

Lee West Area of Special Character Supplementary Planning Document Statement of Consultation

July 2019



GOSPORT
Borough Council

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1.0 Introduction

- 1.1 The public consultation for the draft Lee West Area of Special Character Supplementary Planning Document (draft SPD) was carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and the adopted Gosport Statement of Community Involvement (March 2019).
- 1.2 This Statement of Consultation describes how the Council carried out the consultation on the draft SPD.

Length of Consultation Period

- 1.3 Before a Supplementary Planning Document can be adopted it must first be made available for public comment. Under Regulation 12 of the above Regulations the period for public consultation must not be less than 4 weeks but other than meeting this minimum requirement it is a matter for the Council to decide the length of time for the consultation period. The consultation period in this case ran for 6 ½ weeks between Monday 25 March and Friday 10 May. This exceeded the minimum requirements for public consultation on a draft SPD required by the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.4 The Council chose a 6 week period for consultation in order to increase the opportunity for as many local residents and businesses to read and comment on the draft document as possible. It was considered that having a longer consultation period would take into account the April half-term and the Bank Holidays on 22 April and 6 May; providing sufficient amount of time for members of the public to make their views known.

2.0 Consultation – general approach

- 2.1 The methods of consultation used by the Council comply with the approach set out in the Council's Statement of Community Involvement (SCI) which was adopted in 2019. The SCI explains how the Council will undertake public consultations on its planning documents and how it undertakes publicity for planning applications. The SCI can be viewed on the Council's website at: www.gosport.gov.uk/sci
- 2.2 The Council can use a variety of approaches to consult on its planning documents including draft SPDs. There are no prescribed regulatory requirements in how the Council undertakes a consultation – only that the consultation period itself must not be less than 4 weeks. However **as a minimum**, the SCI states that the Council will:
 - Letters by post or by electronic communication to statutory consultees.
 - Relevant documents to be made available at Council Offices as well as the Gosport Discovery Centre and the other three libraries.
 - Copy of document with comments form at: <http://www.gosport.gov.uk/spd>
- 2.3 The SCI also suggests further discretionary consultation methods which the Council may consider appropriate, including:
 - Depending on the nature and scope of SPD other locations for viewing documents will be considered.
 - In certain cases, such as a high profile development site, an exhibition may be held in the Council Offices or other appropriate venue(s). Certain exhibitions will be staffed for specified periods.
 - Press release.

- 2.4 The Local Development Framework database (sometimes referred to as the Local Plan contacts database) is used as a starting point to notify interested organisations and individuals about the consultation arrangements for specific types of planning documents such as the Local Plan or Supplementary Planning Documents or for any other planning policy consultation. Subject to GDPR requirements, details from respondents to a particular consultation document are added to the database so they can be kept informed of the progress of the document.

3.0 Consultation methods used for publicising the draft Lee West SPD

- 3.1 The Council used the following methods to publicise consultation on the draft:
- Emails and letters;
 - Consultation documents available at the Town Hall, Discovery Centre and all borough libraries;
 - Public exhibitions at St Faith's Parish Centre, Lee-on-the-Solent Library and the Town Hall;
 - Two 'drop-in' sessions at Lee-on-the-Solent Library;
 - Presentation at Lee-on-the-Solent Residents' Association AGM;
 - Poster displayed in Lee-on-the-Solent High Street;
 - Notices displayed on local lampposts;
 - Council's website;
 - Council's social media platforms;
 - Press release.
- 3.2 Except for the use of emails and letters to publicise consultation, and having the consultation material available, all the other methods used are discretionary.

Letters and emails

- 3.3 Letters and emails were sent to 740 contacts on the Local Development Framework database. The database includes local community groups, statutory agencies (including neighbouring authorities and utility providers), environmental and historic heritage groups, landowners, local agents, commercial businesses and members of the development industry. There are also a number of local residents included where they have requested to be notified on planning policy document consultations. A copy of the notification letter and the organisations to which it was sent to, can be found in Appendix A.

Local newspapers, radio and Coastline

- 3.4 The Council sent out a press release to a wide range of media organisations for their use at the beginning of the public consultation process in March. The press release was sent to the following media organisations:
- ITV Meridian
 - BBC Radio Solent
 - BBC South Today
 - Press Association
 - Families Online
 - Express FM
 - Sam/Breeze FM
 - The News
 - Gosport Choice
 - Gosport Look Local

- Gosport Voluntary Action
- About My Area
- Hampshire Independent
- Heart Radio
- Local Government News e-mail
- M & Y News Agency
- Radio Haslar
- Daily Echo
- Gosport Globe
- Solent News and Photo Agency
- That's Solent TV
- The MJ (Municipal Journal)
- Think Local
- Wave 105

3.5 Following on from the Council's press release, there was an online article published in the following local newspaper. The article is reproduced in Appendix B.

- The Gosport Globe
<https://www.gosportglobe.uk/downloads/2019/globe-015.pdf>

Use of social media and the Council's website

Facebook and Twitter

3.6 The Council used social media in this context as another way of publicising the availability of the consultation on the draft SPD. It was intended to help 'signpost' users of social media to the Council's draft SPD web page where people could then read the documents and make comments on those parts of the draft SPD that were of particular interest to them.

3.7 The tables below set out the number of people who saw, commented or shared posts about the consultation through the Council's social media accounts.

Table 1.1: Gosport Borough Council's Facebook page

Date of post	Reach ¹	Clicks	Reaction/comment or shared
26/03/2019	6,803	131	111

Source: Corporate Communications Team, Portsmouth City Council (May 2019)

Table 1.2: Gosport Borough Council's Twitter account

Date of post	Impressions ²	Engagements ³
26/03/2019	1,822	44

Source: Corporate Communications Team, Portsmouth City Council (May 2019)

3.8 Following the post, a discussion on the draft SPD was held out on the GBC Facebook page (see Appendix C). Many of the comments were supportive of the special character of the Lee West area, while there were also some concerns that the Council was planning to charge for parking in the area, or raise council tax. Other

Facebook and Twitter terms:

¹ Reach is the number of people who saw a post.

² Impressions: The times a user is served a Tweet in a timeline or search results

³ Engagement: Total number of times a user interacted with a Tweet, clicks anywhere on the Tweet. This includes: Retweets, replies, follows, 'likes', links, cards, hashtags, embedded media, username, profile clicks, photo or Tweet expansion.

than limiting the loss of front gardens, the SPD does not contain any parking plans, nor does it contain any proposals to generate additional income for the Council.

Council's website

- 3.9 A Lee West SPD webpage was set up on the Council's website with links to the draft SPD and a feedback form. A copy of this webpage can be found in Appendix C.

Public events

- 3.10 Two GBC officers attended the Lee-on-the-Solent Resident's Association (LRA) AGM on 26 March 2019, at the beginning of the consultation period, and presented the SPD to over 100 local residents. The LRA followed up the presentation with an article about the SPD consultation in their spring newsletter, which was distributed to their members during the consultation period.
- 3.11 Public exhibitions of the SPD were held in the Town Hall, St Faith's Parish Centre and Lee-on-the-Solent library throughout the consultation period. The exhibitions included large display boards, copies of the draft SPD, flyers and feedback forms. Photos of the public exhibitions at the Parish Centre and Lee library are attached at Appendix D. Two drop-in sessions were held at Lee-on-the-Solent library (Thursday 11 April 3-5pm and Thursday 25 April 10-12pm) when GBC officers and a member of the LRA were available to answer any questions.
- 3.12 In addition to the exhibitions, the draft SPD and comments forms were available at all the Gosport libraries: Discovery Centre, Bridgemary, Elson libraries.
- 3.13 The Council made available 'community loan' copies of the SPD, of which two were lent out.

Posters and leaflets

- 3.14 A poster for the draft SPD was provided to the LRA for displaying on their notice board in Lee High Street. Copies of the poster were also printed out for use as leaflets at the public exhibitions (Appendix E).
- 3.15 Laminated notices advertising the consultation were erected on key lampposts within the Lee West area, throughout the consultation period. A map of the location of the publicity notices is attached at Appendix F.

