



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

24 AUG 2017

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

A copy of the document is available on the Council's website:

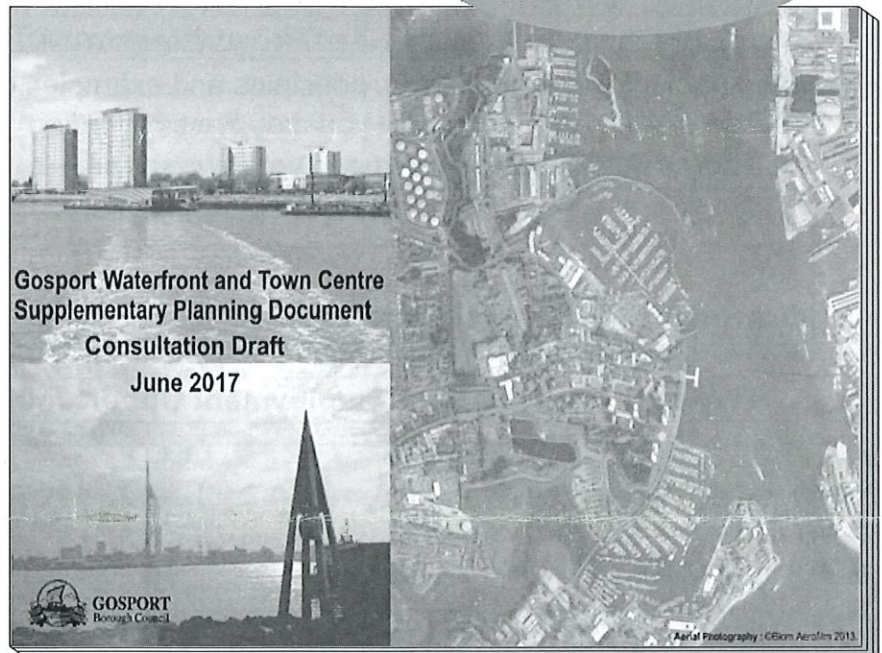
[www.gosport.gov.uk/waterfrontspd](http://www.gosport.gov.uk/waterfrontspd)

If you have any queries regarding the SPD or about making any representations please contact the Planning Policy Section at [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk) or telephone **023 9254 5458**

The Comments Form is divided into sections to assist with structuring any comments you may have.

There is a section near the end of the Comments Form (Question 11) which can be used if you require additional space or make comments not covered by the questions included on the form.

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



### Vision *(page 5 of the SPD)*

1. Do you have any comments regarding the Vision?

Excellent vision. Gosport Town Centre should be the "jewel in the crown" - a bustling harbourside area that is a "destination" to be enjoyed, rather than just the route to the ferry.

### Strengths, Weakness, Opportunities and Challenges *(page 10 of the SPD)*

2. Do you have any comments regarding the **strengths** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

Gosport has the strengths as identified, but I think the town centre and tourism is currently NOT a strength - even local people avoid it.

3. Do you have any comments regarding the **weaknesses** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

The weaknesses are so bad that, in the High Street particularly, they outweigh any strengths. The area can be intimidating and I certainly would not venture out after dark. The area generally looks neglected and uncared for.

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

## Strengths, Weakness, Opportunities and Challenges (page in SPD)

4. Do you have any comments regarding the **opportunities** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

Opportunities are there in abundance, but they need a council that will progress them with determination. We have a beautiful, active and interesting harbour, but so far the council have failed to seize the opportunity to take advantage of it. The perception of Gosport as a run-down town has to change.

5. Do you have any comments regarding the **challenges** of the Waterfront and Town Centre area identified in the SPD? (eg. agree, disagree, any additional ones?)

Challenges will always exist, but they must not be used as an excuse. Many small changes could make the area more pleasant; e.g. litter control, no cycling in pedestrian area, better planting — a sense that the council at least cares. There needs to be aspirational leadership that can see a 21st century future for Gosport.

## Themes (including the objectives, principles and examples given)

6. Please include any comments you may have regarding:

### Theme A: Creating an Attractive Townscape (page 19 of the SPD)

Look at other towns that have bustling harbour areas e.g. Lymington. Keep changes simple, but use existing assets. Look at first storey windows, <sup>in High Street</sup> some of which are beautiful but shabby. Reinststate shop fronts to match upper storeys. Could create an interesting townscape. Keep tidy. More seating areas with attractive planting.

