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Andrew Mair [REDACTED]  
17 August 2017 09:33  
Planning Policy Internet  
Gosport Waterfront and Town Centre SPD (June 2017)

Good morning

I am extremely interested in the Gosport Waterfront and Town Centre SPD (June 2017) and would like to fully understand the precise end-to-end process of public consultation and specifically what impact the comments received has on current and future decision making.

Can you please let me know, or point me to the relevant documentation, in specific detail what quantity of comments are required to directly influence a decision or published direction of travel? For example, and specifically, how many comments are required to change a particular aspect of the SPD as currently published. Or is the process that the comments are collected and have no quantifiable, measurable and auditable impact in the decision making?

Kind regards

Andrew Mair  
[REDACTED]

FW: Gosport Waterfront and Town Centre SPD Consultation Draft=Mr Mair

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**From:** Andrew Mair [REDACTED]  
**Sent:** 12 September 2017 12:54  
**To:** Planning Policy Internet  
**Subject:** Gosport Waterfront and Town Centre SPD Consultation Draft

Good morning

I have been following with some interest this consultation exercise and also attended meetings on the Gosport Waterfront and Town Centre SPD. It has become clear that many residents feel that they have not been adequately consulted and I am pleased to hear that you will be extending the deadline from the 19<sup>th</sup> September 2017.

I am a recently retired independent professional project and programme manager. Accustomed to managing the lifecycle of multi-million pound programmes for blue chip companies and Government Agencies in the UK and USA over the past 25+ years.

For something of this scale I would assume that there are a myriad of potential development opportunities that could be achieved in Gosport. In order to decide which ones were most appropriate to include in the Council's SPD each would need to be evaluated against key criteria and priorities set by the Council. It would therefore seem appropriate that the nine Key Themes would be used as a minimum. From "A: Creating an attractive townscape" through to "J: Creating a healthier town". However, I do not see any theme that explicitly deals with tax-payer value for money and financial return on existing Council owned assets. Perhaps you could explain if and how these aspects have been used in order to determine which opportunities have been included in your draft consultation document.

On the assumption that a professional approach was indeed taken can you please provide a copy of the analysis and conclusion documents that underpin the selection process including the criteria scoring and any weighting or prioritisation used? If such documents do not exist can you please explain how the selection decisions were made?

I am formally requesting this information at this stage because if the residents, tax payers and voters are to be able to make properly informed decisions, and develop rational and educated questions for the Council on the document, it is critically important that the underlying decision making criteria and selection process used to create a SPD. This will also enable those that decide to comment to evaluate even more alternative proposals that would be aligned with the Council's stated objectives and success criteria.

I look forward to hearing from you and receiving the documentation.

Yours faithfully

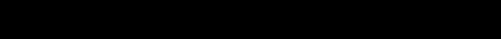
Andrew Mair  
[REDACTED]

PS Please note that I spent a considerable amount of time generating comments using your online web form, but after pressing "Submit" was not presented with a page to confirm submission or that my comments had actually been received. This is a glaring oversight and needs to be corrected. Can you also please confirm that they have been?

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Please consider the environment before printing this email.

Internal_ID	44690
USER_Forename	
USER_Surname	
USER_Username	
PAGE_PagePublishedDate	12/09/2017 19:03
1. Do you have any comments regarding the Vision?	This is a test to see if this comment was submitted and then acknowledge by Gosport Council Web Site. Please confirm receipt of my previous submission and change your web to resolve the acknowledgement. Thank You.
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?)	
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	
The Bus Station and Falkland Gardens	
Gosport Waterfront North of Mumby Road	
Royal Clarence Yard and the Retained Area North of the High Street	
The High Street and associated areas	
South Street	
Trinity Green area	
Haslar Marina	
The Gosport Lines	
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?	
11. Please include any comments you may have	This is a test to see if this comment was submitted and then acknowledge by Gosport Council Web Site. Please confirm receipt of my previous submission and change your web to resolve the acknowledgement. Thank You.
12. Please could you complete your contact details	Andrew Mair
Organisation (if applicable)	
Address	
Postcode	
Email	

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**From:** Easy Site Administrator [<mailto:forms@gosport.gov.uk>]  
**Sent:** 12 September 2017 19:04  
**To:** Planning Policy Internet  
**Subject:** Gosport Waterfront and Town Centre SPD comments form - Gosport Waterfront and Town Centre SPD comments form

Entry ID: 121608

Submitted On: 12/09/2017

Submitted From: <https://www.gosport.gov.uk/sections/your-council/council-services/planning-section/local-development-framework/supplementary-planning-documents/gosport-waterfront-and-town-centre-spd-consultation-draft/gosport-waterfront-and-town-centre-spd-comments-form/>

Submitted By: User not logged in ()

1. Do you have any comments regarding the Vision?: This is a test to see if this comment was submitted and then acknowledge by Gosport Council Web Site. Please confirm receipt of my previous submission and change your web to resolve the acknowledgement. Thank You.

