in building residential properties in the area.  
The aim is to restore higher densities and street patterns.  
With regards to the nearby Millennium Promenade, additional commercial opportunities are being considered.

**Leisure focus at Haslar Marina**  
HASLAR Marina has the potential for further leisure-based employment, says Gosport Borough Council.  
The development of this could lead to some residential work being done.  
Also on the agenda is the creation of an improved pedestrian route between Haslar Bridge and Walpole Park.

**History is key at Gosport Lines**  
IF plans go ahead, the historic Gosport Lines could see a major boost.  
The Gosport Lines route would see a reintroduced bridge link between the Millennium Promenade and Bastion Number One, an improved connection from there to Walpole Park, and the inclusion of Arden Park and the Northern Ramparts.

**FIND MORE ONLINE**  
Go to [portsmouth.co.uk](http://portsmouth.co.uk) for an interview with Cllr Stephen Philpott

## The News 28.06.2017

<http://www.portsmouth.co.uk/our-region/gosport/complete-revamp-is-revealed-for-gosport-s-ageing-waterfront-1-8020463>

### Complete revamp is revealed for Gosport's ageing waterfront



By  
**DAVID GEORGE**  
Email

Published: 12:22

Updated: 16:09

Thursday 22 June 2017

**GOSPORT residents could see their town centre completely revitalised.**

That is the belief of Gosport Borough Council, which has released a plan to tap into the economic potential of the area.

11  
comments



**HAVE  
YOUR SAY**



Falklands Gardens and Bus Station

The bus station is to be redeveloped, with restaurants and bars creating an evening economy. Key components of the Falklands Gardens will remain untouched.



Falklands Gardens and Bus Station



Gosport Waterfront

Potential for commercial and residential development by Mumby Road. Access to the waterfront will be improved, with the opportunity to extend the Millennium Promenade.

Gosport Waterfront



Royal Clarence Yard

The 'retained' area at Royal Clarence Yard will be developed for marine industries. Commercial and accessibility opportunities will also be considered.

Royal Clarence Yard



North of the High Street

The car park in North Cross Street will be redeveloped, with commercial units on the ground floor and a residential area above. A residential area will be explored on the car park in Clarence Road.

North of the High Street



High Street

As well as improving access to the waterfront and South Street, the council would like to develop above and behind current commercial units.

High Street



South Street

A revitalised 'avenue' will be created with commercial and residential properties, making the most of the old Police Station, the Precinct and Coates Road Car Park.

South Street



Trinity Green

More residential opportunities while protecting Trinity Church. Commercial opportunities along the Millennium Promenade may be considered.

Trinity Green



Haslar Marina

Gosport Borough Council will explore further employment and leisure based development. An improved route between Haslar Bridge and Walpole Park is also being considered.

Haslar Marina



Powered by [playbuzz](#)

Under these plans, the council aims to create a healthier, more prosperous town, with [new homes](#), employment opportunities and disabled accessibility.

This vision from Gosport Borough Council is linked to their Local Plan – which means councillors want work to be completed by 2029.

A redevelopment of Gosport Bus Station, enhancing the Falklands Gardens and exploring commercial and residential opportunities across the town are just some of the plans on the agenda.

Desires to provide new homes in the area and improve accessibility to the town centre and waterfront were also expressed.



Gosport's waterfront could undergo a huge revamp

Cllr Peter Edgar says that this vision is a call-back to the Gosport of the past, showing off the town's rich history.

He explained: 'This is the first document that I've seen that has really captured the special character of Gosport.

'It is recreating the feel and history of the town.'

At the economic planning meeting on Wednesday, the future of the Falklands Gardens was secured by the council's plan.

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**“It is going to bring the town back together – we are going to beat the socks off of Portsmouth”**

Cllr Diane Furlong, Hardway Ward

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Cllr Stephen Philpott explained: ‘Our vision promises to preserve and enhance the Falklands Gardens; it will remain a space to admire.

‘There never has been any proposal to do something such as build on the Falklands Gardens, despite what may have been said in election material.

‘The existing documentation is quite clear on that.’

Cllr Diane Furlong added that the plan is a chance to unite Gosport residents.

She said: ‘It is going to bring the town back together, and bring back some of the historic artefacts so that they look their best.

‘By the looks of it, we are going to beat the socks off of Portsmouth.’

Cllr Piers Bateman added: ‘It is a true joy to see all of this brought together going forward.



## The Southern Daily Echo 11<sup>th</sup> August 2017

11th August

### Hundreds of new jobs could be on the way as Gosport regeneration plan unveiled

Richard Percival [@richmjournalDE](#)  
Reporter



[f](#) [t](#) [G+](#) [e](#) [2 comments](#)

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HUNDREDS of new jobs could be on the way in a Hampshire town as regeneration plans have been unveiled by civic chiefs.

The strategic development plan has been unveiled by **Gosport** Borough Council's economic board which will see the area completely transformed and redeveloped with a new waterfront, hundreds of new homes, retail units and open spaces.

Council bosses claim the scheme will intensify the use of sites in the town centre and waterfront areas, improve their appearance, and create a revitalised and vibrant centre with a mix of uses.

Councillor Stephen Philpott, chairman of the council's economic development board, said: "This is the ultimate masterplan for Gosport which promises to enhance the town.

"Gosport is slightly behind on other towns in terms of retail and restaurant offering and this vision will make it a maritime and leisure destination.

"We want to get the views from as many people as possible from our extended consultation over the summer."

Under the plans, Gosport waterfront will be revamped in order to attract new businesses in the marine sector along with restaurants and bars at the old bus station to create a cultural quarter.

**Haslar** Marina will also see more employment and leisure-based development, while Trinity Green will be redeveloped with modern luxury housing.

The High Street will be enhanced with new retail units in a bid to attract more luxury retailers to the town.

Parts of the development are expected to be built by Gosport Borough Council with the remainder by prospective private developers through planning applications which will be determined by the authority.

Mark Baulch, head of policy & representation at Hampshire **Chamber of Commerce**, praised the plans.

He said: "The Hampshire Chamber of Commerce welcomes the news of development in this area, with the useful boost to the economy and employment that it has the potential to provide.

"Any improvements must be accompanied by upgrades in infrastructure, including public transport connections."

