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**From:** john bowles [REDACTED]  
**Sent:** 30 August 2017 12:12  
**To:** Planning Policy Internet  
**Subject:** Gosport waterfront and Town centre SPD. ( draft )

From

John Bowles  
[REDACTED]

### **My thoughts**

The need for redevelopment of the waterfront and High St is of great importance to Gosport, particularly this area. To that end, I hope for our sakes you get it right first time.

Births Vs Deaths.....The need for more housing?

Since 1991 – 2015, there have only been an additional 1,243 births in Gosport.

Given your estimation of 1.65 persons per dwelling, we have a need to build no more than 750 dwellings

I understand this is outside of your remit, but what is to become of the old oil fuel depot?

Council wants to build in the town centre. Thats a given.

Based on square meterage that I obtained through GBC, the following sites could accommodate the following dwellings.

G & D Car Park. A seven storey building could accommodate a mixture of 1,2 and 3 bed social housing flats.  
250 in total  
104 x 1 bed  
114 x 2 bed  
31 x 3 bed

The Police Stn site could accommodate a further 240, same mix of dwellings,

As these buildings would be facing E/W , the only real shadows cast would be when the sun is setting, and looking at plan 9, this would only affect the bus station area. However, if the bus station and surrounding waterfront is converted to retail/restaurants ( evening ) then people would not be affected as the

waterside outside tables would overlook the harbour, not the town, and with with a 2/3 storey building behind them anyway.....

Walpole Park 5 car park could accommodate 100 LUXURY 2 and 3 bed apartments overlooking Walpole park in a 4 storey development, the ground floor being the existing car park, with a further 3 floors built on reinforced concrete stilts. This would give the developers some leeway for making a decent profit.

Walpole car park 5 is approx 9,500 M2, this usage would only use 1/3 of that area.

I think that the Bus Stn should be redeveloped as a 2/3 storey building only with retail units on the ground floor supporting a night time economy, hopefully some decent restaurants with outside dining areas overlooking the harbour, and the 1/2 upper floors be used as a hotel

What this would do is stop the developers from developing little pockets everywhere, causing major disruption to the Town area and would preserve the town some dignity.

## **YOUR PLAN**

### **Infrastructure**

The problem would not be getting around the town, but in and out of Gosport itself.

The government would need to invest about £100m on a new road running from Ft Brockhurst roundabout, behind Fleetlands, across Cams and a bridge over the railway adjoining the Wallington road to the M27. So you would have to learn to talk to Fareham BC.

There is a need for another 2 schools in Gosport, a prep/Jnr school and another senior school.

The town badly needs and upgrade in medical services.

We also need a police station. Maybe the old school house at the top end of the High street opposite the Con Club would suit.

Those are my thoughts, now for your plan.

4.6

Shows the deprivation within the SPD. By build boxes with no social areas, private or communal, how are we to get our children out of this situation?

At an average of 1.65 per dwelling, you are looking at single person or retired couple occupancy. Nothing here for couples with children

6.37

Identifies space available for employment. GBC would like to see employment rise, yet allow no addition space for growth, instead allowing only of " restructuring of existing areas".

7.3

is an interesting table. The main purpose of a High St is to/or was, condense retail units into one specific area. Since 2011, the number ( or % of total retail use ) has fallen by over 3%, yet cafes have increased by 50%. Does GBC have any plans to redress this situation and if so, how?

Figure 9 shows that since the crash of 2008, footfall has declined on Saturdays by 50% how does the council propose to address this decline?

7.10

What ancillary?

7.14

Seeks to get rid of Mumby Rd car parks.

Table 16

1 95 dwellings? what size?

3/5/7. If you wish to keep jobs in Gosport, leave this alone.

8 Your joking!

11. Concur. hardly used

14. 25 dwellings, nowhere to park. Really bright idea that.

16/21 and where are the residents supposed to park?

22 If its not used

23 this site would be better suited to the evening economy with restaurants and a covered outdoor area for a superior eating experience.

24 60? Have you asked the pet Centre to build you rabbit hutches?

Car parks

Your figures are a bit misleading

Given that the 2 dates nearest each other for 2012 and 2016 are Sat 8th Dec and Sat 3rd Dec, the occupancy figures are about the same.

HOWEVER

Long stay on Saturdays will always be down on weekdays because that is when it is used most by commuters to park and go to Portsmouth and onwards

11.15 is incorrect. This was proven to be the case before parking charges were introduced when car parks, esp Walpole, were full before 0800, any day of the week. This has also led to a decline in footfall on the High street.

11.28 dot 5.....We should only be looking to develop this site if all other retail units surrounding are occupied.