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

**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?)**

11. Please include any comments you may have: This is a test to see if this comment was submitted and then acknowledge by Gosport Council Web Site. Please confirm receipt of my previous submission and change your web to resolve the acknowledgement. Thank You.

12. Please could you complete your contact details: Andrew Mair

Address: [REDACTED]

Postcode: [REDACTED]

**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.

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Please consider the environment before printing this email.

**Andrew Mair**

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**From:** Andrew Mair [REDACTED]  
**Sent:** 26 September 2017 23:36  
**To:** planning.policy@gosport.gov.uk  
**Subject:** Gosport Waterfront and Town Centre Draft SPD Comments - #2

Dear Sir/Madam

I wholeheartedly support the desire of the Council to re-vitalise Gosport Town Centre and was pleased to see so much interest generated in the SPD once it became more widely circulated. I have a number of individual comments to make and subsequently recorded by the Council:

1. **Vision** – This is a good aspirational statement. There need to be some obvious “Red Lines” that will not be broken, and that have the genuine support of the majority of Gosport, residents, voters and tax-payers. For example I would expect to see as a minimum:
  - a. No existing green and/or open spaces will be used for any new residential development.
  - b. There will be no reduction in the existing green and open spaces.
  - c. Car parking spaces will be increased to allow for the additional traffic in a re-vitalised Gosport.
  - d. Before any plans are approved the A32 traffic infrastructure problems will be resolved as a top priority.
  - e. Before any plans are approved that increase residential density the provision of roads, hospitals, doctors, dentists, schools and police will be increased to accommodate the change with at least a 10 year projection.
  - f. The SPD will not be finalised or presented to the Council until all comments from this first rough draft have been considered, analysed and presented back to the public for their feedback.
  - g. Do not work with companies that require complete commercial in confidence. Make information public and transparent so the people know what they are getting for their money.
  - h. Focus first on bringing business into the existing High Street and surrounding areas not developing ego-satisfying iconic buildings funded by flats.
  - i. No decisions will be made on any major development projects unless detailed options have been presented and feedback received from the public.
2. **Strengths, Weaknesses, Opportunities and Challenges:**
  - a. These bulleted lists are exactly what any management consultant led exercise might well create. In principle, and taken individually, it is hard to debate or disagree with any specific line item. However, together they seem to present a case that Gosport must build more houses no matter what the impact on the existing infrastructure and residents.
  - b. Each points need to be turned into specific actions that are achievable, time-constrained, have measurable outcomes and be demonstrably supported by the residents and businesses of Gosport. They also need to have accountabilities and penalties for failure to deliver.
  - c. Without a significant change in approach to become a more pro-active, communicative and transparent Council, that is able to look beyond party political boundaries and personal self-interest, nothing will change and the people of Gosport will remain disillusioned and be let down again.
  - d. If the Council effectively allows developers to dictate the future of Gosport by doing things in the same way, great opportunities will have been lost. Again. I don't mean opportunities to build more luxury flats. I mean opportunities to re-vitalise and make people proud to be living in Gosport. It is a great town that has so much going for it.
  - e. The Council must state clearly what is really driving the changes they propose. To an outsider of the Council inner-workings the need to build houses according to a Government directive and generate money appear to be the key drivers. I would like to see some very simple statements on how many houses are actually required and by when. How many have already been built, how many already planned, and what is left to do. If, as it appears to most residents, this is not possible or practical given the constraints of infrastructure then there is a clear need to refer the matter back to the



Government and HCC. It is not clear what the penalty, if any, would be for missing unachievable targets. Or perhaps, the numbers will demonstrate that there are enough to comply.

