

**DESIGN GUIDANCE:
SUPPLEMENTARY PLANNING DOCUMENT**

**SUMMARY AND ANALYSIS OF
CONSULTATION RESPONSES**

TABLE OF RESPONSES

Ref No.	Respondents	Summary of Key Points	GBC Comment/Action
General Comments			
A2/1	Advanced Marine Innovation Technology Subsea Ltd	Generally a good document	Support noted
A1, A3	2 Residents	Generally a good document and would hope that it is applied to new development.	Support noted
A6	Marine Management Organisation (MMO)	No specific comments on the document but highlights work of MMO as it may be relevant for other documents.	Noted
A7/1	Hampshire County Council	The SPD seems to be well-considered and comprehensive, no substantial comments.	Support noted
A11/1	Gosport Society	Impressed with the document and will find the guidance useful when inspecting future planning proposals.	Noted
A13/1	Lee Residents' (LosRA)	Prefer a normal book format for ease of use. Also would be helpful if all references to other documents could be listed on a separate page, divided into each section of the SPD.	The reference is included in the text so that they are directly relevant to issue and are hyper linked to the internet.
A12/1	East Solent Coastal Partnership	Note the design guidance covers coastal flood and erosion, find the content acceptable.	Support noted
Introduction			
A5	1 Resident	Given the complexity of interrelationships between policies, will it be understood by residents? Documents such as these negate the abbreviated planning regime brought in by the government and replace national complexities with local ones. The complexity of policies will cause problems for LPA's until local interpretations are understood. It will deter objections from the public with increased disregard for their views.	The SPD intends to give clear advice to developers about the local issues that should be considered before making a planning application.
Key Design Principles			
A8/1	English Heritage	Welcomes the guidance and Key Design Principles in	Support noted

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		particular the references to Manual for Streets and the guidance on shop fronts/Key Design Principle 15.	
A13/2	Lee Residents (LosRA)	Page 8. Parking should be confined to its own SPD to avoid confusion.	The Parking SPD deals with parking standards whereas this SPD deals with all design matters including parking.
Site Accessibility			
A5/1	1 Resident	Page 10. Ignores trend for 'out of the way major shopping centres' superseding local centres. LA's have no control over external parties e.g. bus companies. Householders forced with new pedestrian/cycle routes created near their homes will object – there will be an increase in nuisances etc. especially with liquor sellers in the vicinity.	This SPD is not intended to be a policy document on retail matters.
A13/3	Lee Residents (LosRA)	Where are the two train stations in Gosport (Figure 5)?	This broad example is not intended to relate to a specific site in Gosport. However to avoid confusion the railway will be deleted from figure 5.
Site Context and Analysis - consideration of site's attributes			
A8/2	English Heritage	Page 13. Would be clearer to explain that listed building consent may be needed for works to structures within the curtilage of a listed building (as opposed to 'within setting'). Would also be clearer to explain in what circumstances listed building consent would be required (more detail).	Amend paragraph to make this matter clearer.
A8/3	English Heritage	Page 13. Welcome reference to pre-application discussions for developments within a Conservation Area and sites of archaeological importance. However, for completeness reference should be made to pre-application discussions with the Council's Conservation Adviser for developments affecting listed buildings and with English Heritage for developments affecting Grade I and II* listed buildings and Scheduled Monuments.	The SPD refers to pre-application discussions with the planning services unit. The conservation adviser sits within this unit. Amend paragraph to refer to consultation with English Heritage for developments affecting Grade I and II* listed buildings and Scheduled Monuments.
A5/2	1 Resident	Figure 7 (example constraints plan) shows a railway. Not applicable to Gosport since the 1960s.	This broad example is not intended to relate to a specific site in Gosport. However to avoid confusion the railway will be deleted from figure 7.
A5/3	1 Resident	Page 14. Services and utilities - Electricity pylons are associated with depression in nearby residents, should	New applications will be assessed in terms of their residential amenity and consideration will be taken

