



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

Please see
attached ~~form~~
comments sheet

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

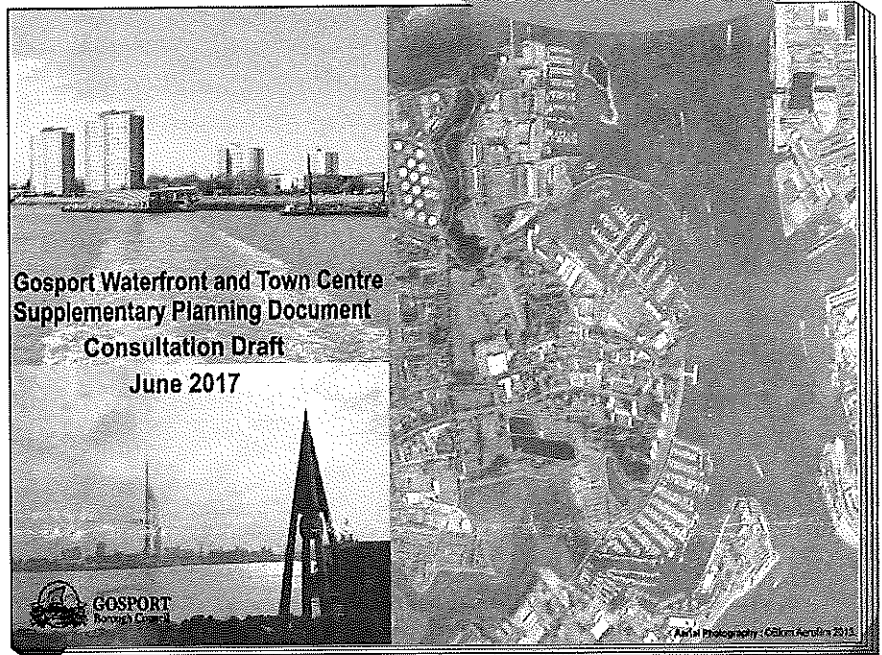
A copy of the document is available on the Council's website:
www.gosport.gov.uk/waterfrontspd

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

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.



Vision (page 5 of the SPD)

1. Do you have any comments regarding the Vision?

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?)

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?)

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

- 4 OCT 2017

Comments on Gosport Waterfront and Town Centre Supplementary Planning Document

Consultation Draft September 2017

The Vision

2. Strengths in building new and replacing old buildings which have redundant uses to improve the town centre area to include some new housing.
3. Weakness in the statements that there is too much parking which can be reduced while increasing housing and business units.

Themes

6A & F The Council cannot or cannot afford to look after existing heritage areas such as the ramparts near Holy Trinity and Priddys Hard where growing trees and undergrowth are destroying historic structures and views are being lost. These trees are self-set ash and sycamore which have been allowed to encroach on the ramparts (and other parts of the Gosport Lines) due to lack of maintenance. It appears that the undergrowth has recently been sheltering rough sleepers. Will there be any hope for new areas such as the ramparts near the oil tanks?

7. Character Areas

Trinity Green

Objection to any building on the open ground to the east of the church. The space is a breath of fresh air with views to the Harbour and of the church from the water front and Harbour. The redevelopment on the north side of Trinity Green road is a good proposal to provide housing and to enhance the appearance of the area. No apparent provision for vehicle parking.

Haslar Marina

Objection to development of marina car park with more buildings which themselves will require additional vehicle parking and consequently less available for current marina users and businesses. One of the reasons for the Marina' success is that it has adequate parking for its 600 berths and its on-site businesses areas. At peak times the car park is full; where will marina users park if there is no space after a long drive from where they live with a vehicle full of boat gear and stores? The open space is an asset to the area and provides space for boat jumbles, marine shows and other events.

Demand for additional space in both in the marine and non- marine sectors in the town centre area is questionable. Space is available in Haslar Technology Park and some Marina units are empty from time to time. Clarence Yard and Priddys Hard have more space than is ever likely to be taken up in Gosport.

There is also a risk of placing additional housing close to businesses where the business activities may be curtailed by the demands of residents. A boat yard in Chichester harbour was forced to close following complaints by new residents.

11 Further Comments

Gosport Town Centre has to compete against rival town centres and business parks often nearer to the centres of population at Fareham, Portsmouth and Southampton and motorway links. Gosport has the benefit of adequate parking and any significant loss of what is existing coupled with an increasing demand from new housing and business users is likely to have a detrimental effect on trade. While use of vehicles may decline in future years there is no guarantee and space once lost is gone for ever. Shoppers and visitors/tourists rather than being drawn in to Gosport may be deterred.

Retail shop premises are suffering from lack of demand throughout the country as well as in Gosport Town Centre.