- f. The biggest challenge (and therefore opportunity) is making a change in the way things are being managed. There are now so many examples from recent decades of poor decisions, poor negotiations, poor communication, poor management and poor leadership that have cost the people of Gosport very dearly.
- g. If, as has been announced, the MoD is going to be vacating many parts of Gosport by 2025 and beyond, then there must surely be ample opportunity to utilise this land, and buildings where appropriate, to build more than enough residential properties to meet the actual demands of Gosport residents.
- h. The Council must find better and more persuasive ways to argue against adding 700- 900 additional houses to a town centre that is already stretched and does not have the infrastructure to support it. At a minimum they could delay building until the MoD land is available.
- i. I propose removing from the SPD all residential development proposals from any site that is already green land or open space.
- j. It was clear that the Council had marketed the Bus Station development as a priority with JLL in 2016. They have also announced the selection of a single developer, Coplan Estates. I would like to know if this was under a competitive tender, and if not how will the residents be assured they are getting value for money and not another disaster.
- k. It is not at all clear why the specific details of the JLL marketing exercise were excluded from the SPD. Of all the proposals discussed publicly so far this is the most contentious. The Council appears to be working behind closed doors to create a large iconic tower block, on the basis that this is the only option. Had they shown these ideas to the public (even in draft) the reaction would have been predictable. I object most strongly to the creation of such a development on the bus station on the following grounds:
  - i. The significant shadow of such a building will be detrimental to the area, including the Falkland Gardens.
  - ii. Developing more expensive luxury flats is not what Gosport residents need. Better to focus on creating more houses that the average person can afford.
  - iii. There is insufficient parking space for residents and shoppers, let alone the alleged increases in both.
  - iv. There are existing commercial and residential properties that will have their lovely views (and value) significantly diminished by such a building.
  - v. There are major flood risks that must be mitigated before any plans are considered (Gosport Council have a record of developers not delivering what they promised).
  - vi. There are local listed buildings that will be impacted by designs that are out of character.
  - vii. The Council has already demonstrated that they cannot manage the existing toilets on the site after making a unilateral decision to close them. There is no reason to assume the Council will be competent to manage new toilets until they can demonstrate that they can successfully manage something they are already responsible for.
  - viii. Extensive under-croft parking in a Zone 3 Flood Risk area is not sensible and major flood defences will be required to be in place before any development plans are even considered.
  - ix. If the sight line Eastward from the High Street to the Harbour is to be maintained any proposals for public comment must include accurate 3D views in order to assess and confirm these requirements are maintained. It is not clear what the viewing angle of this sight line is and from what point on the High Street. Small changes will produce a significant variance.
  - x. Focusing the Council's attention on this location (perhaps because it will bring in the most money) will distract effort on those other areas that could be developed first to help bring life and trade back to the Town Centre.
  - xi. A simple, stylish, efficient, attractive and very welcoming entrance to Gosport could easily be created if the development brief was changed and did not include 90+ residential properties. The Council must listen to the public feedback and make this change to demonstrate that they understand their voters and residents.
  - xii. I would not object to a building that was no more than four storeys tall including parking on the site of the bus shelter.

- xiii. Why not hold a public contest to generate a range of ideas and get the public to vote. Use this as a real opportunity to show how Gosport can be managed differently going forward.
  - xiv. The freehold of the land belongs to Gosport and must not be sold off to a developer that has by definition only one objective – to maximise profits for shareholders.
  - xv. The focus of the area should be an efficient transport interchange including a welcoming entrance to and exit from Gosport. A place that people will enjoy from all aspects. A block of offices and flats is the precise opposite. It will be better to encourage people to move to those areas that have already been developed rather than create a another new one.
  - xvi. Gosport Council has not indicated what the actual financial benefit to the residents is in the type of development they are proposing. This can be done without breaching confidentiality if the terms are set out professionally. By not being open and transparent they risk further alienating the public. There is a risk that they are being pushed into an unwanted solution by developers that need to make money. Let's see some alternatives and get them debated publicly.
- l. The car park analysis and conclusion is potentially flawed stating there are apparently surplus spaces that can be removed. On Saturdays in particular. The dramatic decline in utilisation over time aligns with the drop in activity that many traders feel was triggered by the unwanted parking charges and inappropriate changes to the market instigated by the Council. If the town is to re-generate and be competitive with other shopping centres then more parking, close to the centre, will be required not less.
  - m. I also object most strongly to the development of Trinity Green open spaces with residential houses. No existing green space should be sacrificed for new houses when there are plenty of other areas able to be developed over time. Let's see those developed successfully first before ever giving up the nicer aspects of Gosport in the pursuit of easy short term money.
  - n. The inclusion of the 1909 OS map to justify the proposed removal of large areas of Trinity Green to build many houses is misleading and disingenuous. The map does not include Harbour Tower and Seaward Tower that are now established, replacing much of what was there originally. It is not reasonable to try and go back to something that was taken away and replaced just to raise money and satisfy an inappropriate directive.
  - o. I object to the proposal for another tall building on the Haslar Marina Site and Gosport Marine Site, as it is not clear what the benefit would be. Without any details it is extremely hard to make informed comments. If one is not careful including vague statements in the SPD without details will imply approval and provide an assumed mandate for something that would not be wanted had better details been provided at the outset.
  - p. I support the extension of the Gosport Lines provided that no existing green and open spaces are taken away.
  - q. The provision of new jobs in the area is essential, but there has to be a correlation to the wages and the cost of local housing. Jobs in the retail, food and tourism sectors do not provide wages to pay for luxury flats. If workers have to travel to their jobs, that will simply make the disastrous infrastructure access situation even worse.

