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From: Amanda Field [REDACTED]

Sent: 31 August 2017 14:51

To: Planning Policy Internet

Subject: Town and Waterfront SPD feedback

I would like to submit the following comments relating to the SPD Consultation Draft. These comments are not in order of priority.

- enhancing the 'evening economy' is fine, if it were the right kind of enhancements: for many people, the High Street is currently a no-go area in the evening because of all the drunks. So any new venues for evening entertainment, I would suggest, should not be more bars and clubs. Indeed, to fulfil your remit of making Gosport a healthier town, we don't need units that are taken up by more fast-food outlets or 'stand-up drinking barns'.

- the phrase 'under-utilised land' is used often in the document: perhaps you could consider that residents may see this as valuable open space rather than as being 'under-utilised'. Car parks, for example, may be half empty because people don't want to pay the charges, so they park in residential streets like mine instead - offering free parking would free up residential streets and fully use the existing car parks. The open aspects to many areas of the town centre (such as along South St) is something that's valuable to me: I don't want to see them 'fronted up' with lots of flats. The plan describes such such infilling as providing a 'vibrant frontage' - in my view, it provides exactly the opposite

- previous long experience tells me that with a plan like this, all the flats get built (because the developer can see the prospect of good profits) but none of the retail units do - just look at what's happened at Royal Clarence Yard

- 'landmark buildings' in the past have turned out to be of poor ambition. I don't feel we need a 'landmark building' on the harbour-front with 'architectural flourishes' but something that sets a much more aspirational standard. A tower block is certainly wrong for the waterfront/bus station, although will easily find a developer because of the profit to be made on selling all the flats. Access to views to the waterfront, the wind effect around a tower block, and much more need to be considered.

- I don't feel there's any point in enhancing lighting at Royal Clarence Yard if all the retail units are unoccupied. This could be the jewel in the crown for Gosport but needs council incentives to get the retail units let

- there is way too much new housing in this plan

- has the council considered whether we really need a huge apron-style bus station on this prime waterfront site? Could we not learn from other towns of a better way (Fareham for example)?

- covering car parks with flats is not a 'vision'

- a cultural quarter is a good idea. We need artists' workshops that are available for a peppercorn rent. What about the council buying Gosport Precinct for this purpose?

- there is no mention in the plan of the Timespace, which seems to be under-utilised and is looking scruffy and neglected with rusting ironwork and water-stained stone

- there is no mention of Mary Portas' recommendations for the town centre, or of what can be done to enhance the shop-windows of empty shops, or of any plans to persuade freeholders to maintain the upper storeys of their High Street premises properly (many looking very neglected yet of architectural merit), or of how the market could be repositioned in order not to damage the trade of High Street shops (eg by having the stalls as a 'spine' down the centre of the High Street, with back-to-back stalls facing the shops). how shops could capitalise on the 'historic' nature of Gosport by ensuring their signage and frontage reflected its heritage (as Chichester has done, for example); how the town could work to differentiate itself from other identikit towns

Overall, I'm sorry to say, this plan seems to be to reflect the low ambitions and the paucity of vision that has characterised Gosport for many years. There is much that can be done for very little money (but that needs time, imagination and persuasion) that would improve the town centre and waterfront without simply filling it with yet more flats.

I do hope that you will give consideration to my comments.

Thanks and regards

Dr Amanda J Field



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