4.0 Response to Consultation

- 4.1 The Council received 38 responses from a variety of organisations and local residents. Of the responses received, 31 were from residents; 2 from community groups; and 5 from other organisations including Natural England, Historic England and Highways England.
- 4.2 Each response has been summarised and considered to inform the preparation of the final version of the Lee West SPD. Of the 38 responses received, 31 were supportive of the principles of the SPD, 5 didn't support or object, while there were 2 objections. A summary of the key issues arising from consultation is set out below, while a detailed analysis and consideration of all responses, and a compilation of the full responses received can be found in Appendices G and H respectively.

- 4.4 **Concern for flats, multiple occupation, infill developments and housing extensions in the area:** A small number of responses had concerns about certain types of development. The SPD does not attempt to prevent development, but rather provide design advice on how development can protect, and where possible, enhance the special character of the area.
- 4.5 **Concern about impacts upon car parking:** While the SPD seeks to limit the loss of front gardens, which may have an impact upon new off-street parking, it will not have an impact upon existing off-street parking provision. In addition with a substantial number of on-street parking spaces, it is not envisaged that the SPD will generate any parking issues within the Lee West area.
- 4.6 **Desire for more green infrastructure, planting and TPOs:** The SPD encourages the retention of front gardens and grass verges, as well as more planting and street trees. A TPO survey was carried out alongside the preparation of the SPD, with some recommendations for additional TPOs. This will be progressed separately to this document, with members of the public being able to submit requests for trees which they consider worthy of a TPO assessment.
- 4.7 **Request for the SPD to apply to Daedalus, and concern for development proposals within that area:** Development at Daedalus is covered by the Daedalus SPD, which was adopted by the Council in 2011. The southern part of Daedalus is also covered by a number of relevant policies within the GBLP, and the Daedalus Conservation Area, which together affords strong planning controls. Any proposals within Daedalus which would affect the setting of the Lee West Area of Special Character would need to have regard to the provisions within these documents. Specific concerns were also raised about development at Daedalus causing the loss of informal car parking at the former entrance to the site on Norwich Place / Richmond Road, as well as parking impacts upon Norwich Place if Keith's Cottages are developed. Any proposals at Daedalus would have to address car parking needs on-site in accordance with the Council's Parking Standards SPD.
- 4.8 **The document does not plan for new infrastructure (roads, medical services):** The SPD does not plan for additional development with the Lee West area, and therefore it is not considered necessary to plan for new infrastructure projects. The Borough's infrastructure needs are taken into account by the GBLP and its supporting evidence base, and will be reviewed as part of the forthcoming Local Plan 2036.

Appendix A: Notification letter and list of consultees



Conservation & Design

Planning and Regeneration Services
Gosport Borough Council
Town Hall
High Street
Gosport
Hampshire
PO12 1EB

Phone: (023) 9254 5461
Email: leewestspd@gosport.gov.uk

25th March 2019

Dear

RE: LEE WEST AREA OF SPECIAL CHARACTER SPD CONSULTATION

The Council is currently consulting on the Lee West Area of Special Character Supplementary Planning Document (SPD).

The consultation will run from **Monday 25 March** to **Friday 10 May**.

Exhibitions of the SPD are available to view at St Faith's Church, Lee-on-the-Solent Library, and the Town Hall (please check their opening times).

Hard copies of the document can also be found at the Town Hall, the Discovery Centre and all Gosport libraries.

Online copies of the SPD and comment form can be found at: www.gosport.gov.uk/spd

Please contact me back if you have any queries. We look forward to receiving your comments.

Yours sincerely

Owen Devine

Email: leewestspd@gosport.gov.uk

Gosport Borough Council is committed to equal opportunities for all.

If you need this document in large print, on tape or CD, in Braille or in another language, please ask.

www.gosport.gov.uk

Organisations

The Council notified 733 contacts via email or letter about the SPD consultation. This included 466 organisations (of which many had multiple contacts) as well as 140 members of the public who had requested to be notified about the Council's planning documents.

ORGANISATION	
A	
A. J. Gladman	Allied National
Abbey Developments Ltd	Allies Associates
Addleshaw Goddard	Allsop LLP
ADP Architects Ltd	Anglesey Conservation Group
Advanced Marine Innovation	AOPA
Affinity Sutton Homes Group	Arcus Consultancy Services Ltd
Age UK	Aspire Estate Agents
Aircraft Owners & Pilots Association (UK)	Association of British Insurers
Alan MacLean Associates	Axis Architecture
Alexander Faulkner Partnership	Ayles & Associates
Alliance Environment and Planning Ltd	
B	
Badgers Pre- School	Blue Cedar Homes Limited
Bailey Venning Associates	BNP Paribas
Baily Garner LLP	Both Creative Partnership
Barnetts Hair & Beauty	Bridgemary Bowling Club
Barratt David Wilson Homes Southampton	Bridgemary Centre
Barton Willmore	Bridgemary Community School
Bay House School	Bright Forest Limited
BC Solent Ltd	Brimble Lea & Partners
BDW Trading Ltd	Brite Move
Beales Estate Agents	British Marine
Bellway Homes (Wessex)	British Telecom Plc
Berkeley Homes (Southern) Ltd	Britten Norman
Bernard Cole & Partner	Browndown
Berrys	Brune Park Community School
Bilton Land Ltd	Bryan Jezeph Consultancy
Blakes Estate Agents	
C	
Cable & Wireless	Clarence Marine Engineering Ltd
CAMRA The Campaign for Real Ale	Cluttons LLP
Carter Jonas LLP	Cole Project Management Ltd
CB Richard Ellis	Colin Buchanan and Partners Limited
CBRE Ltd	Colliers CRE
CDC2020 Plc	Community Health Partnership
Chapman Lily Planning Limited	Country Land & Business Association
Chase & Partners	CPRE Hampshire
Chesterton Humberts (Managing Agent)	Crescent Owners Association
Chris Flint Associates Ltd	Critchley Architecture and Design
Church Hill Properties	CSSA Portsmouth Offshore Group
Church of England	Cunnane Town Planning LLP
Churches Together in Gosport	'Curves' Franchise
Churches together in Hampshire and Isle of Wight	Cyan Power Commercial Property Group
Civil Aviation Authority	Cycle Gosport
Civil Service Pensioners Alliance Gosport North	
D	

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D Design	Derek Treagus Associates
Daniells Harrison Chartered Surveyors	DevPlan
Darmoody Architecture	Dimon Estate Agents
David Ames Associates	DIO
David Newell Consultancy Ltd	Diocesan Headquarters
David Seymour Estate Agents	DM Defence Munitions Gosport
David Seymour Independent Letting & Estate Agents	DPDS Consulting
Dean & Reddyhoff / Haslar Marina	DPP
Dean Lewis Estates	Driftstone Developments Ltd
Defence Estates	Drivers Jonas Deloitte
Defence Heritage Support Group	Drivers Jonas Deloitte
Defence Infrastructure Organisation	Driving Standards Agency
Dept for Education	Drum Housing Association
E	
Eastern Solent Coastal Partnership	Elson Infant School
Eckersley White	Enerlux Ltd
Eckersley White Estate Agents	English Heritage
Education and Inclusion (Gosport & Fareham)	Entec UK Ltd
Education Office	Environment Agency
EE	Ewer Common Conservation Group
F	
Fairhalls Estate Agents	First Hampshire & Dorset Ltd
Fairplay Residential Services	First Wessex Group
Fareham & Gosport Clinical Commissioning Group	First Wessex Housing Association
Fareham and Gosport District Youth Team	Five Tower Resident Association
Fareham Borough Council	Forsythia
Fareham Reach Industrial Estate	Fort Gilkicker Developments Ltd
Fay and Son Ltd	Forton Bowling Club
Federation of Small Businesses	Fox & Sons Estate Agents
Fenwicks Estate Agents	Friends of Gosport Museum
Fine Cars Limited	Friends of Stokes Bay
First Bus	Fusion On Line Ltd
G	
G L Hearn	Gosport Heritage Open Days
Garner Wood	Gosport Leisure Centre
Geo. Kingsbury Machine Tools Limited	Gosport Marine Scene
George Wimpey Southern Counties Ltd	Gosport Model Yacht and Boat Club
GL Hearn Property Consultants	Gosport Older Persons Forum
Goadsby & Harding Commercial	Gosport Railway Society
Goadsby Commercial	Gosport Rotary Club
Gomer Infant School	Gosport School Sport Partnership
Gosport & Fareham Football League - Goblins	Gosport Society
Gosport Access Group and Disability Forum	Gosport Voluntary Action
Gosport Active Group for the Visually Impaired	Gosport Waterfront Baptist Church
Gosport Allotment Holders & Gardeners Association	Gosport4Sail Community Interest Company
Gosport and Fareham Friends of the Earth	Gosportarians
Gosport Borough Girls & Ladies Football Club	Grange Junior School
Gosport Bowling Club	Green Issues Communications
Gosport Business Centre	Groundwork Solent
Gosport Citizens Advice Bureau	Guinness Hermitage
Gosport Community Responders	GVA Grimley
Gosport Ferry Ltd	
H	
H J Concepts Ltd	HCC Property Service