1 0 67/

2nd  
Submission

**Comments Form**

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



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

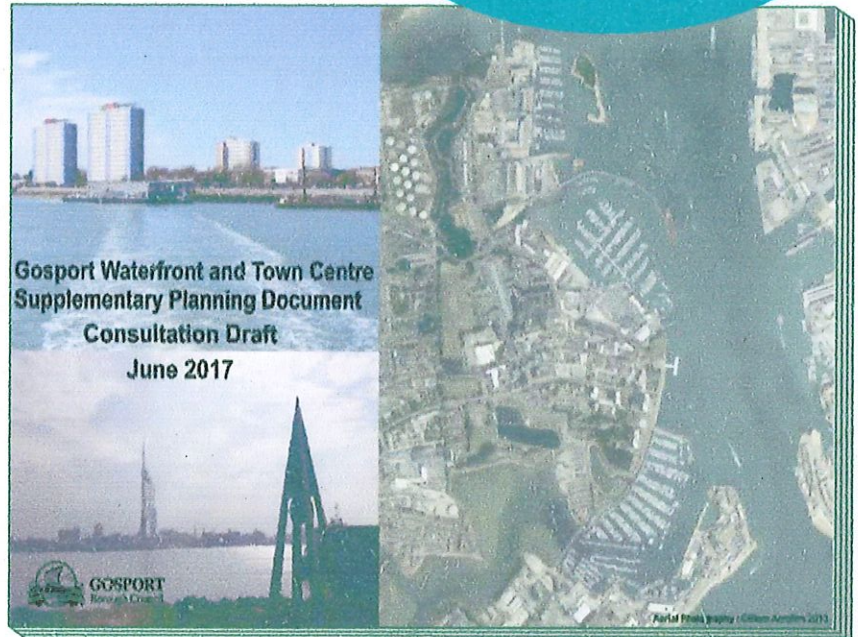
Comments will need to be submitted to Gosport Borough Council by **19th September 2017**

A copy of the document is available on the Council's website:  
[www.gosport.gov.uk/waterfrontspd](http://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](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 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.



**Vision** (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

Why are you building dwellings that only accommodate 1.65 people when the average is 2.32? Also why don't you state the m<sup>2</sup> for each dwelling?

**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?)

It would be good to see a buoyant night time economy based on proper restaurants & not cafes & coffee shops. outdoor eating.

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?)

Too many so called Listed buildings

\*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?)

Only the right mix of Businesses will create opportunities. Another 1,000 homes will not.

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?)

We are at a crossroads. The town needs an injection of business but at what cost. The council have got one chance here, GET IT RIGHT! AND listened to the people

**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)

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

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

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

I enclose a births/deaths for gosport since 1991. The town does not need this many houses. So WHO ARE THEY FOR?

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

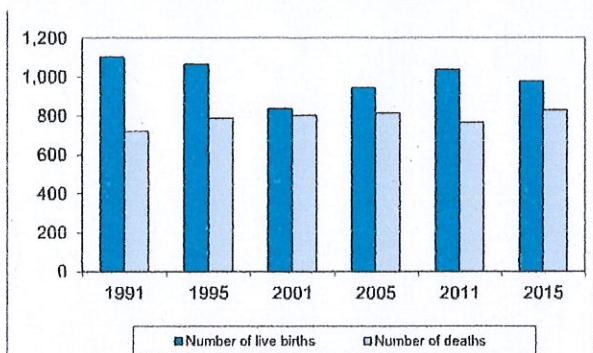
IF the county & local authorities are not aware of the problems, then God help the rest of us!

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



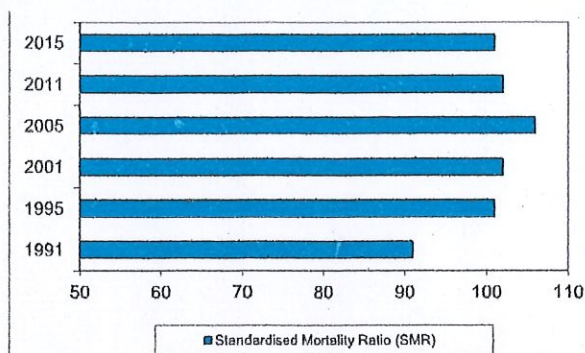
## Trends in births and deaths for Gosport since 1991

### Number of births and deaths



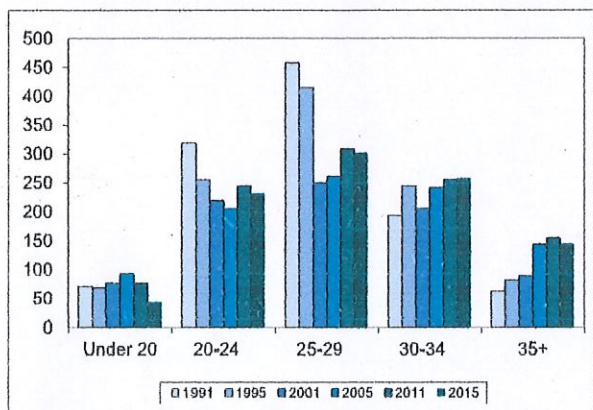
The number of births were at their lowest level over the period in 2001. In all years births exceeded deaths in Gosport. While 2015 reported the highest number of deaths.

