



Gosport Waterfront and Town Centre Supplementary Planning Document (SPD) Consultation Draft

PLANNING SERVICES GOSPORT

11 AUG 2017

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

A copy of the document is available on the Council's website:

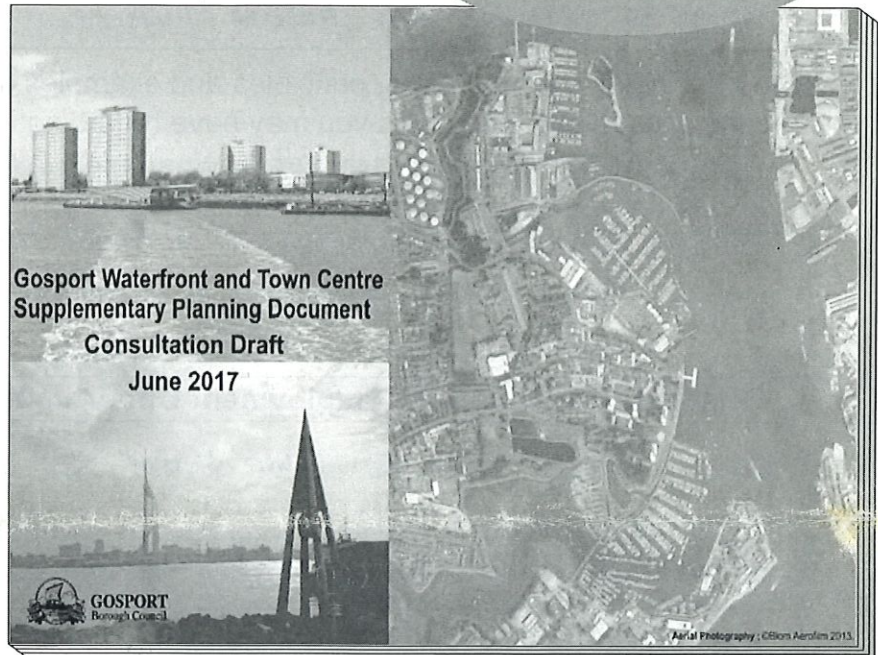
www.gosport.gov.uk/waterfrontspd

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

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

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

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



Vision (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

YES. ELEMENTS OF IT SEEM FAR-REACHING, AND SHOULD BE COMMENDED. BUT IT WILL NEED CAREFUL CONSULTATION TO GAIN FULL SUPPORT WITHOUT DETAIL & CLARITY ON EXACTLY WHAT THE END-STATE IS SUPPOSED TO BE. WE CANNOT AFFORD TO BE THE POOR MAN'S GUNWHARF.

Strengths, Weakness, Opportunities and Challenges (page 10 of the SPD)

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

YES - THERE IS STRENGTH IN THE LATITUDE OF THOUGHT HEREIN, PARTICULARLY WITH REGARD TO THE AREA IMMEDIATELY AROUND THE FERRY/BSW STATION.

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?)

YES - ACCESS WILL REQUIRE IMPROVED PARKING FOR ANY ADDITIONAL VISITORS OR RESIDENTS. THIS NEEDS TO BE AN INTEGRAL PART OF THE VISION, NOT AN AFTERTHOUGHT. THE RISK IS YOU SOLVE ONE PROBLEM BUT CREATE A MUCH BIGGER ONE.

*Please use back page if you require additional space.

Strengths, Weakness, Opportunities and Challenges (page in SPD)

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

YES - YOU CAN AFFORD TO BE MUCH MORE BROAD-MINDED REGARDING THE BW STATION SITE. IT IS LOCATED NEXT DOOR TO A 15-STORY TOWER BLOCK, SO ITS POTENTIAL HEIGHT SHOULD NOT RESTRICT ITS POTENTIAL USES, GIVEN THE FLOOR FOOTPRINT.

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?)

YES - IF GORSEBURY BOAT & CHANDLERY BUSINESSES ARE TO REMAIN KEY TO THE LOCAL ECONOMY, THEN THE INTERESTS, ACCESS AND PROTECTIONS OF THOSE INVOLVED PARTIES WILL NEED TO BE MAINTAINED THROUGH THESE PROPOSED CHANGES.