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H.E.D.C.A	Health and Safety Executive - Local Plans
Hallam Land Management Ltd	Heber - Percy & Parker Architects
Hampshire & Isle of Wight Wildlife Trust	Hellier Langston
Hampshire Autistic Society	Henry Adams Planning Ltd
Hampshire Chamber of Commerce	Hexatronic and Little Bow Cottage
Hampshire Community Healthcare	Highways England
Hampshire Constabulary	Historic England South East
Hampshire Countryside Access Forum	HM Coastguard
Hampshire County Council	HM Naval Base
Hampshire County Youth Sevice (HCYS)	HMS Sultan
Hampshire Cultural Trust	Holbrook Womens Institute
Hampshire Economic Partnership (HEP)	Holloway Iliffe _ Mitchell
Hampshire EMTAS	Holman Reading Partnership LLP
Hampshire Fire & Rescue Service	Holy Trinity Church
Hampshire Highways	Home Builders Federation
Hampshire No.2 Circuit of Jehovah's Witnesses	Home Group
Hampshire Police Air Support Unit	Homes and Communities Agency
Hampshire Swifts	Homes England
Hanover Housing Association	Hood House Limited
Hanson Premix	Hornet Services Sailing Club
Harbour Tower Residents' Association	Housing and Care 21
Harcourt Developments	Hovercraft Museum
Hardway/Portsmouth/Langstone Harbour Sailing Club	Hovercraft Society
Harriplan	Hughes Ellard
Harris Lamb	Hughmark Continental Ltd
Harvey's Kitchen	Huhtamaki UK Ltd
Haslar Contact	Hyde Housing Association
Haslar Marina	HydeMartlet Housing Association
Havant, Portsmouth and Gosport Coastal Defence Partnership	
I	
Ibex Land and Property Ltd	Isle of Wight Council
Institute of Naval Medicine	
J	
Jacobs Well Care Centre	John Norton Ecology
James Butcher Housing Association	Jones Day
Jeffries Estate Agents	Jones Lang LaSalle
Jehovah's Witnesses - Hampshire No.1 Circuit	JRC Facilities
K	
Ken Parke Planning Consultants	Kirkwells - Town Planning and Consultants
Kenn Scaddan Associates Ltd	Knight Architectural Design
Kenzington Limited	Knight Frank
L	
Lafarge Aggregates Limited	Lee-On-The- Solent Methodist Church
Lambert Smith Hampton	Lee-On-The- Solent Residents Association
Leaders Estate Agents	Lee-On-The-Solent Sailing Club
Lee Business Association	Leesland CE Infant School
Lee Flying Association	Lennon Planning Limited
Lee Residents Association	Locks Heath Football Club
Lee-On-The- Solent Community Association	Logos Community Church
Lee-On-The- Solent Junior School	LOS Tennis, Squash and Fitness Club
M	
M J D & Co	Ministry of Justice
Mann & Countrywide Estate Agents	MJS Homes Ltd
Manor House Bed & Breakfast	Mono Consultants Limited

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Marina Projects Limited	Montpelier Estates Limited
Marine Management Organisation	MTA Chartered Architects Ltd
Marine South East Ltd	M J D & Co
Maritime and Coastguard Agency	Mann & Countrywide Estate Agents
Mark Ridgewell Design	Manor House Bed & Breakfast
Marrons Planning	Marina Projects Limited
Martin & Co Estate Agents	Marine Management Organisation
Martineau	Marine South East Ltd
Masonic Lodge	Maritime and Coastguard Agency
McAndrew Martin	Mark Ridgewell Design
McCarthy & Stone Retirement Lifestyles Ltd	Marrons Planning
Meon Ramblers (DA Group)	Martin & Co Estate Agents
Messrs Donnelly	Martineau
Millngate	
N	
Nason Investments Ltd	NHS Hampshire
Natural England	NHS Portsmouth Clinical Commissioning Group
Natural England	NHS Property Services
Naval Personal & Family Service	NHS South Eastern Hampshire & Fareham & Gosport CCG
Neame Sutton Limited	Nicholas John Architects
Network Rail	Nigel Dyer Associates Ltd
New Forest District Council Coastal Protection	Notorious JTBC
Newtown C.E Primary School	NHS Portsmouth Clinical Commissioning Group
O	
Obsidian Strategic	Orchard Homes Limited
Oceanic Estates	Osmond Brookes
Office of the Police and Crime Commissioner	Our Enterprise CIC Ltd
Olympia Amusement	Our Enterprise Haslar Limited
Openreach Newsites	
P	
Parker Torrington	Portsmouth Hospital NHS Trust (PCT)
Pavilions (Gosport) Management Company Limited	Portsmouth Naval Base Property Trust
PCT Hampshire - NHS Trust	Portsmouth Offshore Group CSSA
Peacock & Smith	Portsmouth Teaching PCT
Pegasus Group	Portsmouth Water
Persimmon Homes South Coast Ltd	Premier Marinas
Persimmon Homes South East	Prospect Estate Agents
Pickup Town Planning	PRP Architects
Planinfo	Portsmouth Offshore Group CSSA
Planning Coordinator	Portsmouth Teaching PCT
Planning Inspectorate	Portsmouth Water
Planview Planning Ltd	Premier Marinas
Planware Ltd	Prospect Estate Agents
Plum Architects Ltd	PRP Architects
PMG Building Design & Consultancy Ltd	PRP Planning
Portsmouth City Council	PUSH
Q	
QINETIQ	Queen's Harbour Master Portsmouth
Quay West Business Centre	
R	
Radian	Royal Clarence Marina Residents Association
Radian Group Ltd	Royal Hospital Haslar
Raglan Housing Association	Royal Mail

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Ramsey Q Martin, Advanced Marine Innovation Technology Subse	Royal Yachting Association
Rapleys LLP	Rozel Trustees (Channel Islands) Limited
RG+P Ltd	RPS Estate Agents
Robert Tutton Town Planning Consultants Ltd	RSPB
Rowner Bowling Club	RYA
Rowner Community Trust	
S	
Savills	South Central Stategic Health Authority
Saxon Estates Limited	Southern Gas Network
Schofield Lothian Limited	Southern Planning Practice
Scotia Gas Networks Plc	Space & Style Home Design
Scott Wilson	Sport England
Scottish and Southern Energy	Sport Logic
SGN (Southern Gas Network)	Sratus Environmental Limited
Simpson Hilder Associates	SSA Planning Limited
Sirius Planning	St Vincent College
Smart Futures	St Vincent Local History Club
Solent Builders Merchants	St. Matthews Court No. 13 Residents Co Ltd
Solent Building Supplies Ltd	Stansgate Planning
Solent Evening Women's Institute	Star Universal (Gosport) Limited
Solent Forum	Starvale Developments Ltd
Solent LEP	Stoke Road Traders Association
Solent Mind Vocational Advice Service	Stokes Bay Sailing Club
Solent Protection Society	Strutt & Parker LLP
Solent Transport	STS Defence
Sophie Curtis Property Ltd	Systemsolid Ltd
South Central Ambulance Service NHS Foundation Trust	
T	
T2 Architects	The Planning Inspectorate
Terence O'Rourke	The Project Support Practice
Tesni Properties Limited	The Provincial Society
Tetlow King Planning Ltd	The Real Estate Agency
Thames Valley Gypsy Council	The Sea Cadets
The Bampton Property Group Limited	The Showmen's Guild of Great Britain
The British Wind Energy Association	The Solent Electronic Home
The Coal Authority	The Theatres Trust
The Country Land and Business Association (CLA)	The Traveller Movement
The Crown Estate	The Waterside Community Church
The Environment Centre	Thomas Eggar LLP
The Fareham and Gosport	Three
The Garden Trust	Tibbalds Planning & Urban Design
The Gosport Project	Tidebank
The Gosport Society	Tourism South East
The Guinness Group	Town Planning Experts
The Gypsy Council	Trafalgar Property Consultancy
The Heritage Open Days Panel	Traveller Law Reform Project
The Lawn Tennis Association	Travellers
The National Federation of Gypsy Liaison Groups	Tribal MJP
The Oil and Pipelines Agency	Troy Planning and Design
The Planning Bureau Ltd	Turley Associates
U	
UE Associates Ltd	UK Online Centre (Gosport)
V	