### Trends in death statistics

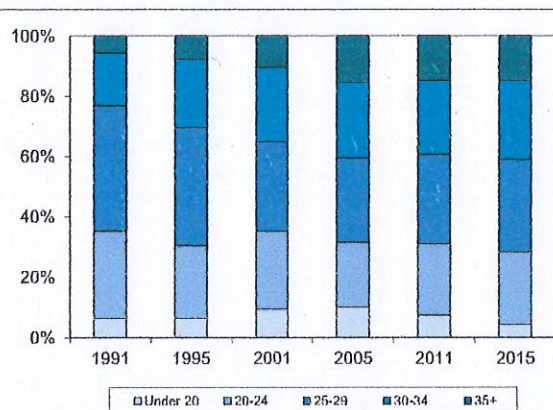


Deaths in Gosport have been above the National average over the period with the exception of 1991.

### Trends in births by age of mother

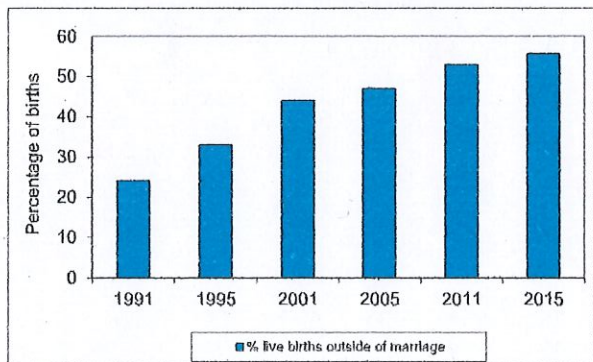


The distribution of births by age of mother has changed over the period. However, the 25-29 age group remains the most common age group at which women give birth.



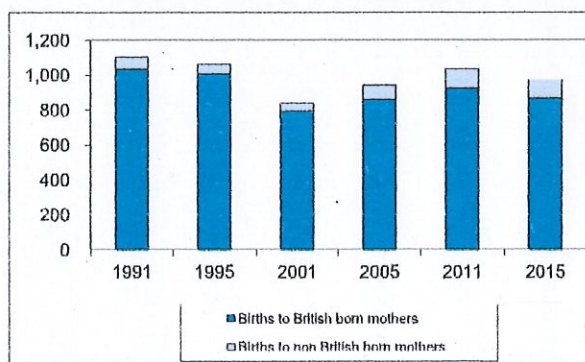
The shift in the age of mothers can be seen in this chart. The balance has generally moved towards the older age groups.

### Trends in births out of wedlock



Up until 2005 the majority of births in Gosport occurred within marriage. However, by 2011 more than half of all births occurred outside of marriage.

### Trends in births by birth status of mother



Some of the increase in births can be attributed to births to foreign born mothers.

### Table of figures

	1991	1995	2001	2005	2011	2015
<b>Number of live births</b>	1,104	1,064	838	942	1,036	977
<b>% live births to mothers aged 35+</b>	5.7	7.7	10.5	15.2	14.9	14.7
<b>% live births outside of marriage</b>	24.0	33.0	44.0	47.0	53.0	55.7
<b>% live births born to non British born mothers</b>	6.4	5.5	5.0	8.8	11.3	11.5
<b>Number of deaths</b>	719	787	802	815	766	829
<b>Standardised Mortality Ratio (SMR)</b>	91	101	102	106	102	101

### Notes and Source

Notes: The SMR is a ratio of the number of deaths expected if the population experienced the same age specific death rates as England and Wales. A value of less than 100 indicates lower mortality than expected.

Source: Office for National Statistics (ONS) Vital Statistics

Published by Research and Intelligence, Winter 2016



**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)
**Theme H: Providing Appropriate Infrastructure** (page 49 of the SPD)
**Theme J: Creating a Healthier Town** (page 50 of the SPD)
**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)

The B Sta to be demolished yes & replaced with nothing more than a 3 storey building, g.f. to be evening economy with either APTS or Hotel above, but certainly no more than 3 storeys

**Gosport Waterfront North of Mumby Road** (page 60 of the SPD)
**Royal Clarence Yard and the Retained Area** (page 61 of the SPD)
**North of the High Street** (page 64 of the SPD)
**The High Street and associated areas** (page 67 of the SPD)

Years of promises to revamp the High St have always amounted to "new furniture" & a lick of paint. So not holding out for anything here



### 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)

Soon to be the entrance to a new block of flats.

#### Trinity Green area (page 73 of the SPD)

DO NOT TOUCH THIS

#### Haslar Marina (page 77 of the SPD)

#### The Gosport Lines (page 79 of the SPD)

### Overall comments

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

That these so called consultations will be ~~over~~ ignored ~~but~~ due to the financial needs of the developer

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?

Yes, They should consider (very carefully) what the public say & want.



**Any further comments?**

11. Please include any comments you may have

If it is the councils desire to have a noticeable building, one of massive weight & dull appearance is NOT IT: For more receptive would be something that stands us apart, with restaurants sustaining a night-time economy, facing the water. One major point though, GBC MUST instruct the developer to keep rentals at an affordable level. Gosport is NOT Gannwhast, Southhamton or London.

\*More space available on the back page.

**Contact details**

12. Please could you complete your contact details.

Name: JOHN BOWLES

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.

\*Please use back page if you require additional space.

Thank you for your comments.