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		reference be made to the health implications when assessing new applications? No reference is made to the bulk/size of extension already identified in the national press.	of the impact of services and utilities such as electricity pylons and as such it is not necessary to specifically list them.
A13/4	Lee Residents (LosRA)	Strongly support section on site context.	Support noted
Site Context and Analysis - scale			
A5/4	1 Resident	Page 16. The legal context to building lines should be explained, given that the former rigid adherence to these has increasingly been disregarded in recent years.	Building lines are used as a guideline (as explained in Figure13) and applications are assessed in terms of their design and their impact.
A13/5	Lee Residents (LosRA)	Figure 15 – What happens if a development lies between a bungalow and a 4 storey block of flats?	The proposed development would be considered in respect of the Streetscene and if it would cause harm to the character of the area.
Site Context and Analysis - orientation			
A5/5	1 Resident	Page 16. The legal position in relation to right to light by neighbours is very uncertain and difficult to enforce. A note on this complexity and its implication should be included.	This is not planning matter and it is not appropriate in this SPD.
A5/6	1 Resident	Page 18. Collections of solar panels have blighted the visual appearance of buildings in Jellicoe Avenue and Fort Road; reference should be made to this in the document.	This SPD is intended to give guidance on those matters that require planning permission. Some forms of development (including in some instances solar panels) are permitted development under current legislation. Page 19 states that proposals for PV/solar panels should take into account local character.
A2/2	Advanced Marine Innovation Technology Subsea Ltd	Page 19. The general recommendation is houses should be located within 30° of due south. There should be more emphasis on ensuring neighbouring properties are not overshadowed early morning and in the evening. There should be more emphasis on lighting from the east and west.	The reference to 30° south refers to the best location to maximise the benefits from solar energy. The SPD gives more guidance on daylighting on page 42. Applications will be considered in terms of their potential harmful effect on neighbouring properties.
A5/7	1 Resident	Previously, orientation of the site boundaries influence site layout. All the other 'desirables' mentioned on pages 19 and 20 are often irrelevant given the context of overlooking etc. Pages 20 and 21 therefore contradict each other.	Page 20 and 21 do not contradict each other. The figure on page 21 is an indicative layout and the final paragraph on page 21 states that the final layout will be a compromise between the considerations set out in these pages.

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Site Context and Analysis - densities			
A5/8	1 Resident	Page 22. Residential densities – intentions could be disrupted by one or two problem families.	The SPD cannot take account of the types of occupiers.
A1	1 Resident	Page 22. The density of the proposed developments at the Gosport Waterfront are too high and would be contrary to the SPD	The proposed development at the Gosport Waterfront will be considered having regard to the Gosport Borough Local Plan (2011-2029) and this Design Guidance SPD. The SPD states that while development should make efficient use of land, the overriding objective should be to create an attractive development that functions well, irrespective of the numerical density and is appropriate to its context.
A13/6	Lee Residents (LosRA)	Agree with the 'overriding objective', but does the key design principle 4 reflect this adequately?	The overriding objective is to create an attractive development that functions well, irrespective of its numerical density and is appropriate to its context. The design principle 4 is consistent with this objective in that the density should be appropriate to its context and level of accessibility , make efficient use of land and address the need of residents.
Site Context and Analysis - layout			
A5/7	1 Resident	Figure 25 shows narrow front gardens which will maximise nuisance from pedestrians banging on windows etc. This is contradicted by perimeter block references on page 26.	Figures 25 and 26 are indicative of typical housing layouts and are not intended to promote narrow front gardens.
A13/7	Lee Residents (LosRA)	Page 23 Connectivity, 'to prevent cul-de-sacs which are inherently inefficient'.	Generally the layout of streets should be permeable to avoid unnecessarily complicated journeys. This SPD will provide guidance for future developments.
External Space			
A7/2	Hampshire County Council	Page 27 Draws attention to new guidance recently published by HCC 'Planning for dog ownership in new developments – reducing conflict, adding value' regarding the impact of dog ownership on urban greenspace and the countryside. This guidance could usefully be referred to in the SPD when dealing with 'external space'.	Amend first paragraph to include reference to HCC document
A10/1	Natural England	Page 27. Note that the 'landscaping' section discusses tree planting. It may be appropriate to seek that where viable, trees should be of a species capable of growing to significantly exceed building height and managed to do so,	Add sentence to reflect the issue of high and mature trees where appropriate.