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Vail Williams	Virgin Media
Vector Aerospace Helicopter Services - UK	Vodafone & O2
Viewpoint Residents Association	
W	
Waitrose Ltd	Wild Boar Properties Ltd
Waterside Community Centre Church	Wood PLC on behalf of National Grid
Waterside Surgery	Woodland Trust Hampshire County Council
Wessex & Solent	WYG Limited
White Young Green	
Z	
Zionstone Limited	

Appendix B: Press articles

Gosport Globe, 17 March 2019. The article can be viewed online here: <https://www.gosportglobe.uk/downloads/2019/globe-015.pdf>

Council moves for 'special' protection in Lee West

By Chief Correspondent Rob Thomas
editorial@gosportglobe.uk

GOSPORT Borough Council is proposing to designate part of Lee-on-the-Solent as an 'Area of Special Character', and the next step will be a public consultation, writes Rob Thomas.

The officer's report presented to the Economic Development Board detailed the area as Lee West, "located east of Daedalus, north of Marine Parade and west of the High Street Conservation Areas".

It admitted the area was, "not of sufficient architectural or historical interest to achieve Conservation Area status". However, it is recognised as having a number of distinctive characteristics - such as, the layout and building scale, the boundary walls, and the grass verges on many of the roads - which warrant consideration as being of 'special character'.

If adopted, after the public consultation, as a Supplementary Planning Document, it would give council planners more powers to ensure future development is, "appropriate" and fits with the council's Design SPD.

Conservation and Design Manager Rob Harper also paid tribute to the help and support received from Lee Residents' Association when preparing the proposal.


At the beginning of the short debate, three board members - councillors John Beavis, Christopher Carter, and Piers Bateman - left the chamber and took no part in the discussion, having declared an 'interest' in the area in question.

The Board unanimously agreed there would now be a six-week consultation period beginning in late March.

As well as at exhibitions and meetings in Lee, the detailed proposal document can be accessed online at: <http://democracy.gosport.gov.uk/documents/s626/Lee%20West%20Area%20of%20Special%20Character%20SPD.pdf>.

Appendix C: GBC's website and social media

Lee West webpage on the GBC website



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ABCDEFGHIJKLMNOPQRSTUVWXYZ

Search

- >> Homepage
- Supplementary Planning Documents
- Daedalus SPD
- Marine Parade SPD
- Design SPD
- Parking SPD
- Gosport Waterfront and Town Centre SPD
- Lee West Area of Special Character Draft SPD**

> Home > Sections > Your council > Council services > Planning Section > Local Development Framework > Supplementary Planning Documents > Lee West Area of Special Character Draft SPD

LEE WEST AREA OF SPECIAL CHARACTER (SPD)

The Lee West Area of Special Character Supplementary Planning Document (SPD) will provide additional planning guidance to future developments within the Lee West area.

Gosport Borough Council is seeking your views on the proposed Supplementary Planning Document.

It will be subject to a 6 week consultation, the consultation will run from: **Monday March 25 2019** and any comments will need to be submitted to the Borough Council by **Friday 10 May 2019**.

Copies of the document are available to view at the **Town Hall**, Discovery Centre and all of the **Borough's libraries**.

Exhibitions are viewable at **St Faith's Parish Centre**, Victoria Square. Open Weekdays 9am-9pm
Saturday 9am-12 noon
and **Lee-on-the-Solent Library** (please check Library opening times).

A member of staff from Gosport Borough Council and the Lee Residents Association will be at **Lee-on-the-Solent Library** on the following dates to answer any queries you may have about the Lee West Area of Special Character SPD:

- Thursday 11 April 3-5pm
- Thursday 25 April 10-12pm

To help coordinate our consultation process, please answer the following questions in your response:

A pdf comment form is available here and your comments can be posted to:

Conservation & Design Manager,
Town Hall,
High Street,
Gosport,
PO12 1EB

or emailed to leewestspd@gosport.gov.uk

Post on GBC's Facebook page

Gosport Borough Council

@GosportBC

Home

Posts

About

Community

Photos

Videos

Events

Services

Shop

Notes

Offers

Jobs

Info and ads

Groups

[Create Ad](#)



Manage promotions

Like Follow Share ...

Gosport Borough Council

Published by Lee Todd (?) · 26 March at 14:54 ·

We're consulting people on a proposal that streets around St Faith's Church in Lee-on-the Solent should get protection as part of an 'area of special character'. Tell us what you think by filling in the quick survey here: <https://bit.ly/2uvn3Zm>



Facebook comments have been summarised and addressed in Appendix G.

