

BY HAND.

21st August 2017

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

PLANNING SERVICES GOSPORT

23 AUG 2017

Dear Sir,
Gosport Waterfront & Town Centre
Supplementary Planning Document (SPD)
Consultation Draft

I borrowed this document from your office on Friday 18th August 2017, and have the following comments thereon :-

1) Page following Index Page
This identifies three documents accompanying the above document. Are these subject to public consultation also? The title of the consultation exercise relates to the single document in the title of this letter.

2) Page 5 - Blue introduction, last sentence. The words 'New development will act as a catalyst to rejuvenate the wider area and harness an ambitious spirit amongst private, public & community sector

2)

partness, which will reignite public
pique in the Town' continues the danger
of justifying developments which could
not otherwise be justified on planning
or other terms. In recent years,
your Regulatory Board and neighbouring
authorities have had to consider
applications used to disguise 'enabling
residential developments', and vice versa.

3) Page 6 - Para. 1.8.

The three documents quoted as
having to be read with this SPD are
presumably not being consulted upon in
view of previous public consultation
thereon, and adoption thereof.

4) Page 9 Para 2.7.

The professed role in meeting the
Borough's housing needs does not disguise
the likelihood that surplus sites are
unlikely to be used for public sector
housing. In other words, this paragraph
is an excuse for more high-price
yachtsmen's weekend flats, high-end
retirement homes etc.

5) Page 21 - Top right corner

The new transport interchange
should not be moved from the Bus Station
site, to avoid travellers carrying heavy
baggage but unable/unwilling to use
taxis having to walk further to reach
busses. Locations for the 'bus interchange
further from the ferry would not be
helpful to them.

6) Page 32 - top night corner

Relocation of businesses to premises elsewhere in the Borough will remove those businesses from close proximity to their supply & customer chains. This would also remove them from a seaside location, so important to maritime connected industries.

7) Page 34 - Para under Para 4.20 & Para 3, Page 56

If the transport interchange is to include a taxi rank, will the site be large enough, given the amount of space the taxi rank adjoining Ferry Gardens presently occupy. The Portsea bus interchange is already too small.

8) Reorganisation of car park provision

The alleged significant oversupply of parking spaces at present cannot be used to conceal the significant increase in car parking provision which will be necessary for increased housing provision in the area.

9) Page 60 - Plan 12, Gosport Waterfront north of Mumby Rd.

This marks the Mumby Rd Industrial Estate as to be retained, with potential for longer term residential use. This admits to long term loss of job creation opportunities and ignores the question of where the industrial units and industrial use are to be relocated. 'In the vicinity' fails to give existing occupiers any reassurances. Who pays their removal costs?

10) Page 65 - Plan 15 North Cross St.

The proposed link to the waterfront is

pointed towards an existing car park and the rear of new flats under construction. Is this a mistake, or is car park capacity to be reduced to accommodate the link, something the adjoining Hill Stone would question?

11) Page 66 - Development of Clarence Road public car park raises the question of where displaced cars are to park. This car park is well used.

12) Page 67 - Reference to the narrow alleys from the High St and their possible improvement should note that, in their present condition, the alleyways convey an interesting historical character in the area. They should continue to portray an 18th character.

13) Page 67, & Page 72 Plan 17 South St -

Possible redevelopment of the Town Hall site presupposes the absence or non-existence of Goyport Borough Council. I trust the present close involvement with Portsmouth City Council does not disguise the fact that no authority for the demise of Goyport Borough Council exists, and planning policies in this document should not be allowed to facilitate this end.

14) Page 72 - Plan 17 South St
The developments proposed between Thourgate Way, Coates Road & South St.

The developments proposed for the Police Station site, the District

and Coates Road car park, include substantial residential development with undercover car parking. For the number of units likely, substantial additional car parking is necessary, quite apart from provision for furniture removal vehicles, contractor's lorries etc.

Is the water table low enough in this low lying area to allow undercover car parking safely?

15) Page 73 - 9) Ensuring flood resistance of new buildings contradicts 8) Incorporate near 2 undercover parking provision, 4) on page 77 admits to the dangers of flood defence measures.

16) Page 73 - Final Para.

Additional yacht moorings between the pier and the Ferry Pontoon should not be used as an excuse to restrict public access along the esplanade. This area has been open to the public for a long time. The words on page 74 'The facilities should incorporate public access ...' imply some restrictions on hitherto unrestricted public access are intended.

17) Page 81 - 8)

Reopening of the old railway tunnel should take account of its past dangerous conditions. It is my grim & public duty to recall Evening News articles from the 1970s/1980s to this effect.

18) Page 87 - Bastion No 1.

This has already been damaged in the past by fire on its south side. Improved public

6)

access should not permit cyclists to damage the south side by rough cycling up and down the embankment, as has already happened at Fort Gilbicken west side.

19) Page 93 - Gosport Marina

The continuation of important marine industries could be threatened by residential development nearby, because of inherent noise being incompatible with quiet residential use.

20) Page 98 - Key Organisation Column.

Gosport Borough Council = residential potential proposals.

Would you kindly confirm that the foregoing observations will be taken into account in the consultation exercise.

Thank you for lending the documents to me.

Yours sincerely,