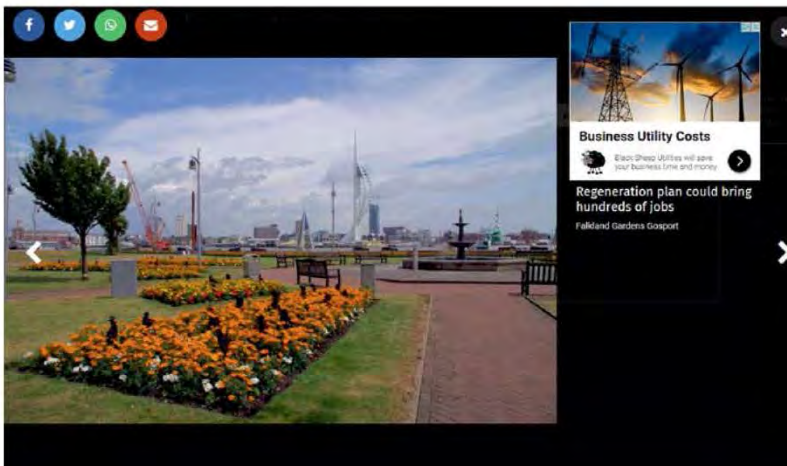
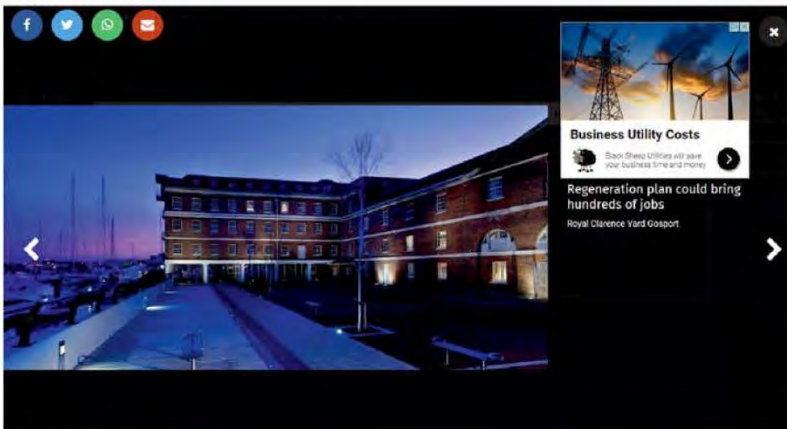
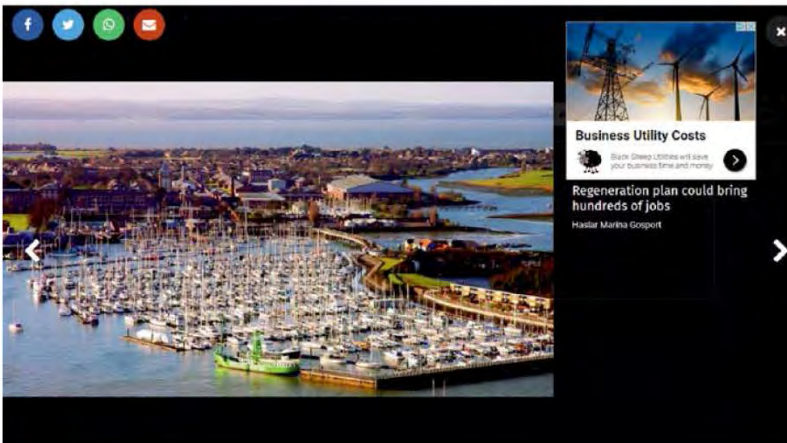
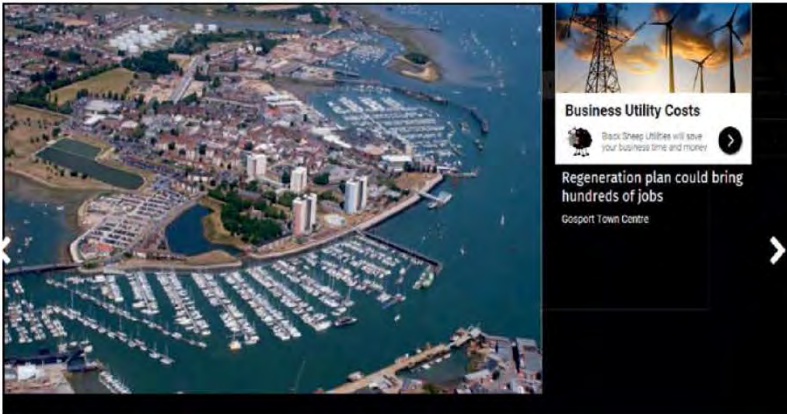
The project would take several years to complete while a consultation on the plans is open to the public until September 19.

Most popular

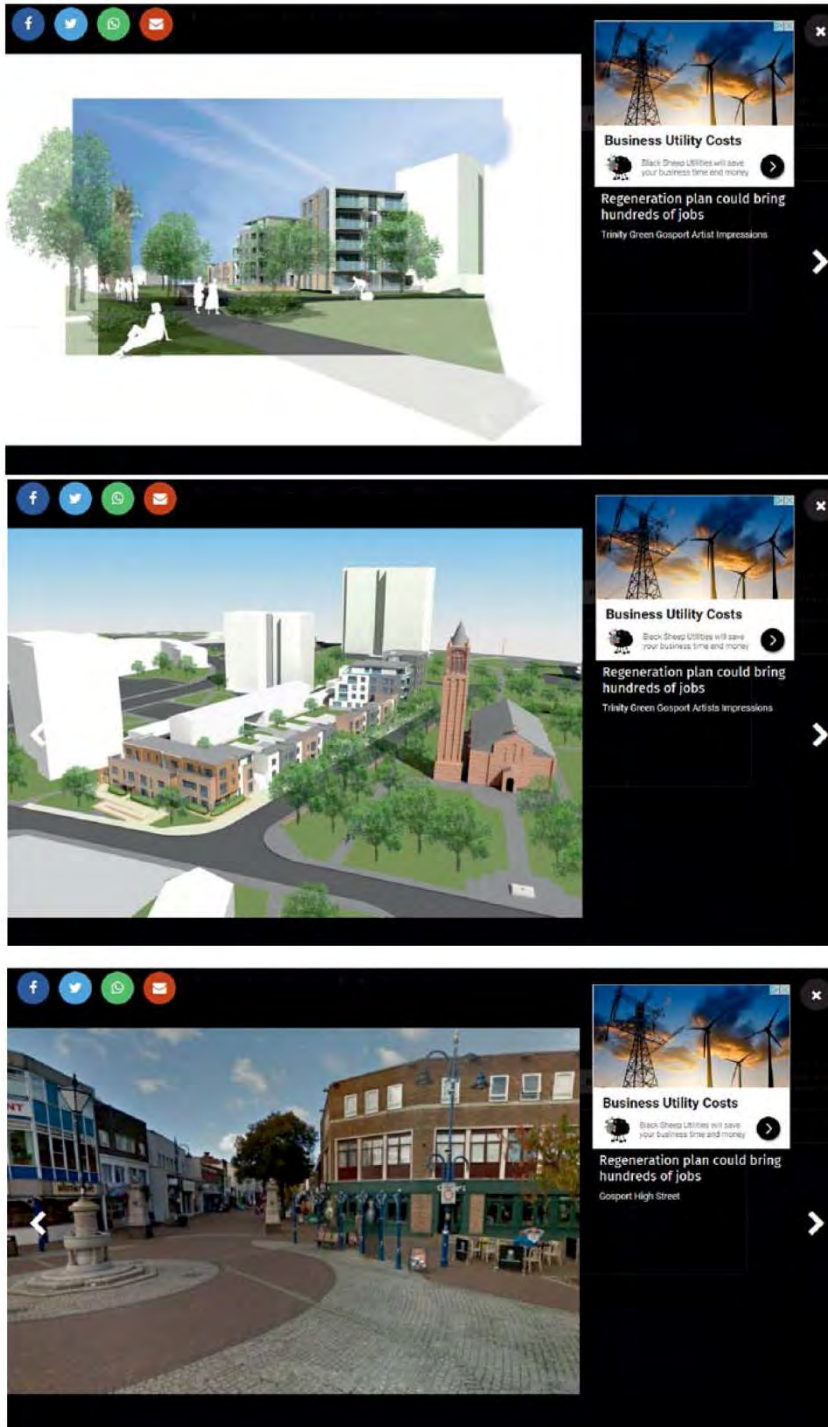
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- 1 Southampton pub's plea for help to avoid closure
- 2 Davis opens door for Van Dijk return
- 3 Controversial M&S store ready for business
- 4 Traffic disruption on Hampshire roads as thousands of revellers leave music festival

Gosport Waterfront and Town Centre SPD: Statement of Consultation



Gosport Waterfront and Town Centre SPD: Statement of Consultation



## Gosport Globe (various articles)

There were a number of articles about the draft SPD reported in the local on line Gosport Globe newspaper during the consultation period. These can be viewed from the Gosport Globe weblink [www.gosportglobe.uk](http://www.gosportglobe.uk). Articles were published on the following dates:

<b>Headline</b>	<b>Date of publication</b>
On the waterfront	1 <sup>st</sup> July 2017
High Street blues over empty units	1 <sup>st</sup> July 2017
Waterfront 'booster'	8 <sup>th</sup> July 2017
The Town of tomorrow	15 <sup>th</sup> July 2017
Harbour border poser	22 <sup>nd</sup> July 2017
It's up to you!	19 <sup>th</sup> August 2017
How Council spread word	19 <sup>th</sup> August 2017
Why 'fact finder' Steve has a 1,500 following and Give us what is best for the Town!	19 <sup>th</sup> August 2017
Gosport Globe Viewpoint	19 <sup>th</sup> August 2017
Waterfront plans and lessons from the past	2 <sup>nd</sup> September 2017
Labour seizes initiative – Make sure you have your say!	2 <sup>nd</sup> September 2017
The 'secret' garden	2 <sup>nd</sup> September 2017
Waterfront scheme 'change for better'	9 <sup>th</sup> September 2017
The Tale of Two Towns	9 <sup>th</sup> September 2017
Technical hitch as waterfront consultation deadline looms	23 <sup>rd</sup> September 2017
Stop till you shop (Business profiles)	23 <sup>rd</sup> September 2017