### 3. Themes

- a. It is not clear how each of these Themes have actually been used, or will be used, in quantitatively assessing a particular planning proposal. For example are they all equal and share the same weighting when deciding which option may be prioritised over others? On reading the documents and attending the meetings it felt as if the only real driver was the need to build houses, and as such all initial focus will be on options and development plans that support that requirement. This may not be what the people of Gosport actually want or really need.
- b. If the majority of comments from Gosport residents are against a particular option or theme it is not evident how that will actually get reflected in a revised SPD. There seems to be no measurable trigger that one could hold the Council to account. The suspicion is that the Council will simply continue doing what they intended all along.

### 4. Character Areas

- a. I could support many of the improvements proposed when details are forthcoming but do not agree with the current proposals for the Bus Station and Trinity Green open spaces.
- b. It is completely inappropriate that plans appear to be underway, as articulated by Council members in the media, to develop Falkland Gardens to "compliment" the Bus Terminal when no specific

proposals have been shown to the public on that area. The Council also stated in the public meetings that they had not seen proposals, so it is surely impossible to define how the Falkland Gardens will be changed.

- c. There needs to be a simple to understand but comprehensive timetable of development for the people of Gosport against which the Council can be held accountable.
- d. I do not agree with putting restaurants or shops under the deck of the promenade in front of Harbour Tower and Seaward Tower. This is unnecessary and will cause much disturbance to the residents. There are likely to be problems with noise, smells, litter, parking and crime. Far better to focus attention on helping the businesses that already exist to perform.
- e. Perhaps publish a density map of Gosport and explain why the Council intends putting even more homes in the most densely populated places? Being a peninsula surely better to build back towards the motorway.
- f. I would like the Council to find ways of bringing back the vitality of the market as a top priority. Find out why it is not working and make the necessary changes. Employ some professional help, or listen to those that already know what would make a difference. Get more people into the High Street and consider a Sunday market.
- g. Gosport Town is weather dependant. Consider an innovative canopy system and wind-breaks that would make it a place to spend more time and as a consequence more money.
- h. Find ways to pro-actively encourage popular shop chains to come into the town (Primark, M&S, Next, B&M, New Look, Nandos, etc.). Provide innovative incentives, and explain that by doing so other traders will benefit for the extra foot fall.
- i. Build the cinema that was promised when the Ritz was closed. That will also create the badly needed night-time trade. Don't forget to increase the Police strength beforehand.
- j. The Royal Clarence Yard debacle should have been a wake-up call for the Council. They must be held accountable by the residents and pro-actively find ways to make this work as a priority. It is too easy to just blame the developers and Government planning. It was the Council that the people elected to not let such things happen. Imposing as yet unknown financial penalties on developers does not get what was needed to benefit the people.
- k. Resolve the links to the RCY area using innovative ideas, perhaps some type of free transport and fix it as a #1 priority.
- l. Publish how much Berkeley Homes paid as a "fine" for not building what they had contracted to do, and how this amount was derived and agreed.
- m. I have heard that an individual approached the Council to develop the Rum Store into a working museum, but was not taken seriously as the Council's priority was an iconic building overlooking the harbour. It is this type of negative response that needs to change. The idea for a Rum Store Museum should be actively followed up, and if viable presentations made and proposals developed. If combined with all the other opportunities such as boat links to Explosion, Submarine, Victory & Gunwharf. Or craft, souvenir shops and themed food outlets that would attract passengers from the cruise ships that may soon be docking in Portsmouth, etc.
- n. Has any analysis been done on the success of shops and their distance from a car park. For example how does the ease of parking in Gunwharf Quays, Fareham Multi-Storey compare to Gosport. Assuming people will be happy parking further away would seem is misguided and naive. It is often easier, better served and cheaper to drive to Fareham or Portsmouth. A massive wasted opportunity.
- o. Does Gosport Ferry Company have any commercial monopoly on water transport from Gosport?
- p. How many Councillors actually live in the SPD Boundary and will be directly impacted by the proposals?
- q. Each proposed development initiative must include the financial impact and benefit to the people of Gosport. The financial implications are important, but not at all evident in any documentation.