Tweet on GBC's Twitter page

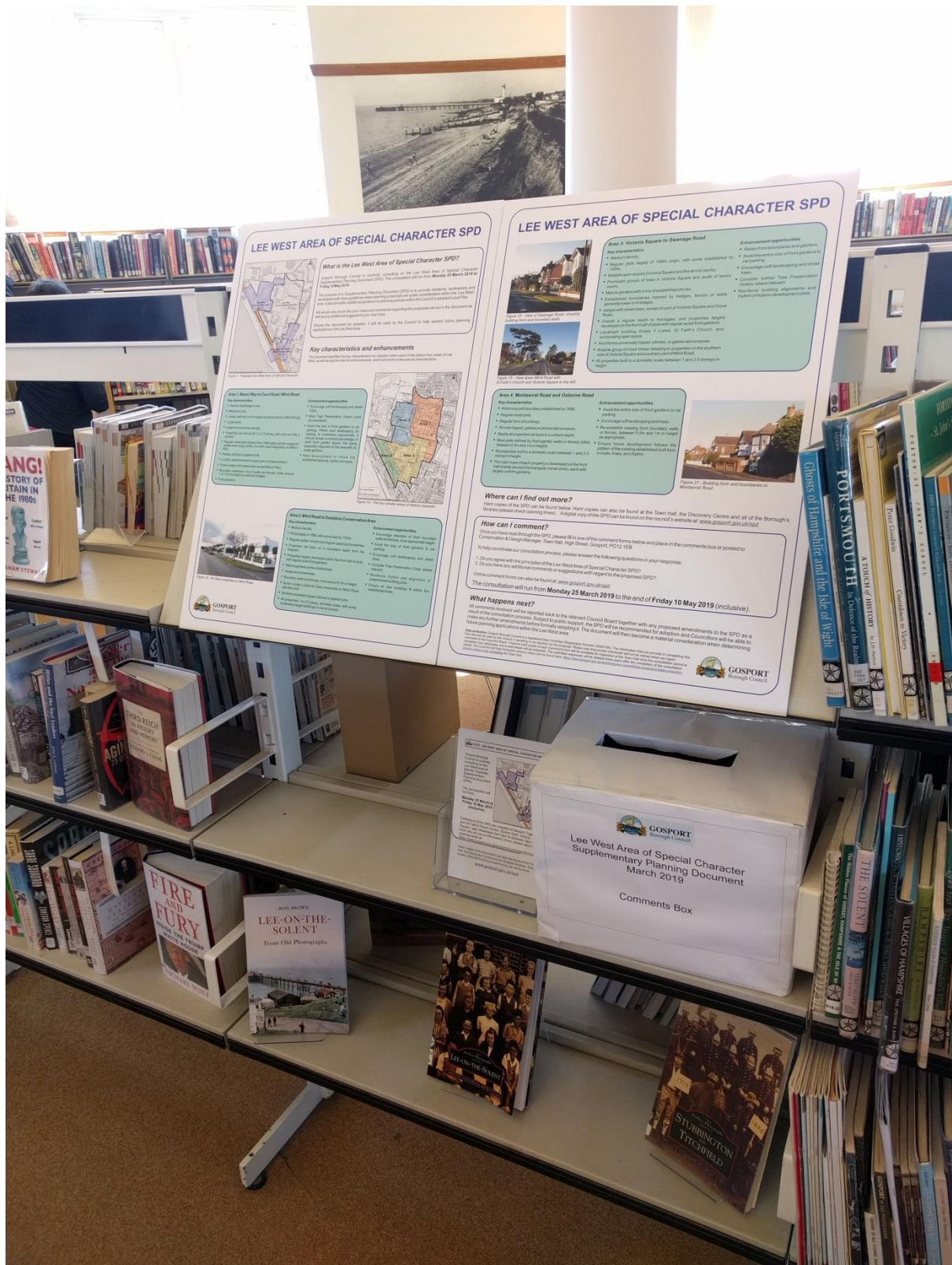


Appendix D: Public exhibitions

Exhibition at St Faith's Parish Centre



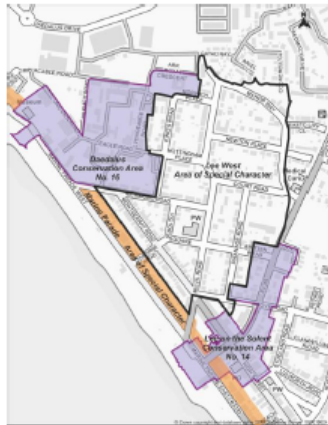
Exhibition at Lee-on-the-Solent Library



Appendix E: Poster and leaflet

Below is a copy of the poster which the LRA displayed on the High Street. The poster was also used as a flyer at the public exhibitions.

LEE WEST AREA OF SPECIAL CHARACTER SPD



The council is currently consulting on the Lee West Area of Special Character Supplementary Planning Document (SPD).

The consultation will run from **Monday 25 March to Friday 10 May 2019**

Exhibitions of the SPD are viewable at St Faith's Parish

Centre, Lee-on-the-Solent Library and the Town Hall (please check their opening times).

Hard copies of the document can also be found at the Discovery Centre and all Gosport libraries.

Online copies of the SPD and comment form can be found at:

www.gosport.gov.uk/spd



Appendix F: Lamppost notices

Copy of the lamppost notice, followed by the monitoring form and location plan.



GOSPORT
Borough Council

DRAFT LEE WEST AREA OF SPECIAL CHARACTER SPD

PUBLIC CONSULTATION

The Council has published a draft Lee West Area of Special Character Supplementary Planning Document (SPD) for public consultation. The consultation on this document will run from **Monday 25 March to Friday 10 May (inclusive)**.

The purpose of this SPD is to provide residents, landowners and developers with clear guidelines when planning proposals are under consideration within the 'Lee West' area. It also provides additional guidance to planning policies within the adopted local plan.

Exhibitions about the document are being shown at St Faith's Church and Lee-on-the-Solent Library. Hard copies of the SPD can also be viewed at the Town Hall, Gosport Discovery Centre and all of the Borough's libraries during normal opening hours.

Online copies of the SPD and a comment form can be found at www.gosport.gov.uk/spd

We are seeking your views with regard to the following questions:

1. Do you agree with the principles of the Lee West Area of Special Character SPD?
2. Do you have any additional comments or suggestions with regard to the proposed SPD?

Comments should be sent to:

Post: Conservation & Design Manager, Town Hall, High Street, Gosport, PO12 1EB

Email: leewestspd@gosport.gov.uk

GOSPORT BOROUGH COUNCIL

Brief Particulars:

LEE WEST SPD SITE NOTICES

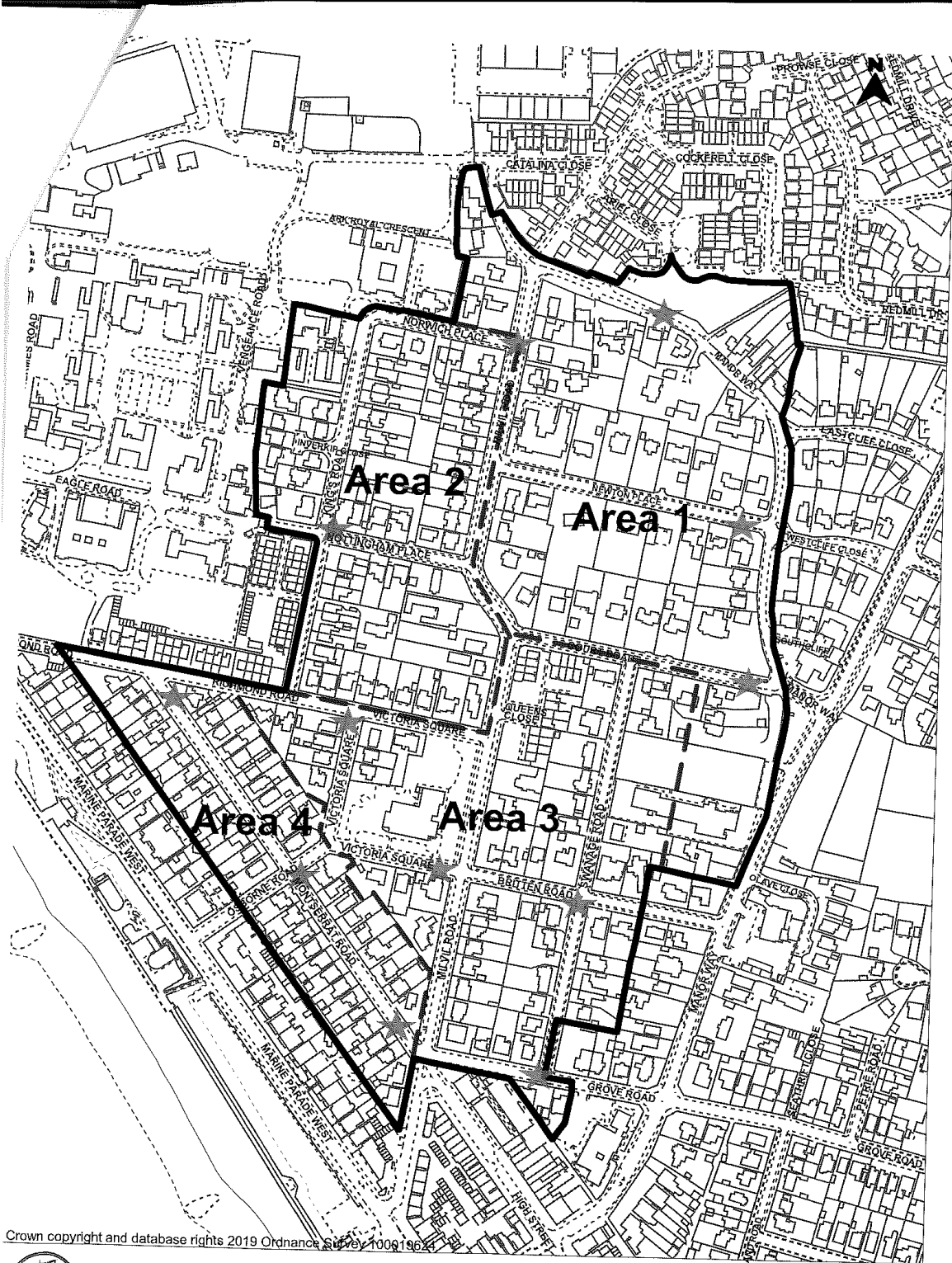
A copy (or copies) of the site notice dated 25th March 2019 in respect of the above has been posted at the site as recorded below. The notice expires on Friday 10th May 2019.