The Gosport Globe posted the 29<sup>th</sup> September extension date for the receipt of comments on its Facebook page on 12<sup>th</sup> September. This can be seen at: [https://en-gb.facebook.com/pg/gosportglobe/posts/?ref=page\\_internal](https://en-gb.facebook.com/pg/gosportglobe/posts/?ref=page_internal)

## The News 18<sup>th</sup> September 2017

Developers reveal initial plans for the waterfront - The News

<http://www.portsmouth.co.uk/news/politics/developers-reveal-initial...>

[Jobs](#) [Cars](#) [Homes](#)



# The News

[NEWS](#) [POLITICS](#) [CRIME](#) [TRAVEL](#) [HEALTH](#) [EDUCATION](#) [DEFENCE](#) [OPII](#) [More](#)

## Developers reveal initial plans for the waterfront



The consultation period for Gosport Borough Council's SPD closes on September 29

By  
**DAVID GEORGE**  
[Email](#)

Published: 05:55  
Monday 18 September 2017

**BOB HIND:** So when did 'navy' become 'military'?

**APARTMENTS, leisure units and a redesigned bus station could all be on the agenda for a waterfront development.**

That is the news from development company Coplan, which has revealed to The News its initial plans for the redevelopment of the Gosport Bus Station.

Marketing firm JLL had a description of the land on their website, which suggested that the land could contain 95 residential units, 1,405sqm of retail, parking and a new bus terminal.

According to the page, which was recently deleted: 'A concept for the site has been developed with Gosport Borough Council and Hampshire County Council to assess the site constraints and potential development opportunity.'

Coplan's head of development Colin McQueston says that plans for the site are in their early stages, with only a couple of rough sketches - but that ideas have already been bounced around.

He said: 'I think residential units will feature because it is an obvious site for it.'

0  
comments



**HAVE  
YOUR SAY**

## Gosport Waterfront and Town Centre SPD: Statement of Consultation

Developers reveal initial plans for the waterfront - The News

<http://www.portsmouth.co.uk/news/politics/developers-reveal-initial...>

'That being said, there are other things we would also like to look at, such as leisure units for restaurants and retail purposes that would lend itself to the waterfront venue.

'We will also be focusing on the replacement bus station because it is very important that this is retained for residents.

'This is an exciting time for Gosport and we can't wait to show our ideas.'

Chairman of the council's economic board Cllr Stephen Philpott says that he doesn't want to see any plans until the consultation period closes.

He said: 'We asked JLL to market the site for us, and chose Coplan to redevelop the bus station - so the web page being deleted doesn't mean anything in particular.

'The bus station is just one of the sites in the Supplementary Planning Document.

'With regards to any initial designs, it isn't my place to get involved - but what I can say is that whatever is planned will have to go alongside what the residents want.

'Even after that, the proposals will need planning permission, so there is a very long way to go in this process.

'I want to be satisfied that Coplan has considered the public with their ideas. Their views must be taken into account so that we end up with something that the people of Gosport are pleased with.'

The consultation period for the SPD will close on September 29.

## The News 21st September 2017

'Gosport should be razed to the ground and started again' - Woman's... <http://www.portsmouth.co.uk/news/politics/gosport-should-be-razed...>

[Jobs](#) [Cars](#) [Homes](#)



# The News

🏠 [NEWS](#) [POLITICS](#) [CRIME](#) [TRAVEL](#) [HEALTH](#) [EDUCATION](#) [DEFENCE](#) [OPIN](#) [More](#)

## 'Gosport should be razed to the ground and started again' - Woman's outburst to reporter over waterfront plan



The waterfront of Gosport.

By  
**LOUGHLAN CAMPBELL**  
[Email](#)

Published: 10:49  
Updated: 10:51  
Thursday 21 September 2017

[Housing warning as three planning decisions in Portsmouth overruled](#)

**'GOSPORT should be razed to the ground and started again.'**

This was the dramatic outburst from a Gosport resident while being interviewed about [plans](#) for a revamp of the town's waterfront.

The unnamed woman was speaking to the BBC after [marketing firm](#) JLL unveiled their initial plans for apartments, leisure units and a redesigned bus station for the

0  
comments



## Gosport Waterfront and Town Centre SPD: Statement of Consultation

'Gosport should be razed to the ground and started again' - Woman's... <http://www.portsmouth.co.uk/news/politics/gosport-should-be-razed...>

A total of 95 homes, 1,405sqm of retail, parking and a new bus terminal was included in the plans.

The area covers 4km of waterfront where over 3,000 people live.

Speaking to a reporter, the woman said: 'It should be razed to the ground and started again because it has been ruined. There's nothing to come into Gosport for now.'

Another unnamed resident added: 'Gosport is a peninsula so it is a dead end era. You have to make a specific journey to come here now.'

The reporter questioned another woman what improvements she would like to see in the town.

She responded: 'I do not think you can change anything around here now to make it better. Every time you come down here, there is another shop that has shut.'

Councillor Stephen Philpott, chairman of the economic development board told the BBC this morning that he was 'disappointed' by the comments.

He said: 'I think that is very disappointing and I do not agree with that at all. We have got the most magnificent scenery and waterfront here in Gosport.'

'As far as raising things to the ground, we have just had more than 80 events at our heritage open days, that's more than any other in the country.'

'We are only second behind London in terms of heritage assets in the country.'

Promoted Links by Taboola

Did You Take Out a Mortgage Between 1988-2011?  
MYBANKCLAIM



## Coastline Article 4<sup>th</sup> September 2017

The screenshot displays the website for Gosport Borough Council's 'Coastline' newsletter. At the top left is the council's logo, featuring a ship and the text 'GOSPORT Borough Council'. To the right, there are links for 'Accessibility and site help', 'Text size: Larger | Smaller | Normal', and an alphabet 'ABCDEFGHIJKLMNOPQRSTUVWXYZ'. Below this is a search bar with the text 'Google Custom Search' and a magnifying glass icon.

A navigation menu on the left lists various services: >> Homepage, Community, Anti-social Behaviour, **Coastline newsletter**, Community Safety, Citizen of the Year, Domestic Abuse, Education, Health and Wellbeing, Leisure Services, Gosport Partnership, Libraries, Local and Family History, Safe2eat, External Organisations Information, Youth Council, What's on, and Armed Forces Community Covenant Grant Scheme.

The main content area has a breadcrumb trail: Home > Sections > Community > Coastline newsletter. The title 'Coastline newsletter' is prominently displayed. Below it, the word 'COASTLINE' is written in large, stylized letters. The text indicates the latest edition is 'Autumn 2017 (PDF format)'. A description states: 'Coastline is a Gosport Borough Council publication distributed to 36,000 homes in the Gosport area and is produced every 3 months.'

Contact information is provided: 'The Editor, Gosport Borough Council, Town Hall, Gosport, Tel: (023) 9258 4242'.

A central box contains links: 'Report it | Pay for it | Find out about | Apply for it', 'Site help | Disclaimer | Freedom of Information | Feedback', 'Gosport Borough Council, Town Hall, High Street, Gosport, Hampshire, PO12 1EB', 'Tel: (023) 9258 4242 | Email: [enquiries@gosport.gov.uk](mailto:enquiries@gosport.gov.uk)', 'Find the Town Hall | Comments, compliments and complaints | Site statistics', and 'Text the Council on 07797 877003'. Below these links are social media icons for Facebook and Twitter.

At the bottom, there are logos for 'GOV.UK', 'Hampshire County Council', 'FAIRTRADE', and 'CALL 111 when it's less urgent than 999'.

Coastline article



**Have your say on future plans**

**You can help shape the future of Gosport's town centre and waterfront.**

We're asking for views on a proposed new blueprint for the area, which outlines how we'd like it to develop over the next 12 years or more.

Our vision is of a more vibrant and attractive town, given new life by high-quality development, using its marine and historic assets to attract new investors and visitors.

Goals include more jobs and houses, new shops, new places to eat and drink, more public access and new cultural and community facilities. Under-used and derelict sites would be brought into use, and public pride in the town would get a boost.