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		and that where mature trees are retained on site, provision is made for successful planting so that new trees will be well established by the time the mature tree dies.	
A5/10	1 Resident	Page 28 ignores the fact that ownership of some land is unknown and unregistered.	The SPD deals with new development in which case the applicant will generally know who owns the land.
A5/11	1 Resident	Page 29. Most modern public art is infantile and amateurish. Presents danger of graffiti artists 'devastating whole areas'	The SPD makes reference to need to design out crime and this will include open spaces which could include public art.
A5/12	1 Resident	Layouts of play areas and open spaces shown on pages 32 and 33 do not take into consideration noise issues for nearby householders. The provision of these small open spaces is not a solution to selling off/ non provision of large playing fields.	The SPD is concerned with ensuring that the design of new development addresses the issue of public open space. The Local Plan deals with the potential loss of playing fields.
A5/13	1 Resident	Page 30. Opportunities for biodiversity unlikely to be realised given local pressure for high density.	The Local Plan has policies to ensure that biodiversity matters will be addressed.
A9/1	Environment Agency	Pleased to see inclusion of 'Green Infrastructure' (GI), especially references to the PUSH GI Strategy	Support noted
A9/2	Environment Agency	Support the emphasis placed on the incorporation of biodiversity within developments and individual buildings.	Support noted
A9/3	Environment Agency	Page 31. Supportive of the section on Sustainable Drainage Systems (SuDS). Note that there are some locations where SuDS are not applicable due to contaminated land. Recommend that a sentence is included to highlight this point	Add sentence to reflect that SUDs are not always appropriate.
A9/4	Environment Agency	Welcome the inclusion of both public open space and green roofs within this document.	Support noted
A10/2	Natural England	Where retail developments are concerned it may be appropriate to seek that developments blend in rather than stand out from their setting.	This covered by the general design guidance and there is no need to specifically mention retail developments
A10/3	Natural England	Emphasises importance of Green Infrastructure provision.	Noted
A10/4	Natural England	Page 30. Welcomes reference to bird and bat nesting sites. The Council may wish to consider whether it is appropriate to provide guidance on, for example, the level of bird and bat nesting provision within the built structure. Exeter CC's SPD recommends one nest/roost per residential unit.	Consider that this would be prescriptive and that each site should be assessed on its merits and potential contribution to biodiversity.

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A10/5	Natural England	Page 30. Attention drawn to Section 40 of the Natural Environment and Rural Communities Act (2006). Section 40 (3) – ‘conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat’.	Add reference in SPD
A10/5	Natural England	Page 30. Suggest we may want to draw upon The Town and Country Planning Association’s ‘Design Guide for Sustainable Communities’ and their more recent ‘Good Practice Guidance for Green Infrastructure and Biodiversity’	Add reference in SPD
A10/6	Natural England	The NPPF makes reference to limiting the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. Feel that this issue should be covered by the SPD.	This matter is covered in the draft Local Plan.
Residential Amenity –Private outdoor space			
A5/14	1 Resident	In figure 36 the street tree shown is young, what happens when it grows bigger? The area shown is also too small for the aims set out on page 34.	Figure 36 is purely illustrative.
Residential Amenity –Communal space			
A5/15	1 Resident	Page 36. With regard to the communal open space, the implications of youths playing football games etc. are ignored.	These impacts can be addressed by the careful design of residential development in the proximity of communal open space.
Residential Amenity – Green roofs			
A5/16	1 Resident	Green roofs are liable to soak up moisture and cause damp below. Modern structures are flimsy and built of poor materials (such as those in figures 42 and 43) exasperating this problem.	There are many examples around the country showing that green roofs can be satisfactorily constructed.
Residential Amenity – Reducing Crime through design			
A5/17	1 Resident	Page 38. Given the amount of vandalism in Gosport, boundary structures need to be very sturdy and be designed to minimise the necessity for future repairs.	Good design and passive surveillance can deter criminal behaviour
A5/18	1 Resident	Page 39. The concept of reducing crime through design is discredited by virtue of increasing numbers of single elderly households. Concept puts onus on the public to deter threatening behaviour given ineffective police	Good design and passive surveillance can deter criminal behaviour.