AREA INSPECTOR MONITORING FORM

Date	Location of Site Notice (& comments)	Officer
25/03/19	L/C 01 VICTORIA SQUARE	AD 09
"	L/C 03 " "	"
"	L/C 10 MONTZERRAT RD	"
"	L/C 05 " "	"
"	Gave way sign off N1 MONTZERRAT RD	"
"	L/C 05 GROVE RD	"
"	L/C 06 SWANSEA RD	"
"	L/C 02 COURT RD	"
"	L/C 01 NEWTON PLACE	"
"	L/C 06 MANOR WAY	"
"	L/C 1 NORWICH PLACE	"
"	L/C 05 NOTTINGHAM PLACE	"
	Site Notices removed	

Case Officer – Owen Devine

Please return this copy to the Planning Officer after 10th May 2019



Crown copyright and database rights 2019 Ordnance Survey 100019624



GOSPORT
Borough Council

DATE : 21/01/2019

Scale 1:3473
0 25 50 75 100 125 m

If this map has been transmitted electronically, use the scale bar in preference to the written scale

Appendix G: Analysis and consideration of responses

In total 38 responses were received during the consultation, of which 31 were from members of the public and 7 were from organisations. In addition, several people posted comments beneath the Council's Lee West Facebook post; however these have not been counted within the formal consultation responses. Below is a summary of support for the principles of the SPD, broken down into public responses and those from organisations.

Support from members of the public

Do you agreed with the principles of the Lee West Area of Special Character SPD?

Response	Number
Yes	28
No	2
Didn't answer	1

Support from organisations

Do you agreed with the principles of the Lee West Area of Special Character SPD?

Response	Number
Yes	3
No	0
Didn't answer	4

The table below summarises key themes which emerged from the consultation, and officer consideration of responses, as well as any required actions.

Reference	Individual / organisation	Summary of key points	GBC comment / action (in bold)
General support			
2, 12, 22, 23, 24, 27, 29, 31, 33	Local residents, LRA, Historic England	Additional comments of support.	Support welcomed.
Character			
28	Local resident	Existing housing densities should be retained.	The SPD seeks to preserve the character of Lee West, with housing density being a factor.
16, 17, 20, 21, 25	Local residents	Opposition to certain types of development in the area (flats, multiple occupation, infill developments and housing extensions).	The SPD does not attempt to prevent development, but rather provide design advice on how development of any nature can protect, and where possible, enhance the special character of the area.
7, 8, 9, 10, 19, 25, 32	Local residents, Friends of Gosport Museum	Important to retain the character of the Lee West area.	Agree. SPD seeks to retain the area's special character, where possible.

Reference	Individual / organisation	Summary of key points	GBC comment / action (in bold)
Design			
16	Local resident	All replacement dwellings should be iconic and be environmentally-friendly.	GBC agree that new development should be high-quality design and be sustainable. The Local Plan encourages sustainable design and this issue will be considered fully as part of the forthcoming Local Plan 2031.
4	Local resident	Need to retain internal features in properties too.	Except for listed buildings, the planning system is unable to control internal development.
26	Local resident	Quality modernist designs should be allowed on isolated sites.	Modernist proposals will be welcomed, as long as they do not have an adverse impact upon the special character of the area.
Traffic and parking			
4	Local resident	If it is intended to prohibit the loss of front gardens, residents parking permits need to be considered.	The SPD seeks to reduce not prohibit the loss of front gardens. Sufficient on-street car parking capacity is present in the local area.
17	Local resident	Request to consider traffic-calming measures down Richmond Road and Montserrat Road.	This suggestion has been passed to the Highway Authority (Hampshire County Council), who responded that there are no immediate highway safety concerns down these two roads.
19	Local resident	There should be fewer frontages for cars.	The SPD is seeking to reduce the loss of front gardens to car parking.

Reference	Individual / organisation	Summary of key points	GBC comment / action (in bold)
Green infrastructure			
20	Local resident	Victoria Square needs preserving.	Agreed. Protected open space within the GBLP will be reviewed as part of the Local Plan update.
12, 15, 16, 19, 25, 28, 32, 37	Local residents, Friends of Gosport Museum, Natural England	Supports additional trees, planting and green infrastructure.	Agree. SPD seeks to encourage additional green infrastructure, and the Local Plan encourages green infrastructure and a net gain in biodiversity in Policy LP41 of the Local Plan. This policy will be reviewed as part of the forthcoming Local Plan 2036. GBC will also work with HCC to explore options for additional planting.
19	Local resident	Would like to see additional TPOs in the area.	A new TPO survey has been carried out alongside this SPD, and the results are currently being considered.
25	Local resident	Consideration of allowing homeowners to adopt the verges outside their property, so they look after the greenery and cut down on litter and parking.	In order to deliver a consistent approach, GBC/HCC would prefer to retain control over the verges, which form part of the road network.
Daedalus			
13	Local resident	Think SPD should apply to new housing on the former HMS Daedalus.	Although frontages on Lee West will need to consider its character, the former HMS Daedalus is covered by a separate Daedalus SPD, which guides development in that area.
38	Local resident	Concern over Keith's Cottages being removed from the Daedalus Conservation	Daedalus is outside of the Lee West SPD area, and has been addressed through a separate Daedalus SPD.

Reference	Individual / organisation	Summary of key points	GBC comment / action (in bold)
		Area and that development on Norwich Place (Daedalus) would change the character of the area and cause parking problems.	
13	Local resident	If Keith's Cottages (Daedalus), is demolished and the adjacent layby lost, a nearby homeowner will have to convert their front garden to car parking.	The layby forms one of the former entrances to Daedalus and is not intended for car parking. Sufficient on-street car parking capacity is present in the local area.
Other			
14	Local resident	Query regarding the local listing of No.42 Milvil Road.	Further information has been provided by GBC officer to the local resident.
30	Local resident	Objection as SPD does not plan for more infrastructure (roads, medical services).	The SPD does not plan for additional development in the Lee West SPD area. Infrastructure needs will be addressed through the Local Plan process.
33	Historic England	Consideration should be given towards the area becoming non-designated heritage assets.	The GBC Conservation Officer will liaise further with Historic England on this suggestion.
33	Historic England	Collaboration between GBC and LRA may be appropriate for an RPTI planning award.	Noted and positive response welcomed.
18	Local resident	Name of architect Eric Andrewes is spelt	Noted. Spelling has been corrected within the

Reference	Individual / organisation	Summary of key points	GBC comment / action (in bold)
		wrong.	document.
32	Friends of Gosport Museum	Foresee future problems with electric car charging.	It is our understanding that EV charging will be supplied through a combination of public and private sources. This issue is currently being considered through the forthcoming Local Plan 2036.
26	Local resident	Request for a weblink to all GBC Conservation Areas, Areas of Special Interest and Listed Buildings.	Appropriate web links provided to local resident by GBC officer.
37	Natural England	SPD may require a Strategic Environmental Assessment in exceptional circumstances where it is likely to give rise to significant effects on European Sites.	The SPD does not plan for additional development within the Lee West area, and it is not expected to have an impact upon European Sites. Therefore in this instance a SEA will not be necessary.

Compilation of social media responses

Please note these are not counted as formal consultation responses.

Platform	Individual / organisation	Summary of key points	GBC comment / action
Facebook	Individual	Support for the SPD. Concern about plan to charge for parking.	There are no plans within the SPD to charge for parking.
Facebook	Individual	Concern about GBC looking to increase council tax.	There are no plans within the SPD to increase council tax.
Facebook	Individual	Agree that Lee West has special character.	Support is welcomed.
Facebook	Individual	Query regarding whether council is planning to make money out of the SPD.	There are no plans within the SPD for the council to generate additional revenue.