The blueprint is called the Gosport Waterfront and Town Centre Supplementary Planning Document (SPD).

We opened a consultation on the SPD in June, but there's still time to have your say. The deadline for comments is midnight on 19 September.

At this stage the document is only a draft, to be finalised once all comments have been received.

We'll then use it to help decide planning applications and show private developers and landowners what opportunities are available.

A major part of the vision is a new transport interchange to replace the bus station, including a landmark building, while preserving and enhancing the Falkland Gardens.

Cllr Stephen Philpott, Chairman of the council's Economic Development Board, said: "The waterfront is a major gateway, and we need to make sure it's as attractive as it can be. We also need more public access, so everyone can enjoy as much of it as possible.

"The SPD is a vision of how the town can be a more prosperous, more enjoyable place, which makes the most of its amazing setting and impressive heritage.

"The council doesn't have the power to do everything on its own. It's a major landowner, but many important sites are in private ownership, and most schemes in the document will ultimately be funded by private developers.

"The SPD is designed to show landowners and developers the kind of proposals we'd like to see them put forward.

"It's important for local people to take the opportunity to have their say."

**How to get involved**

- Read a summary of the SPD, or the full document, at [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd) Or read a paper copy at your local library or the Town Hall (ask at reception).
- You can see an exhibition about it at Gosport Discovery Centre.
- There's a drop-in event, where you can talk to a council officer, at the Discovery Centre on Thursday 14 September, 5pm-6pm.
- You can comment at [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd) or pick up a form at a library or the Town Hall.
- Contact the SPD team on [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk) or 023 9254 5458.

6 Coastline - Autumn 2017 issue - a Gosport Borough Council publication

Coastline - Autumn 2017 issue - a Gosport Borough Council publication 7

Advertise with Coastline, to get better brand exposure across Gosport borough. We deliver to around 36,800 properties, four times a year. Call 023 9283 4736 to discuss how we can promote your organisation.

## Appendix 3: Gosport Borough Council's Website and Social Media pages

### Draft Gosport Waterfront and Town Centre SPD banner page

Accessibility and site help | Text size: Larger | Smaller | Normal

ABCDEFGHIJKLMNOPQRSTUVWXYZ

Gosport Custom Search

**GOSPORT**  
Borough Council

**Contact us**

**Gosport Borough Council.**  
Town Hall, High Street,  
Gosport, Hampshire.  
PO12 1EB ([location on map](#))

Tel: (023) 9258 4242  
(9am - 5pm, Monday - Friday)

**Email us**

Text the Council on 07797  
877003

**Online payments**

**Other ways to contact us >>**

**Quick links**

[Job vacancies](#)  
[Council Tax](#)  
[Business Rates](#)

**Press releases**

[Have your say on the future of Gosport town centre and waterfront](#)  
[Waiting room for cemetery](#)  
[Get a passport to holiday fun](#)  
[Work to install new lift at Town Hall](#)  
[Gosport Leisure Centre is finalist in leisure industry awards](#)

**Coastline newsletter**

**Welcome to Gosport Borough Council**

**Gosport town centre and waterfront: have your say**  
What will these important areas look like in 12 years' time? How can we bring in more jobs, homes and leisure opportunities, and make the most of our heritage? Make sure you have your say as we prepare a vision for the future of the area.

**Local events**

[Find out about events in and around the Gosport area >>](#)

**Do it now**

[Report it](#) | [Pay for it](#) | [Find out about](#) | [Apply for it](#)  
[Online maps](#) | [Links](#)

**Gosport weather (BBC)**

**Friday: Sunny, Maximum Temperature: 24°C (75°F) Minimum Temperature: 17°C (63°F)**  
07 July 2017

Popular pages

<a href="#">Advice and benefits</a>	<a href="#">Housing</a>
<a href="#">Business and investment</a>	<a href="#">Jobs and careers</a>
<a href="#">Community and living</a>	<a href="#">Leisure and culture</a>
<a href="#">Council and democracy</a>	<a href="#">Planning</a>
<a href="#">Education and learning</a>	<a href="#">Transport and streets</a>
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Tel: (023) 9258 4242

email: [enquiries@gosport.gov.uk](mailto:enquiries@gosport.gov.uk)


[Other ways to contact us](#) | [Text the Council: 07797 877003](#)

## Draft Gosport Waterfront and Town Centre SPD web page screen capture

[Home](#) > [Sections](#) > [Your council](#) > [Council services](#) > [Planning Section](#) > [Local Development Framework \(LDF\)](#) > [Supplementary Planning Documents](#) > [Gosport Waterfront and Town Centre SPD Consultation Draft](#)

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### Gosport Waterfront and Town Centre SPD Consultation Draft



Gosport Borough Council has recently published the **Gosport Waterfront and Town Centre Supplementary Document (SPD)** for consultation purposes.

A **summary booklet** is also available.

The Council would very much like your views and comments regarding the proposals set out in the document as well as any additional proposals and suggestions you may have.

Hard copies are available to view at the Town Hall as well as in **local libraries**. The SPD is supported by a number of **background papers**.

The SPD is out for consultation for a twelve week period.

Please submit any comments by **Tuesday 19th September (midnight)**.

An **online** or a **printable comments form** is available to help structure any comments you may have but you may prefer to provide more detailed comments relating to a specific issue or site. Indeed you may have a site you would like to bring forward for consideration.


The completed form or other comments can be submitted to [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)

Or sent to:  
 Deputy Head of Planning Services (Policy)  
 Town Hall  
 High Street  
 Gosport  
 PO12 1EB

For further information please do not hesitate to contact the Planning Policy Team on 023 9254 5557 or 023 9254 5458

There will also be an exhibition throughout the Summer at the Gosport Discovery Centre with a member of the team available at a number of drop-in sessions to answer any queries.

Sessions	Date	Time
Session 1	Tuesday 11th July	10:30 - 11:30
Session 2	Saturday 22nd July	10:30 - 11:30
Session 3	Wednesday 26th July	18:00 - 19:00
Session 4	Thursday 3rd August	10:30 - 11:30
Session 5	Friday 11th August	12:30 - 13:30
Session 6	Monday 14th August	18:00 - 19:00
Session 7	Thursday 24th August	17:00 - 18:00
Session 8	Wednesday 30th August	10:30 - 11:30
Session 9	Saturday 2nd September	10:30 - 11:30
Session 10	Thursday 14th September	17:00 - 18:00



[>> Homepage](#)

- Gosport Waterfront and Town Centre SPD Consultation Draft
- Gosport Waterfront and Town Centre SPD comments form
- Form submitted
- Gosport Waterfront and Town Centre SPD Background Papers

[Home](#) [Sections](#) [Your council](#) [Council services](#) [Planning Section](#) [Local Development Framework \(LDF\)](#) [Supplementary Planning Documents](#) [Gosport Waterfront and Town Centre SPD Consultation Draft](#) [Gosport Waterfront and Town Centre SPD comments form](#)

## Gosport Waterfront and Town Centre SPD comments form

We are seeking your views on the Gosport Waterfront and Town Centre SPD which provides the planning framework for this part of the Borough.

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

The comments form is divided into sections to assist with structuring any comments you may have.

There is a section near the end of the comment forms (question 11) which can be used if you require additional space or make comments not covered by the questions included on the form.