Attempts to emulate Gunwharf Quay type businesses with entertainment in Clarence Yard have left it in an empty backwater with units not taken up or vacated in part due to the sensitivities of residents to evening and leisure uses. Also, lack of parking or convenient parking also seems to be a major factor at Clarence Yard in deterring users to businesses offering leisure time activities. No-one wants to walk from Cooperage Green to the waterfront in the wind and rain if they are dressed to go out for the evening.

I recently spoke to archaeologists researching the Gosport Lines – their opinion was that if the lines were intact they would now be the eighth wonder of the world and Gosport would be a destination in itself because of them. That couldn't have been foreseen when the Lines were dismantled – but maybe there will be a chance for new Town Centre development to add to the attraction of visiting, doing business and living in Gosport.

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?)

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?)

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)*

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

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

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)*

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)*

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)*

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

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?

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?

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

Any further comments?

11. Please include any comments you may have

More space available on the back page.*Contact details**

12. Please could you complete your contact details.

Name:

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

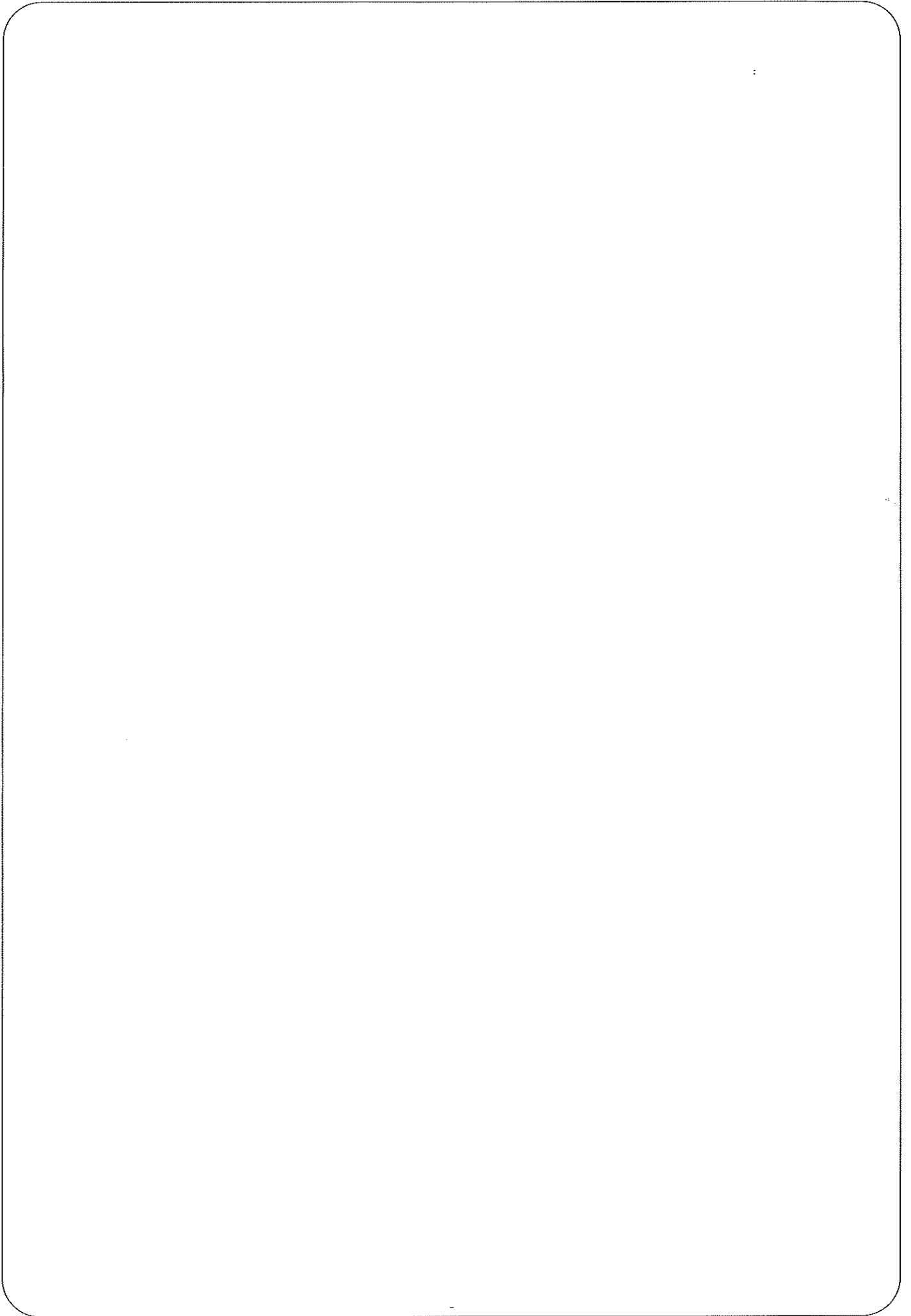
Comments can either be sent to Deputy Head of Planning Services (Policy)
 Gosport Borough Council
 Town Hall
 High Street
 Gosport
 PO12 1EB

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.