Themes (including the objectives, principles and examples given)

6. Please include any comments you may have regarding:

Theme A: Creating an Attractive Townscape (page 19 of the SPD)

ATTRACTIVE INCLUDES ARCHITECTURALLY - SO DO NOT FORGET WHAT WE CURRENTLY HAVE IN GORSEBURY, PARTICULARLY ALONG THE HIGH ST & LOW STILES ROAD (SEEMINGLY ABANDONED),

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

RETAIL & SERVICE SECTOR JOBS MIGHT RESULT, BUT WHAT IS THE REAL DISPLACEMENT EFFECT FROM SIMILAR BUSINESSES LOCATED FURTHER AWAY FROM THE WATERFRONT, AND/OR JOBS HELD BY GORSEBURY RESIDENTS ON THE OTHER SIDE OF THE WATER?

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

THIS WILL ONLY REALLY BE ENHANCED IF ACCESS AND PARKING ARE ENHANCED. BUT LITTLE IS BEING DONE TO IMPROVE THE A32, AND ANY PROSPECTIVE VISITORS WILL NEED BETTER PROVISION OF WATERFRONT PARKING GIVEN THEIR PROXIMITY TO ACCESS POINTS WITH BULLYARDS ETC. TOO.

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

SOME OF THESE PROPOSALS (SITE 35, 36, 37 FOR EXAMPLE) CONTRADICT THE STATED DESIRE TO MAKE THIS A MORE ATTRACTIVE, OPEN ENVIRONMENT IF YOU ARE SERIOUS ABOUT FITTING DEVELOPMENTS INTO EVERY CONCEIVABLE MOOK AND CRANNY.

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

THIS MEANS BY ROAD (CAR PRIMARILY, NOT BUSES!), WATER (DON'T FORGET THE IMPORTANCE OF SAILING ECONOMICALLY), CYCLE (STILL NOT SAFE ALONG A32) BUT ALSO SHOULD NOT FORGET RAIL ACCESS IF YOU ARE SERIOUS ABOUT ATTRACTING EG. LONDON TOURISTS.

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

OPEN SPACES, PUBLIC SQUARES (EG. CLARENCE SQUARE), MARKET PLACE AND AGE-OLD WINEYARDS SHOULD BE PRESERVED AND NOT TAMPERED WITH TO THEIR DETRIMENT. IF IT AIN'T BROKE, DON'T FIX IT!

Themes (including the objectives, principles and examples given)

Please include any comments you may have regarding:

Theme G: Managing Flood Risk (page 44 of the SPD)

OBVIOUSLY IMPORTANT — AND BEST MANAGED BY NOT PERMITTING FURTHER DEVELOPMENT OF RESIDENTIAL HOMES WEST OF SUEWLAKE OR ON OBVIOUS SOAK AREAS.

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

THIS MEANS APPROPRIATE TO CURRENT RESIDENTS AS WELL AS THOSE LIKELY TO BE ATTRACTED IN. THERE SEEMS VERY LITTLE FOCUS ON HEALTH & FITNESS THINGS — CYCLE LANES, MORE URBAN GYM EQUIPMENT, EVEN PROMOTION OF PRIVATE GYMS LIKE PUREGYM / GYM GROUP WOULD BE BETTER.

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

LINKED TO H: SPORT AND RECREATION OPPORTUNITIES ALONG THE WATERFRONT SHOULD NOT BE LIMITED TO BOATING. CYCLEWAY WOULD ENHANCE ACCESS. AND THE BUS STATION'S FOOTPRINT IS PLenty BIG ENOUGH TO HOLD A FULL GYM COMPLEX AS WELL AS RETAIL, LEISURE & CAFES, ETC.

Character Areas

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

The Bus Station and Falkland Gardens (page 55 of the SPD)

USE THE FOOTPRINT OF LAND AT THE BUS STATION TO FULL EFFECT — CONSIDER GOING UP SEVERAL STOREYS FOR FULL USE OF VIEWS TOWARDS PORTSMOUTH (COFFEE SHOPS, RESTAURANTS, EVEN A GYM?) AS WELL AS TO RE-LOCATE TOURIST OFFICE & MAKE FULL USE OF BUS AND WALK TRAVELLERS. WHAT ABOUT A WINTER GARDEN ON TOP?

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

CONSIDER RESTORATION OF HISTORIC AREAS LIKE CLARENCE SQUARE AS PART OF THE VISION. AND KEEP A TIGHT LID ON CHEAP-LOOKING ARCHITECTURE SUCH AS THE NEW MCCORMY & SCONE FLATS, THE DESIGNER WHICH LOOKS DATED AND UTILITARIAN ALREADY.

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

N/A.

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

N/A.