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

**You can either complete the form below and select the 'Submit' button when completed, or [download and print the form](#) and send back to the address found at the bottom of this page.**

» Indicates required fields

### Gosport Waterfront and Town Centre SPD comments form

#### Vision

1. Do you have any comments regarding the Vision?

#### Strengths, Weakness, Opportunities and Challenges

2. Do you have any comments regarding the strengths of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

3. Do you have any comments regarding the weaknesses of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

4. Do you have any comments regarding the opportunities of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

**5. Do you have any comments regarding the challenges of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)**

**Themes (including the objectives, principles and examples given)**

**6. Please include any comments you have regarding:**

**Theme A: Creating an Attractive Townscape**

**Theme B: Creating New Employment Opportunities**

**Theme C: Enhancing the Shopping and Leisure Experience**

**Theme D: Providing New Homes**

**Theme E: Improving Accessibility**

**Theme F: Improving Public Realm and Green Infrastructure Provision**

**Theme G: Managing Flood Risk**

**Theme H: Providing Appropriate Infrastructure**

**Theme J: Creating a Healthier Town**

**Character Areas**

7. Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

**The Bus Station and Falkland Gardens**

Gosport Waterfront North of Maudry Road

--	--

Royal Clarence Yard and the Harbour Area

--	--

North of the High Street

--	--

The High Street and associated areas

--	--

South Street

--	--

Windy Cross area

--	--

Harbour Marina

--	--

The Gosport Lines

--	--



## Overall comments

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

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

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

## Any further comments

**11. Please include any comments you may have**

## Contact details

12. Please could you complete your contact details »

Organisation (if applicable)

Address »

Postcode »

Email »

**Data protection:** Gosport Borough Council is registered under the Data Protection Act 1998. The information that you provide in completing this form will only be used by the Council in the development of Planning documents. Please note that private individuals will not be named when we report comments to the Council's Board. However hard copies of each comments form will be available for inspection at the Town Hall once the consultation period is completed (address, and e-mail details will be redacted).

### Returning responses

Comments can either be sent to:

Deputy Head of Planning Services (Policy)  
Gosport Borough Council  
Town Hall  
High Street  
Gosport  
PO12 1EB

or emailed to [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)

### What happens next?

All comments received will be reported to the relevant Council Board together with any proposed actions and/or amendments to the SPD as a result of the consultation process. The SPD will then be recommended for adoption and will become a key consideration when determining future planning applications. Future planning applications will also be subject to public consultation.

Submit

Reset

## Draft Gosport Waterfront and Town Centre SPD web page screen capture with extended deadline to 29<sup>th</sup> September 2017

>> [Homepage](#)

Supplementary Planning Documents

Daedalus SPD

Marine Parade SPD

Design SPD

Parking SPD

**Gosport Waterfront and Town Centre SPD Consultation Draft**

Gosport Waterfront and Town Centre SPD comments form

Gosport Waterfront and Town Centre SPD Background Papers

Home > Sections > Your council > Council services > Planning Section > Local Development Framework (LDF) > Supplementary Planning Documents > Gosport Waterfront and Town Centre SPD Consultation Draft

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Gosport Waterfront and Town Centre Supplementary Planning Document Consultation Draft  
June 2017

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Or sent to:  
Deputy Head of Planning Services (Policy)  
Town Hall  
High Street  
Gosport  
PO12 1EB

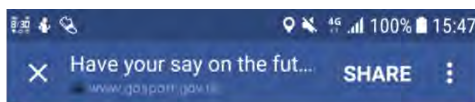
For further information please do not hesitate to contact the Planning Policy Team on 023 9254 5557 or 023 9254 5458

There will also be an exhibition throughout the Summer at the Gosport Discovery Centre with a member of the team available at a number of drop-in sessions to answer any queries.

**Please Note: drop-in session 9 at 10:30 - 11:30 am Saturday 2nd September 2017 will now be held in the Town Hall reception area.**

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## Gosport Borough Council's Facebook page 28<sup>th</sup> June 2017



### Have your say on the future of Gosport town centre and waterfront

Local residents, businesses and organisations can help shape the future of Gosport's town centre and waterfront.

They can have their say on a **proposed new blueprint for the area**, which outlines how the council would like it to develop over the next 12 years or more.

Our vision is of a more vibrant and attractive area, given new life by high-quality development, using its marine and historic assets to attract new investors and visitors.

Goals include more jobs and homes, new shops, new places to eat and drink, more public access, and new cultural and community facilities. Under-used and derelict sites would be brought into use, and public pride in the town would get a boost. People are being invited to comment on the proposed blueprint, called the Gosport Waterfront and Town Centre Supplementary Planning Document (SPD). At this stage it is only a draft, to be finalised once all comments have been received.

We will then use it to help decide planning applications and show private developers and landowners what opportunities are available. A major part of the vision is the creation of a new transport interchange to replace the bus station, including a landmark building, while preserving and enhancing the Falkland Gardens. Cllr Stephen Philpott, Chairman of the council's Economic Development Board, said: "We have an exciting vision for these very important areas of the borough.

"The waterfront is a major gateway, and we need to make sure it's as attractive as it can be. We also need more public access, so everyone can enjoy as much of it as possible.

"The SPD is a vision of how the town can be a more prosperous, more enjoyable place, which makes the most of its amazing setting and impressive heritage.

"The council doesn't have the power to do everything on its own. It's a major landowner, but many important sites are in private ownership, and most schemes in the document will ultimately be funded by private developers.

"The SPD is designed to show landowners and developers the kind of proposals we'd like to see them put forward.

"It's important for local people to take the opportunity to have their say on the vision for the area."

You can read a summary of the SPD or the full document using the link above. Or you can see a paper copy at a library or at the Town Hall (ask at reception).

To make comments, use the link above or pick up a paper form at a library or at the Town Hall.

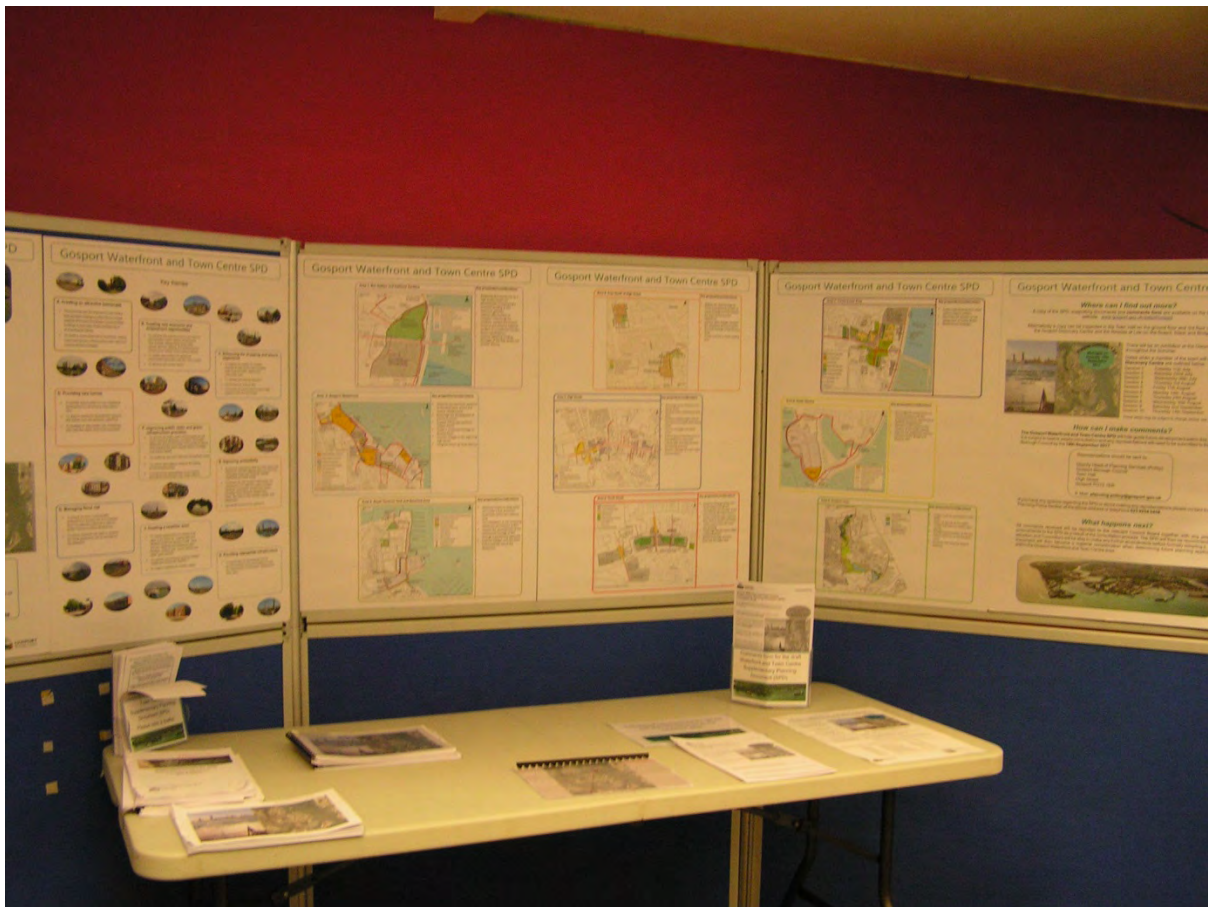
There will also be an exhibition at Gosport Discovery Centre from 3 July, with regular drop-in events where council officers will be available. For dates use the link above.