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		activity.	
A13/8	Lee Residents (LosRA)	Agree with Figure 39. Also support the protection of neighbouring buildings and private spaces.	Support noted
Residential Amenity - Residential privacy			
A13/9	Lee Residents (LosRA)	Page 41 Residential privacy. It should be made clear that a 'half storey' counts as one storey. Also in new developments, the 1 metre spacing between building and plot boundary should apply.	Amend to include a reference to additional floors of accommodation. Figure 50 shows that there should be a 1m spacing between building and plot boundary
A5/19	1 Resident	Page 42. Do not consider that the use of established vegetation will mitigate rear overlooking problems.	Established vegetation can help to mitigate rear overlooking problems and is one of several measures identified that assist in maintaining residential privacy.
Residential Amenity - Daylight and Sunlight			
A5/20	1 Resident	Page 42. Given the complex law regarding sunlight/daylight and the recent minimisation of planning guidance are BS8206 part II and the BRE report still operative? This is an area traditionally disregarded by LPAs.	The latest Government consultation on 'Housing Standards Review (August 2013)' recommends that Local Authorities should not be too prescriptive. The reference to BS8206 part II will be deleted. The Government recommend continued use of the BRE report. Applications will be considered in terms of their potential harmful effect on neighbouring properties.
A13/10	Lee Residents (LosRA)	Page 32 .Inadequate natural light to a room could lead to increased lighting costs – apart from extra costs to individuals, it is also not environmentally friendly. We would leave this to the developer who has to respect the views of prospective buyers. We do not feel that builders should be restricted to specific types of windows.	The SPD does not restrict builders to specific types of window.
Access, Parking and Services			
A5/21	1 Resident	Complexity of new documents will be beyond all potential developers except major development companies which will result in a) increased unauthorised developments b) hijacking of the development process by large scale developers. All the pages seem to revolve around estate development.	The guidance in the SPD applies to all residential development.
A13/12	Lee Residents	Page 45. Parking. The safety of a street is paramount.	Amend the text to make it clear that where proposed

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	(LosRA)	Where this requires double yellow lines they should be provided.	development would impact on road safety controls to provide appropriate measures to restrict on street parking will be implemented.
A5/22	1 Resident	The layouts shown on page 46 and elsewhere convey an oppressive repetitive regimented design regime typical of soulless estate development, an outdated concept.	These are only indicative layouts and GBC will be looking for innovative designs to come forward as set out in other parts of the document.
A5/23	1 Resident	Page 47. The dangers of cars crashing into the corners of houses are ignored. Also the dangers of converting garages to residential are ignored. Also with regard to parking what happens with multi car families including those that sell cars informally?	Do not accept that indicative layouts in the SPD would lead to cars crashing into the corners of houses. The issue of converting garages to residential is addressed in the Parking SPD paragraph 4.26. The car parking standards in the Parking SPD seek to address the needs of multi car families.
A5/24	1 Resident	Page 52. With regard to refuse and recycling, what happens if collection periods/methods change? Are the layouts shown flexible enough to allow for such changes?	It is expected that refuse freighters will be used for the collection of refuse in the foreseeable future and the road design to accommodate them is address on page 52 of the SPD.
A5/25	1 Resident	Page 53. Communal properties are subject to major vandalism problems in Gosport so the anti-vandalism measures should be stressed more.	All new development should have regard to reducing crime through design as indicated in page 39 of the SPD.
A13/11	Lee Residents (LosRA)	Figure 53 – we agree with the provision of a pavement.	Support noted
A13/13	Lee Residents (LosRA)	Figure 60. We see no benefit in setting the garage behind the front of the house. The essential requirement is that the drive is long enough to park one car without blocking the garage door or obstructing the pavement. Agree with principle 11. We also agree that tandem parking is unacceptable (Figure 63).	The drawings are illustrative and do not rule out garage in a more advanced location so long as there are capable of accommodating a car in a drive without obstructing the highway.
Architectural Detail & Design			
A5/26	1 Resident	Page 54. The impression given by drawings in the document is that new buildings shown will not last long. Perceive durability/longevity is absent. Examples of good architectural and design detailing should be shown on the understanding they may be unsuitable for some developments.	The drawings are only illustrative and are not intended to give any indication of the durability of the development.