## 5. Overall Comments

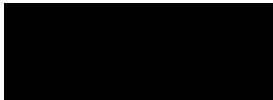
- a. I, like most people I assume, desperately want to see a better Gosport for our children and grandchildren. There have been some positive examples of change over the years. However, as a resident of more than 50 years the consistent decline and lack of pro-active public professional engagement from the Council is extremely sad to have witnessed. There is an opportunity to reverse this with this and future SPDs. It will be a bold Council Leadership that understands and accepts the challenge.

- b. I feel that had as much interest been shown in the development of the Gosport Plan (2015) as in this SPD recently, the Plan would have been a significantly different document. Something that the public had read, understood and supported rather than a document used to justify all manner of change with limited auditable support. It might be that the next Gosport Plan should be brought forward, subjected to extreme public review using the "lessons to learned" from this SPD, and a revised SPD developed soon afterwards.
- c. As the SPD is based on the Gosport Plan, it would be good to see how many comments from the public were received on that Plan, how many were incorporated and where they changed the draft (assuming there was one).
- d. I propose a page-by-page public scrutiny of the SPD as well as a video streamed Town Hall style meeting such that the Council obtain very direct and public feedback on the content. When one looks at the short to medium term initiatives so many appear to be Council led initiatives with a common agenda that appears to be in conflict with the people's wishes.
- e. Gosport Council should consider new and bold initiatives to fix the infrastructure issues first. For example building a new road/bridge to the M27. Introduction of a new tram link to Fareham. A cable car to Portsmouth. A car ferry to Portsmouth. It will be easy to dismiss them all in favour of a new iconic building, houses, and cash but that will not actually help the people that live in Gosport.
- f. Did Gosport Council look at the recommendations of the Mary Portas Report for High Streets and implemented any of them at all? Or done some benchmarking with successful town centre regenerations?
- g. I believe that there are many, many people in Gosport with a lot of skills and knowledge that is currently under-utilised. This talent pool could be employed by the Council for free if they were to encourage and mobilise it. The Council may then begin to create a direction of travel that would take the people with them.

I look forward to seeing the collection of all public comments however submitted and however small for detailed independent analysis. Followed by more public engagement in a positive and productive setting, and a second draft of the SPD for public review.

Regards

Andrew Mair



Email:



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**Supplemental- e-mail dated 6<sup>th</sup> October.**

Jayson

I would also just like take this opportunity to stress that if the SHLAA states that (in LP4 for example) “Planning permission **will be granted** for the following uses:

- a) 33,000sq.m (gross) of employment floorspace (B uses);
- b) approximately 6,500sq.m of retail (A1); and additional floorspace for other town centre uses (A2-A5);
- c) a range of community and leisure uses (D1 and D2);
- d) 700-900 dwellings;**
- e) a new transport interchange; and
- f) enhanced public realm.

Then as these documents will be used by the Council as a “**material consideration when determining future planning applications**”, and on the basis that the SPD contains the same numbers, then it can naturally be assumed that if any developer puts forward such proposals, the Council will have a hard time defending against something that the public may have said quite forcibly that they do not want. Therefore I feel that the Council must be a) more cautious when providing detailed content within the SPD, and b) be very careful on how they accurately communicate their specific intentions to the public. Indeed I feel it would be essential to make it very clear in the SPD if any specific elements have received significant public objection.

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**From:** Andrew Mair [REDACTED]  
**Sent:** 06 October 2017 14:59  
**To:** Grygiel, Jayson  
**Subject:** Gosport Waterfront and Town Centre Draft SPD

Dear Jason

Thank you so very much for your time today, explaining in more detail how the Gosport Plan and SPD process worked, and answering my many and varied questions. It really was appreciated.

I look forward to receiving the notes in due course (thank you also to Stacey), and should I have any questions I will come back to you. In the meantime I look forward to reviewing and analysing all the public comments received and the updated SPD at the end of January (or later if time and circumstances dictate).

I would also just like take this opportunity to stress that if the SHLAA states that (in LP4 for example) “Planning permission **will be granted** for the following uses:

- a) 33,000sq.m (gross) of employment floorspace (B uses);

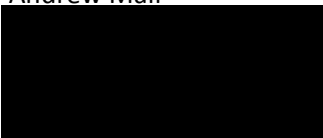
- b) approximately 6,500sq.m of retail (A1); and additional floorspace for other town centre uses (A2-A5);
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By the way, the amount paid to the “Town Hall Landlord” as stated in the Budget Book 2017-18 was £330,170 for last year and £333,120 for this. It just seemed an unusual payment to the same organisation, but I am probably missing something.

Yours sincerely

Andrew Mair



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