You can **email the team working on the SPD**, or call 023 9254 5458.

**The closing date for comments is 19 September.**

The screenshot shows the FSB website interface. At the top, there is a navigation bar with the FSB logo (Experts in Business), a phone number (0808 2020 888), and links for Media Centre and My Account. Below this is a main navigation menu with categories like Join, About, Benefits, Regions, Policy Issues, Events, Resources, First Voice, and Contact. A breadcrumb trail indicates the current page is 'Wessex Business Bitesize 6 July 2017'. On the left, a 'Wessex' sidebar menu lists options such as Regional Contacts, Branches, FSB Connect Networking, Events Calendar, Regional News (highlighted), Regional Press Releases, and Regional Voice. A 'Ways to join FSB' button is also present. The main content area features a date '06 July 2017' and a large title 'Wessex Business Bitesize 6 July 2017'. Below the title are social media sharing icons for Facebook, Twitter, LinkedIn, Email, and a plus sign. The first article is titled 'Andover College launch 'Digital Futures'' and describes a new approach to computing and digital media courses. The second article is 'Gosport Waterfront and Town Centre Supplementary Planning Document - Consultation', which mentions a draft SPD for consultation until September 19, 2017. The third article is 'New Forest Business Partnership', linking to an event calendar. The fourth article is 'Take part in the consultation on a potential town council for Weymouth', discussing a proposal to replace nine councils with two new ones in Dorset. At the bottom, a cookie notice states: 'his website uses cookies to ensure you get the best experience on our website. Continuing to use the site implies you are happy for us to use cookies. More info'.

**Appendix 4: Public Exhibition Material at the Discovery Centre**



## Appendix 5: Posters and Leaflets

### Copy of the original consultation poster for the consultation period ending 19<sup>th</sup> September 2017

*The Council is currently consulting on the*

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

We would very much like your views and comments regarding the proposals set out in the document as well as any additional proposals and suggestions you may have.

This document sets out a development strategy for the area.

It outlines development opportunities including the potential scale and mix of uses on a number of different sites.

It includes proposals to improve the public realm.

Once adopted it will also be used by the Council to assess future planning applications for development proposals.



Please comment by  
**Midnight on  
Tuesday 19th  
September 2017.**

**Consultation from  
28th June to 19th September 2017**

### **Where can I find out more?**

A copy of the SPD, supporting documents and comments form are available on the Council's website [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

Alternatively a copy can be inspected at the Town Hall ground floor and 3rd floor receptions, the Gosport Discovery Centre and the libraries at Lee-on-the-Solent, Elson and Bridgemary

There will be an exhibition at the Discovery Centre throughout the Summer.

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*These dates may be subject to change please see website for latest details.*





Got a Smart phone?  
Use a QR Reader to scan  
this square to find out more  
online\*

\*Network charges may apply.

**Copy of the original leaflet for the consultation period 28<sup>th</sup> June – 19<sup>th</sup> September 2017**

*The Council is currently consulting on the*  
**Gosport Waterfront and Town Centre  
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**Consultation from  
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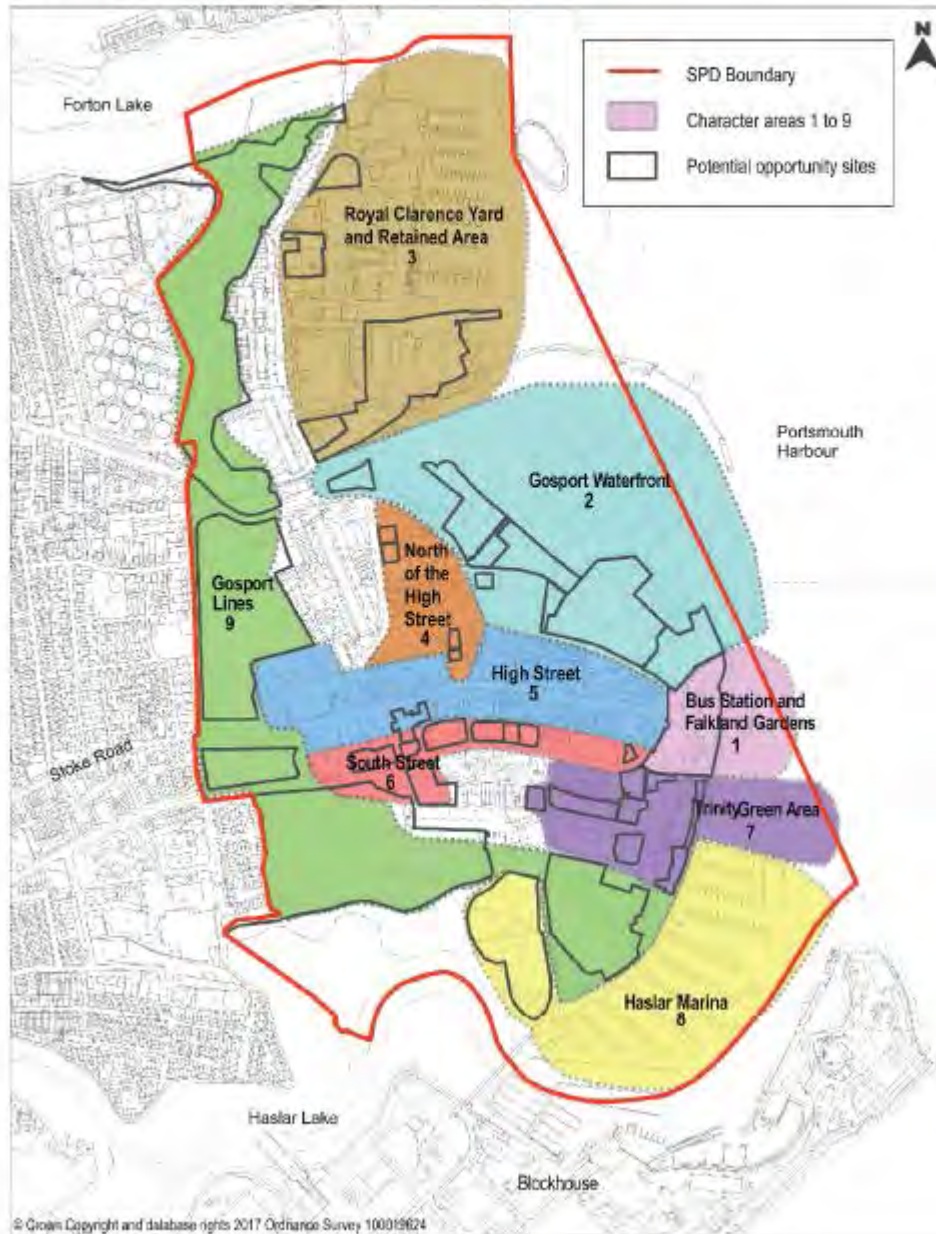
For further information visit  
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## Character Area Plan : Gosport Waterfront and Town Centre SPD

This plan provides a brief summary of potential opportunities in the SPD area.





**Key themes included in the SPD**

**A. Creating an attractive townscape**

**B: Creating new employment opportunities**

**C. Enhancing the shopping and leisure experience**

**D: Providing new homes**

**E: Improving accessibility**

**F: Improving public realm and green infrastructure provision**

**G: Managing flood risk**

**H: Providing appropriate infrastructure**

**J: Creating a healthier town**

Got a Smart phone?  
Use a QR Reader to scan this square to find out more online\*  
\*Network charges may apply.

A QR code is located in the bottom left corner of the key themes section, next to a text box that provides instructions on how to use a QR reader to scan the code and find out more online. A note below the text states that network charges may apply.