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A5/27	1 Resident	Page 54. The words 'the detailing of roofs is important for longevity and maintenance' ignore the widespread use of plastic external materials which become brittle in sunlight. This long term maintenance problem is not addressed in the document.	The SPD recognises that longevity is important and says that the details should be of a high standard and properly finished.
A5/28	1 Resident	Page 54. No reference to solar roof panels is made in the 'Architectural and Design Detail' section. Why? These can devastate the visual appearance of roofs.	In many instances solar roof panels are allowed under permitted developments. Where planning permission is required, consideration will be given to their potential impact on the character of the area having regard to the section on Character in the SPD.
A13/14	Lee Residents (LosRA)	Page 54 Disagree with last sentence of 'proportions' section. The architect works for the developer whose aim is usually to maximise profit. Members of the public and councillors are well able to judge whether a proposed building 'fits'.	The last paragraph in the 'proportions' section makes reference to employing professionals. It is not appropriate in the SPD so it will be deleted.
A13/15	Lee Residents (LosRA)	Page 59 Doors and entrances. We feel that for safety reasons, garage doors should be placed so as to give adequate site lines.	Agree it would helpful to add a bullet point that garage doors should be capable of being opened safely.
A13/16	Lee Residents (LosRA)	Page 60 &61 Shop fronts We remain puzzled as to how GBC allowed the Tesco building at the end of Pier Street, in a Conservation Area.	This is not relevant to this SPD.
Internal Space			
A5/29	1 Resident	Page 64 Comments relating to internal living space ignore and disguise the economic pressure for smaller homes.	The Government's views set out in the consultation document 'Housing Standards Review (August 2013)' indicates that local authorities should not be unduly prescriptive in setting standards and it is for the market to determine size of homes.
A13/17	Lee Residents (LosRA)	Page 64. Internal spaces. Regard should be paid to the need to move furniture within the house, including upper storeys.	This would be too prescriptive and contrary to Government advice
A5/30	1 Resident	Page 66. This document fails to convey the impression that new homes will be substantial enough to prevent noise penetration.	The SPD makes comments about how the design of building can address the issue of noise.

Gosport Townscape Assessment 2013

Ref No.	Name of Individual/ Organisation	Summary of Key Points	GBC Comment/Action (paragraph references refer to numbers assigned in Consultation Draft)
A4	1 Resident	Gosport Waterfront- Assessment concludes that this area deserves more detailed analysis. How will this be carried out? There is an opportunity for an enhanced town square to connect with Falkland Gardens. A wider explanation is required.	These issues will be addressed in a Supplementary Planning Document that solely deals with The Gosport Waterfront and Town Centre Regeneration Area.
A5	1 Resident	Why is the Townscape Appraisal not subject to consultation and why is it not available in hard copy?	The Townscape Appraisal is a factual piece of evidence produced by consultants. It informed the SPD which has been available for consultation. Hard copies of both the SPD and the Townscape Assessment were available to view in the libraries and the Town Hall.