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

ABSOLUTELY THE HEART & SOUL OF THE TOWN. LOSE HEARTS & MINDS (AND SPEND) HERE, AND THE REMAINDER OF THE COMMERCIAL OPPORTUNITIES WILL BE POINTLESS. TOWN NEEDS STRONG FINANCIAL INCENTIVES TO INVEST AND USE DIFFERENTIATION STRATEGY TO NEARBY PORTSMOUTH.

Character Areas

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

South Street (page 70 of the SPD)

RECONSIDER WHETHER IT IS REALLY VIABLE TO SITE BUSINESS ALONG A THROUGH ROAD (EG. BEMISE OF ARCADE ALREADY THERE (THE PRECINCT)). BETTER TO CONCENTRATE THEM IN THE HIGH STREET RATHER THAN SPREAD TOO THINLY.

Trinity Green area (page 73 of the SPD)

THE BEAUTY (SUCH AS IS LEFT!) OF THE CHURCHYARD AND RAMPARTS IS LARGELY DOWN TO ITS OPEN SPACE. WHILE MUCH COULD BE DONE TO GENTRIFY THE SOCIAL HOUSING IMMEDIATELY TO THE NORTH OF THE CHURCH, ANY FURTHER DEVELOPMENT ON THE LAWNS WOULD BE OPPRESSIVE AND UGLY.

Haslar Marina (page 77 of the SPD)

THERE IS POTENTIAL TO INCLUDE FACILITIES IN/AROUND THIS AREA FOR SELLING CUISINES.

The Gosport Lines (page 79 of the SPD)

NA.

Overall comments

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

YES - CONSIDERATION OF ANY FORM OF BUILDING AT ALL AT SITES 36 AND 37, WHICH ILLUSTRATE BETTER THAN ANY OTHER THE EXTREME LENGTHS PLANNERS ARE PREPARED TO GO TO, TO SQUEEZE DEVELOPMENT ONTO TINY PARCELS OF OPEN (AND MUCH APPRECIATED) LAND. THIS BUILDS DISTRUST BETWEEN RESIDENTS/WORKERS AND OFFICIALS. BE MORE REALISTIC PLEASE!

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

(SEE 7A ABOVE: PLEASE CONSIDER FULL EXTENT OF BUS STATION LAND (INCL. PARKING CURRENTLY LET TO WIND) AS WELL AS POTENTIAL FUTURE HEIGHT OPPORTUNITIES FOR AN ARCHITECTURALLY STUNNING REDEVELOPMENT.

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

TOWARD THE ARCHITECTURAL DESIGNS INTERNATIONALLY - NOT JUST TO LOCAL PRACTICES SPECIALISING IN THE URBAN AND MUNDANE. YOU NEED A FEELING OF TRUE BUILDING & ARCHITECTURAL MERIT IF YOU ARE GOING TO COURT TOURISTS ALONG FROM PORTSMOUTH!

Any further comments?

11. Please include any comments you may have

REDEVELOPING THE BUS STATION SITE ALONE COULD HAVE TREMENDOUS IMPACT, ESPECIALLY IF WILLING TO INCREASE ITS HEIGHT AND INCORPORATE 21ST CENTURY ARCHITECTURE AND TECHNOLOGY.

CONSIDER MULTI-USE ZONE :- BUS AND COACH INTERCHANGE

- PUBLIC VIEWING GALLERY ON TOP LEVEL
- CAFES AND RESTAURANTS ON MIDDLE FLOOR (INCOME GENERATOR)
- TOURIST INFO & VISITOR CENTRE INCORPORATED (USING VIEWS)
- GYM (A SEPARATE FLOOR - PRIVATELY RUN, INCOME GENERATOR)
- AUDITORIUM (FOR COMMERCIAL HIRE OR PUBLIC SCREENINGS)

eg. WING BUSINESS MODELS LIKE THE GROVE THEATRE IN DUNSTABLE ; SPEAKING TO FITNESS COMPANIES LIKE PUREGYM, ETC.

BOTTOM LINE: THIS NEEDS TO BE AN INTEGRATED STRATEGY, WORKING IN CONJUNCTION WITH COMPLETING VENUES IN PORTSMOUTH & BARMHAM. *More space available on the back page.

SO MAINTAIN STRONG POINTS OF DIFFERENTIATION!

Contact details

12. Please could you complete your contact details.

Name:

P. MITCHEM

Organisation (if applicable):

Address:

Postcode:

Email:

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

Returning responses

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

or emailed to planning.policy@gosport.gov.uk

What happens next?

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

Additional space for comments.

A large, empty rectangular box with rounded corners, intended for additional comments. The box is outlined in black and occupies most of the page below the header.