### ***Where can I find out more?***

A copy of the SPD and supporting documents are available on the Council's website [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

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*These dates may be subject to change please see website for latest details.*

### ***How can I make comments?***

A comments form can be found at the libraries and the Council Offices or on-line at [www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

Comments need to be received by midnight on 19th September 2017

Please return your comments form to the Planning Policy Section

Comments can be sent to: **Deputy Head of Planning Services (Policy)**  
**Town Hall**  
**High Street**  
**Gosport**  
**PO12 1EB**

or e-mailed to: [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)

**Gosport Borough Council is committed to equal opportunities for all.**

**If you need this document in large print, on CD or tape, in Braille or in another language, please ask.**

Copy of the leaflet publicising the change in venue from the Discovery Centre to the Town Hall for the Drop-in session on Saturday 2<sup>nd</sup> September 2017

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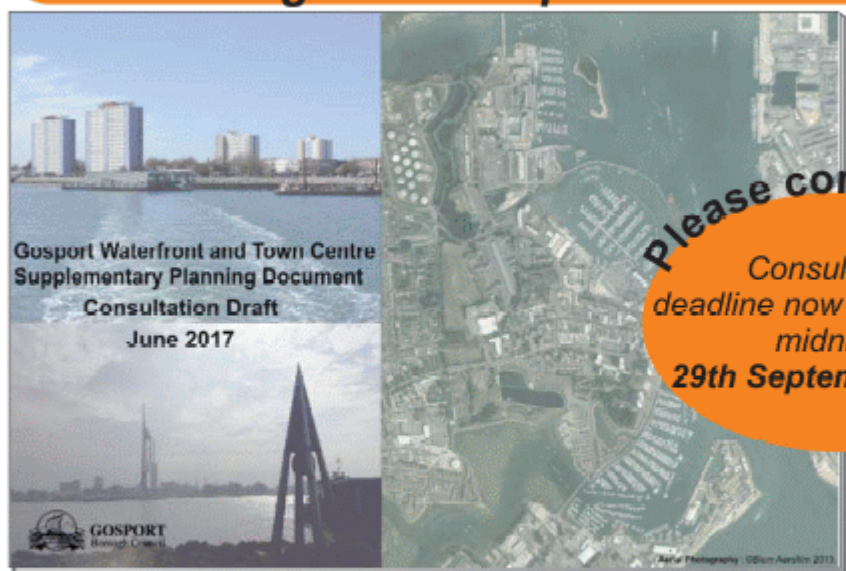
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**Consultation deadline now extended to midnight 29th September 2017.**



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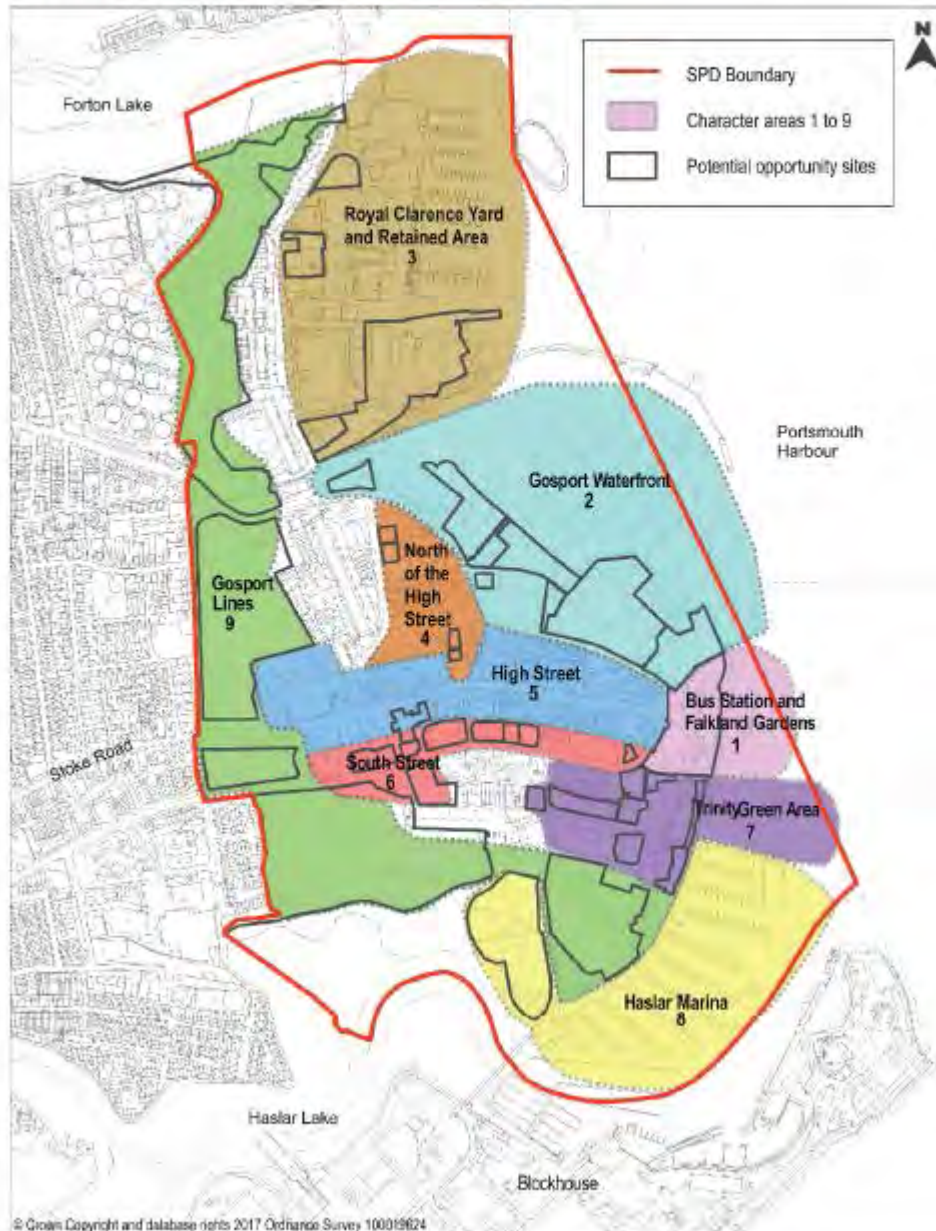




Photo by Commission

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***Please note drop-in session 9 Saturday 2nd September 2017 will now be held in the Town Hall reception area.***

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## Copy of the information publicising the change in venue from the Discovery Centre to the Town Hall for the Drop-in session on Saturday 2<sup>nd</sup> September 2017

### Gosport Borough web page

An [online](#) or a [printable comments form](#) is available to help structure any comments you may have but you may prefer to provide more detailed comments relating to a specific issue or site. Indeed you may have a site you would like to bring forward for consideration.

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**Copy of the poster publicising the change in venue for the Saturday 2<sup>nd</sup> September from the Discovery Centre to the Town Hall**

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**GOSPORT**  
Borough Council



Got a Smart phone?  
Use a QR Reader to scan this square to find out more online\*

\*Network charges may apply.

**Copy of the poster publicising the extension of the consultation period to the 29th September 2017**

The Council is currently consulting on the

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

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## Appendix 6: Leaflet distribution to local businesses and local organisations 6<sup>th</sup> July 2017

Business/organisation	Location
Gosport Health Foods	Bemister's Lane
Gosport Local Studies Centre & Museum	High Street
St Mary's Church	High Street
Costas	High Street
Vanilla Bean	High Street
W H Smiths	High Street
Coffee #1	High Street
Morrisons	Walpole Road
Johnny V's Vegan Restaurant	North Cross Street
Gosport Tourist Information Centre	Bus Station Complex
Holy Trinity Church	Trinity Green
Hardy's at Haslar	Haslar Road
Waterside Medical Centre	Mumby Road
Gosport Voluntary Action Citizens Advice Bureau	Pavilion Way
Lakeside Café	Walpole Park/South Street
Christ Church	Stoke Road
Rowans Hospice Charity shops	125/127 & 133a Stoke Road
Stoke Road Medical Centre	Stoke Road
Anytime Fitness	Stoke Road
Gosport Chiropractic Clinic	Stoke Road
Rowlands' Pharmacy (staff noticeboard only)	Stoke Road
Gosport War Memorial Hospital	Bury Road
Gosport Medical Centre	Bury Road
Bury Road Surgery (GWM)	Bury Road
Thorngate Hall	Bury Road
St Vincent College (College campus and leisure centre)	Mill Lane
Gosport Leisure Centre	Forest Way
HEDCA, Coombe Road	Coombe Road
Lee on the Solent Community Centre	Twyford Drive