Appendix H: Full responses received

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
1	Local resident	Borough of Gosport	Yes	
2	Local resident	Borough of Gosport	Yes	Please implement as soon as possible.
3	Local resident	Borough of Gosport	Yes	
4	Local resident	Borough of Gosport	Yes	Every effort should be made to retain internal features of properties. If it is intended to prohibit loss of front gardens to parking spaces then residents parking bays with permits should be considered.
5	Local resident	Borough of Gosport	Yes	
6	Local resident	Borough of Gosport	Yes	
7	Local resident	Borough of Gosport	Yes	I think it's very important to preserve this area of Lee and emphasise its importance architecturally and historically.
8	Local resident	Borough of Gosport	Yes	Love the architecture around this part of lee. This area should be protected for sure!
9	Local resident	Borough of Gosport	Yes	With the new housing estates on the former HMS DAEDALUS site I feel it is important to retain the character in the Lee-on-the-Solent West Area by endorsing this SPD. This should ensure that any future developments are in

Lee West SPD: Statement of Consultation

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				keeping. When my wife and I had an aspiration to self build we attended the Birmingham self build show and were advised to find a plot where the surrounding buildings were in keeping with any chosen design. The example given (which would not gain planning permission) was buying a plot able to take a four bedroom two storey house in a row of bungalows. We were advised to show a graphic of any intended build alongside the current properties in the chosen area which became the over-riding hurdle for our intended self build property. I fully support the SPD for this reason and to conserve the overall character of this area for the next generations.
10	Local resident	Borough of Gosport	Yes	We moved here because the area is so special. We would like it to stay that way
11	Local resident	Borough of Gosport	Yes	
12	Local resident	Borough of Gosport	Yes	An excellent, balanced proposal.
13	Local resident	Borough of Gosport	Yes	If the proposed demolition of Keiths Cottages is approved, a disgrace if it is, and the erection of 6 homes on the site then the principle of this SPD is wasted. We have a narrow drive on which we have a vehicle parked permanently however, every evening opposite our house where there are no restrictions, or dropped kerbs in front of Keiths cottages you will find st least 5 vehicles parked. If new houses with front drives are given permission to be built we will have no option but to remove our front garden wall and hard-scape the front of our property to provide an additional 2 parking spaces. This will also remove several shrubs and trees from the front of our property thus undermining the Lee West SPD principles. We moved here 22 years ago because the tree lined aspect and open fronted aspects were attractive. If

Lee West SPD: Statement of Consultation

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				Keiths Cottages are removed and replaced with the modern abomination that is proposed no future planning submission can be refused for failing to uphold the SPD as the precedent will have been set.
14	Local resident	Borough of Gosport	N/A	<p>Thank you for this information. Having read the documentation supplied at Lee Church I note that No 42 Milvil Road in Area 1 is designated as a "Locally Listed Building"</p> <p>I have two queries at this stage:-</p> <ol style="list-style-type: none"> 1. When did No 42 become "Listed" and by what authority? 2. What is the effect being listed? <p>I have been the owner of this property for over 30 years and have never received any information as to it being "Listed"</p> <p>Thanking you in anticipation of your reply.</p>
15	Local resident	Borough of Gosport	Yes	<p>With reference to Montserrat Road in particular, I totally agree that more landscaping would be beneficial to the area and also it should be noted that although it leads into the High Street where properties with higher elevations are present, Montserrat Road should be regarded as completely separate to this and considered accordingly when it comes to planning applications. It is part of a really special area in Lee and its character retained.</p>
16	Local resident	Borough of Gosport	Yes	<ul style="list-style-type: none"> • Any demolitions of a property must be replaced with an individual property of an iconic individual design with full "eco credentials". • No new flats or apartments within the SPD. • No estate development (ie. infill development) or infill.

Lee West SPD: Statement of Consultation

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<ul style="list-style-type: none"> • No habitation development at rear service road / tenway. ie. garage conversion to habitable property. • Mature trees to be preserved within Victoria Square and St Faiths Church grounds – ie. preservation orders. • Additional planting & gardens in verges (no parking on verges).
17	Local resident	Borough of Gosport	Yes	<p>The report encapsulates what is so special about this area of West Lee. The area has the peaceful feel that was planned many years ago. There is an occasional blight where extensions have been added to recent houses purchases effectively doubling an established design using overtly modern materials which are incongruous to the surrounding properties. I especially like that there so many different styles and sizes of houses in the area, but, because of this it is a prime target for speculative development which could seriously alter the nature of the area over the medium term if left unabated. The recent application in Osbourne Road is an example that if granted would have been part of that process with knock on effects to Montserrat Road and further afield. Traffic reduction measures are not part of the SPD report and application and I would be interested to see whether there are any recommendations to slow down the traffic using Richmond Road and Montserrat Road as a 'Rat run' between Marine Parade West and Manor Way. I praise the council for the well written report and application. I fully support the views and recommendations within the Special Character SPD.</p>
18	Local resident	Borough of Gosport	Yes	The architect Eric Andrewes' name is spelled incorrectly!
19	Local resident	Borough of Gosport	Yes	I am pleased to see that this area is being identified as an area of Special Character. One of the main interests for me is the 'Protection and enhancement of biodiversity and the landscape'. I particularly support section 4:3 that suggests we should encourage the retention and replacement of street

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>trees and encourage future TPOs. I would also suggest that this be applied to trees in private gardens which are of special age/significance. I do also think that there should be more TPOs and would suggest a survey of existing and potential TPO trees. There are some large and significant trees that I know of in Area 1 that are not shown in the map which highlights TPOs. Section 5:3 notes that in Area 1 'Trees, and hedgerows.. play a significant part in the character of the area...grass verges and trees add to the character..' I also agree with section 5:4 that the subdividing of plots should be avoided and have limited multi occupancy. I can think of current 'landgrabbing' in the Lee West area which is already impacting on the visual character of the area. There should also be less loss of frontage for car parking, which also affects water retention and rain water run off into drains. I agree that the Enhancement Opportunities for Area 1 should promote more soft landscaping and street trees and I would like to suggest that the medieval lane part on Manor Way has some of the dead and dying trees removed and further trees and hedging planted to restore those parts that have been neglected. With regard to the Montserrat Road and Osborne Road area I also agree that "any future development follows the pattern of the existing area in scale, mass and rhythm." I understand that there have been planning applications within this area which seek to demolish 2 storey properties and substitute a block of flats. Not only will this spoil the character of the area but is also unfair to those residents whose properties are in this vicinity. I think this SPD is a really positive step and I hope that it will be accepted after the consultation period.</p>
20	Local resident	Borough of Gosport	Yes	<p>I think that it is important that this should happen. What happened in Victoria Square should never of happened. This area of West Lee does have a special character and it does need protecting.</p>
21	Local resident	Borough of Gosport	Yes	<p>Lee West needs to be protected from the developers forcing their way in at every opportunity.</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
22	Local resident	Borough of Gosport	Yes	Totally agree with the proposals
23	Local resident	Borough of Gosport	Yes	I think this is an excellent idea and am impressed by the amount of thought and work that has gone into the preparation of this proposed document.
24	Local resident	Borough of Gosport	Yes	Excellent idea.
25	Local resident	Borough of Gosport	Yes	Lee West is somewhat locally unique in it's appearance. Houses are set in varying size plots and very few are on top of their neighbour; established grass verges, hedges and trees are in abundance, the like of which are not seen in new housing estates. Preserving the greenery should be at the core of the SPD as should encouraging new planting; garden grabbing build applications, (as at No1 Nottingham Place), should be turned down at every opportunity as should the building of flats. Once an area is full of inbuilds and flats the character is lost forever. Could consideration be made for homeowners to adopt the grass verge outside of their property? Allowing residents to take an active role in looking after the greenery could hopefully cut down on litter and parking on the verges.
26	Local resident	Borough of Gosport	Yes	<ol style="list-style-type: none"> 1. Proposed schemes on isolated sites should not preclude high quality 'modernist' designs which skilfully refer to 'Art Deco' style properties which exist in the area, provided that they do not detract from the existing pattern of pitched roofs predominant in the area. 2. Consideration may be required by GBC in the context of Permitted Development or Prior Approval without prior certification. 3. Is there a weblink to download all GBC Conservation Areas, Areas of Special Interest and Listed Buildings to encourage walks around and between these sites in the interests of public appreciation and enjoyment?