## Appendix 7: Leaflet distribution to local businesses and local organisations (extension to consultation) 12<sup>th</sup> & 13<sup>th</sup> September 2017<sup>9</sup>

Business/organisation	Location
Absolute Canine	Bemister's Lane
Gosport Health Foods	Bemister's Lane
Royal Spice Restaurant	Bemister's Lane
Nail Boutique	Bemister's Lane
Lavish Hairdressing	Bemister's Lane
Little Bow Cottage Gift Shop	Bemister's Lane
Cornerstone Christian Books	Bemister's Lane
Victoriana's Restaurant	Bemister's Lane
Inkination	Bemister's Lane
Barnet's Hair and Beauty	Bemister's Lane
Halfords	Creek Road
KFC	Walpole Road
Job Centre Plus	Walpole Road
Iceland	Walpole Road
Local Studies Centre	Walpole Road
Pets Corner & Maidenhead Aquatics	Walpole Road
Gosport Discovery Centre	High Street
John Lane Insurance	High Street
Millenium Dental Care	High Street
Churchers	High Street
Scruples Hair	High Street
National Westminster Bank	High Street
Argos	High Street
Soliel	High Street
Quality Call Centre Ltd	High Street
Pound Stretcher	High Street
Totally Wicked	High Street
The Cottage Loaf	High Street
Fox & Sons	High Street
Gosport College Hair & Beauty Academy	High Street
Betfred	High Street
Newsround	High Street
Store Twenty One	High Street
Bon Marche	High Street
Regency Leisure	High Street
Gosport Pool Arena	High Street
The Vaping Lounge	High Street
Lloyds TSB	High Street
Vanilla Bean	High Street
HSBC	High Street

<sup>9</sup> Note: where the premises was closed for business (or vacant) on the days of distribution; a leaflet was posted through the letterbox.

The exception to this was in a small number of cases where the premises was closed and shuttered and where this did not allow for a leaflet to be posted through the letter box or where the letter box was physically blocked up. Therefore these businesses do not appear in this appendix.

Gosport Waterfront and Town Centre SPD: Statement of Consultation

The Star Public House	High Street
Centrepeace	High Street
Co-operative Funeral Care	High Street
St Mary's Church	High Street
Zodiac Discount Store	High Street
Nelsons Bar Public House	High Street
Sole Connections & Key Cutters <sup>10</sup>	High Street
Perfect 10 Nails	High Street
Mann & Countrywide	High Street
Biscoes	High Street
Gosport Fone Shop	High Street
Barclays Bank	High Street
Thompsons (Tui)	High Street
Golden Touch	High Street
Eden Mobility	High Street
G&S Cycles	High Street
Oriental Well Being Salon	High Street
Salvation Army	High Street
WH Smith's	High Street
Superdrug	High Street
The Card Factory	High Street
MacDonalds	High Street
Halifax	High Street
Peacocks	High Street
The Works	High Street
Age UK	High Street
Print Works	High Street
First Light Trust	High Street
Nationwide	High Street
Knights Convenience Store	High Street
Solent Diabetic Association	High Street
Currency Exchange	High Street
Subway	High Street
Coffee#1	High Street
Frydays	High Street
The Great Wall Restaurant	High Street
Brothers Take Away	High Street
Ashtons	High Street
New Look	High Street
Poundland	High Street
Greggs	High Street
EE	High Street
Supercuts	High Street
Hug	High Street
Ridgeway Exotics	High Street
CEX	High Street
Reflex	High Street
Thomas Cook	High Street
Shoe Zone	High Street
Cancer Research UK	High Street
Poppins	High Street

<sup>10</sup> The owner of this business was already aware of the draft SPD and so declined a leaflet.

Gosport Waterfront and Town Centre SPD: Statement of Consultation

Bake 2 Take	High Street
British Heart Foundation	High Street
Timpson Shoes Repairs	High Street
Scrivens	High Street
Sweet Wise	High Street
The Edinburgh Woollen Mill	High Street
Vision Express	High Street
The Clarks Shop	High Street
Boots the Chemist	High Street
Burton	High Street
Dorothy Perkins	High Street
F Hinds	High Street
Costa	High Street
Carphone Warehouse	High Street
Holland & Barrett	High Street
Beals	High Street
Specsavers Opticians	High Street
The Legend	High Street
A Little Slice of Heaven	High Street
Unique Hair	High Street
Leaders	High Street
Ladbrokes	High Street
Jefferies	High Street
M&Co	High Street
Santander	High Street
Family Ties Café	High Street
The Game Shop	High Street
The Accessory Cellar	High Street
Fairhalls	High Street
Brighthouse	High Street
Poundworld	High Street
Apus Tattoo Studio	High Street
The Card Shop	High Street
ELJ Furnishers	High Street
Dr Ink	High Street
Keith's Heel Bar	The Precinct
Gosport Well Being Centre	The Precinct
Amy Rogers	The Precinct
En Ex	The Precinct
Unit 13 (no name on fascia)	The Precinct
Sticks Gallery	The Precinct
New Edition	The Precinct
T & J Restaurant	The Precinct
Unit 8 (no name on fascia)	The Precinct
Tax Assist Accountants	The Precinct
Inclusion Recovery Centre	The Precinct
Katies	The Precinct
Anouska Hanlon Photography	The Precinct
Dave's Tackle	The Precinct
TK Snax	The Esplanade
Community Cycle Centre	The Esplanade

Gosport Waterfront and Town Centre SPD: Statement of Consultation

Ferry Office	The Esplanade
The Tourist Information Centre	Bus Station Complex
Marine Trades Centre	Mumby Road
Crew Mess Cafe	Mumby Road
Wood Hicks & Co	Mumby Road
A Lees Bricklaying & Construction Ltd	Mumby Road
Paula's Vegan Bakery	North Cross Street
Johnny V's	North Cross Street
Dimensions	North Cross Street
Pink Upholstery	North Cross Street
Goodwins Photography	North Cross Street
Martin & Co	North Cross Street
Weddings of Distinction	North Cross Street
Electro Trade	North Cross Street
Scope	North Cross Street
Harbour News	South Street
Elly's Wine Store	South Street
Lettings Management	South Street
My Generation Barbers	South Street
Kitchen Take Away	South Street
No Limitz	South Street
H2O Printing	South Street
<b>In addition to the above Gosport Town Centre businesses leaflets were also distributed to the following:</b>	
Gosport Voluntary Action Citizens Advice Bureau	Pavilion Way
The Fox Tavern Public House	North Street
The Castle Tavern Public House	Mumby Road
Arthur's Chandlery	Mumby Road
Aldi	Mumby Road
Waterside Medical Centre	Mumby Road
Day Lewis Pharmacy	Mumby Road
The Clarence Tavern Public House	Clarence Road
Hardy's at Haslar	Haslar Road
Lakeside Café	Walpole Park/South Street
Holy Trinity Church	Trinity Green

## Appendix 8: Gosport Borough Council's Facebook page (extension to consultation publicity)

The image is a screenshot of the Gosport Borough Council's Facebook page. At the top, navigation tabs include 'Page', 'Inbox 20', 'Notifications 99', 'Insights', and 'Publishing Tools'. The page header features the council's logo, which depicts a ship on the water with the text 'GOSPORT' and 'OUR HAVEN'. Below the logo, the page name 'Gosport Borough Council' is displayed with a verified badge and the handle '@GosportBC'. A left-hand menu lists navigation options: Home, About, Photos, Videos, Posts, Events, Services, Shop, Groups, and Notes. The main content area shows a post from 'Gosport Borough Council' published by Lee Todd on 12 September. The post text reads: 'We've extended the deadline for you to have your say on the future of Gosport town centre and waterfront. It's now 29 September. Thanks to everyone who's filled in a comments form so far. <http://bit.ly/2shsagU>'. Below the text is an aerial photograph of the Gosport waterfront, showing buildings, a marina with many boats, and a large ship docked. The post has reached 2,344 people, and there are buttons for 'Like', 'Comment', 'Share', and 'Boost Post'.