Lee West SPD: Statement of Consultation

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				If not, could one be created?
27	Local resident	Borough of Gosport	Yes	We fully support the proposed proposals.
28	Local resident	Borough of Gosport	Yes	1. Retain current house density levels. 2. Further enhance trees with dead ones being replaced in the verges.
29	Local resident	Borough of Gosport	Yes	I fully support the proposals in the Lee West SPD and trust that the Regulatory Board will endorse its adoption and inclusion in the Local Plan.
30	Local resident	Borough of Gosport	No	No plans re infrastructure ie. more busy roads, more pressure on medical services.
31	Alison Roast	Lee Residents Association	N/A	The Lee Residents agrees with the principles of the Lee West Area of Special Character as detailed in the draft document. They fully supports the principles & policy proposed in the Draft SPD for Lee West. We endorse the important themes relevant to the SPD and detailed on 3.3. & 3.4 design guidance; which are contained in the GBC Design Guidance SPD in 2014. This proposed SPD recognises and reinforces the distinct character of this Area in Lee West which we support.
32	Margaret Venham	Friends of Gosport Museum	Yes	Several members already had knowledge of the area so we were able to discuss the aims of the document and we all welcomed the plan to preserve the 'character' of Lee West. We appreciated the information re the 1880s – 1930s historical development of the four areas which comprise Lee West. We support the effort to maintain the 'garden village' atmosphere with tree planting, front gardens with hedges/front walls and suitable architecture matching the 'character'.

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>I can foresee some problems with future applications re car parking as the need to re-charge electric vehicles will require domestic power supplies to be available.</p>
33	Robert Lloyd-Sweet	Historic England	N/A	<p>Thank you for consulting Historic England on the draft Lee West Area of Special Character Supplementary Planning Document. We are pleased to support this comprehensive and positively framed document that addresses both the conservation and future development of the area. We note the importance of the collaboration between Gosport Borough Council and the Lee West Residents' Association as an example of best practice that we will be pleased to highlight. Indeed it would be interesting to see this collaborative approach brought forward for recognition for a suitable award such as the Royal Town Planning Institute's regional award for planning process or heritage conservation.</p> <p>Given the focus on the area's historical development and its influence on its architectural interest we wonder whether it would be helpful to state whether the Council consider the area to represent a non-designated heritage asset that deserves consideration for its heritage interests in planning decisions, as well as an area that benefits from a high quality of current design or a notably consistent character that requires a particular design response. Historic England's advice for considering whether elements of the environment might be considered as heritage assets is set out in our publication HEAN7 Local Heritage Listing which can be viewed at: https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/. If it is considered a non-designated heritage asset this may require some alternate policy direction to be referenced at section 3.1 in order to be clear that decisions should seek to conserve the area in a manner appropriate to its significance. An SPD would be a suitable mechanism for identifying heritage assets outside a wider 'local</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>list'.</p> <p>Otherwise we are pleased to commend this document to the Council and look forward to seeing its implementation.</p>
34	Charlene Christie	Southern Gas Network	N/A	<p>Thank you for your email asking for comments on the proposed Special Character Development for the Lee West Area.</p> <p>SGN have assessed the impact of your proposed Special Character Development and we can conclude that our gas infrastructure will not be affected by the proposed changes in the Lee West area.</p> <p>While information obtained through the provision of Local Authority and Neighbourhood Development Plans is important to our analysis, it only acts to identify potential development areas. Our principle statutory obligations relevant to the development of our gas network, arise from the Gas Act 1986 (as amended), an extract of which is given below:</p> <p>Section 9 (1) and (2) which provides that:</p> <p>9. General powers and duties</p> <p>(1)It shall be the duty of a gas transporter as respects each authorised area of his:-</p> <p>(a) to develop and maintain an efficient and economical pipe-line system for the conveyance of gas; and</p> <p>(b) subject to paragraph (a) above, to comply, so far as it is economical to do so, with any reasonable request for him – (i.)to connect to that system, and convey gas by means of that system to, any premises; or</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>(ii.) to connect to that system a pipe-line system operated by an authorised transporter.</p> <p>(1A) It shall also be the duty of a gas transporter to facilitate competition in the supply of gas.</p> <p>(2)It shall also be the duty of a gas transporter to avoid any undue preference or undue discrimination –</p> <p>(a) in the connection of premises or a pipe-line system operated by an authorised transporter to any pipe-line system operated by him; and in the terms of which he undertakes the conveyance of gas by means of such a system.</p> <p>We hope that the above information meets your requirements at present. If you require any further information, please do not hesitate to contact us.</p>
35	Lynn Butler	Public Health Hampshire	N/A	<p>Thank you for the opportunity to comment on the Lee West Area of Special Character SPD. I am writing to notify you that Hampshire County Council Public Health will not be submitting a response in this instance.</p>
36	Glen Strongitharm	Highways England	N/A	<p>Thank you for inviting Highways England to comment on the above consultation.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M27.</p> <p>We have reviewed this consultation and its supporting documentation and have no comments.</p>
37	Sharon Jenkins	Natural England		<p>Thank you for your consultation on the above dated and received by Natural England on 25th March, 2019.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>While we welcome this opportunity to give our views, the topic this Supplementary Planning Document covers is unlikely to have major effects on the natural environment, but may nonetheless have some effects. We therefore do not wish to provide specific comments, but advise you to consider the following issues:</p> <p>Green Infrastructure</p> <p>This SPD could consider making provision for Green Infrastructure (GI) within development. This should be in line with any GI strategy covering your area.</p> <p>The National Planning Policy Framework states that local planning authorities should 'take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure;'. The Planning Practice Guidance on Green</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>Infrastructure provides more detail on this.</p> <p>Urban green space provides multi-functional benefits. It contributes to coherent and resilient ecological networks, allowing species to move around within, and between, towns and the countryside with even small patches of habitat benefitting movement. Urban GI is also recognised as one of the most effective tools available to us in managing environmental risks such as flooding and heat waves. Greener neighbourhoods and improved access to nature can also improve public health and quality of life and reduce environmental inequalities.</p> <p>There may be significant opportunities to retrofit green infrastructure in urban environments. These can be realised through:</p> <ul style="list-style-type: none"> • green roof systems and roof gardens; • green walls to provide insulation or shading and cooling; • new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity). <p>You could also consider issues relating to the protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>Further information on GI is include within The Town and Country Planning Association's "Design Guide for Sustainable Communities" and their more recent "Good Practice Guidance for Green Infrastructure and Biodiversity".</p> <p>Biodiversity enhancement This SPD could consider incorporating features which are beneficial to wildlife within development, in line with paragraph 118 of the National Planning Policy Framework. You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential Design Guide SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.</p> <p>Landscape enhancement The SPD may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green infrastructure provision and access to and contact with nature.</p> <p>Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.</p> <p>For example, it may be appropriate to seek that, where viable, trees should be of a species capable of growth to exceed building height and managed so to do, and where mature trees are retained on site, provision is made for succession planting so that new trees will be well established by the time mature trees die.</p> <p>Other design considerations The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 180).</p> <p>Strategic Environmental Assessment/Habitats Regulations Assessment A SPD requires a Strategic Environmental Assessment only in exceptional</p>

Ref	Name	Address / organisation	Do you agree with the principles of the Lee West Area of Special Character SPD?	Comments received in full
				<p>circumstances as set out in the Planning Practice Guidance here. While SPDs are unlikely to give rise to likely significant effects on European Sites, they should be considered as a plan under the Habitats Regulations in the same way as any other plan or project. If your SPD requires a Strategic Environmental Assessment or Habitats Regulation Assessment, you are required to consult us at certain stages as set out in the Planning Practice Guidance.</p> <p>Should the plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.</p>
38	Local resident	Borough of Gosport	No	<ol style="list-style-type: none"> 1. Why have Keith Cottages been removed from the original declared conservation area? If the reason includes the fact that the buildings have deteriorated, then that has been contrived by yourselves. Windows have been left open for the past two years, despite warnings from residents that pigeons and squirrels have been getting in. 2. What will happen to the fine, mature trees on the Keith Cottages plot? These are currently in full bloom and provide homes for diverse wildlife. Removal of mature trees which benefit the environment should be avoided at all costs. 3. The building of residential properties in Norwich Place will completely change the area. This is a short road of only five properties. The proposal to build six semi-detached houses will more than double the buildings and the residents. Plans for parking are woefully inadequate.