### Theme B: Creating New Employment Opportunities (page 26 of the SPD)

Employment opportunities will come with the new road infrastructure and the perception of a town that has a future.

### Theme C: Enhancing the Shopping and Leisure Experience (page 29 of the SPD)

High Streets generally will never be as they were. Gosport should enhance its mixture of old and modern shop fronts and even have rules to control development. The History of town should be promoted, alongside shops that encourage browsing + interesting markets.

### Theme D: Providing New Homes (page 32 of the SPD)

Gosport has a vast waterfront — exactly where people want to live, especially with the array of leisure activities. We need good quality affordable homes to attract working people to the town — the access to M27 will allow people to live here and work elsewhere.

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

The new roads being built will allow better access to and from the M27. Gosport has to take advantage of this.

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

Safe and interesting open spaces and walks would be good. I enjoy walking but feel unsafe due to so many wheeled vehicles on pavements.

## Themes (including the objectives, principles and examples given)

Please include any comments you may have regarding:

### Theme G: Managing Flood Risk (page 44 of the SPD)

For the experts.

### Theme H: Providing Appropriate Infrastructure (page 49 of the SPD)

Covered under subjects.

### Theme J: Creating a Healthier Town (page 50 of the SPD)

Restrict traffic movement where there are a lot of pedestrians e.g. outside schools, the ferry/Falkland gardens area and introduce 20mph speed limits to make walking more enjoyable.  
Introduce an education program to help people to know how to eat healthier.

## Character Areas

7. Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

### The Bus Station and Falkland Gardens (page 55 of the SPD)

URGENT + ESSENTIAL. Should be a modern 21<sup>st</sup> century building to serve as a transport hub and a signature cafe/viewing area for the harbour - it should NOT be an overambitious hotel-style building. (See 11 for further comments).  
The Falkland Gardens should perhaps be planted with small trees, shrubs and bulbs for all-year interest. Annuals died this year due to dry spell.

### Gosport Waterfront North of Mumby Road (page 60 of the SPD)

Respect nature i.e. mudflat is visited by various birds inc. heron swans, a little egret and oyster catches occasionally. There is a patch of land by Gosport Ferry yard where starlings regularly roost - area is a dumping ground for unwanted bits & pieces.  
Also tatty mod area behind Rope Quays - also a dumping ground! There is an old wall with barbed wire that traps black bin bags - surely barbed wire should not exist nowadays.

### Royal Clarence Yard and the Retained Area (page 61 of the SPD)

Has potential but lacks access for general public - could be a mini-Whirley.  
On walk to Explosion Museum some areas look scruffy and could at least be tidied.

### North of the High Street (page 64 of the SPD)

Look after older shopfronts in North Cross St. Make other side of road more attractive and pedestrianise if poss. ~~Can~~ Could have small park area instead of car park to enhance the appearance of the Fox Tavern which is very distinctive.

### The High Street and associated areas (page 67 of the SPD)

High Street noticeably gets worse as you walk from the Town Hall area down to the ferry - should get better as you walk down.  
Regenerate existing buildings - some are architecturally very interesting but spoiled by modern shopfronts.  
Needs to be part of regenerated harbour area with a natural flow through the town from the ferry and transport hub.

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

## Character Areas

Please include any comments you may have regarding the proposals for the Character areas (including: What else would you like to see? Additional opportunities? Issues not covered? Concerns or queries?)

### South Street (page 70 of the SPD)

Improve facilities in Walpole Park - make it a proper town park with seating and planting <sup>and</sup> a new play area for the younger children. The boating lake area is not really for children - it is for adults only. There should be a path across the park - always see people walking across on grass. ~~The access for lorries to the rear loading areas of the High St. shops is poor.~~

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

Could be so much better!

### Haslar Marina (page 77 of the SPD)

### The Gosport Lines (page 79 of the SPD)

I know very little about this feature, but I am sure it is historically interesting. It would be a UNIQUE feature for Gosport that other towns would not have. It could also take more visitors to Clarence Yard.

## Overall comments

8. Is there anything in the SPD that particularly concerns you and why?

These are many big ideas which is fine, but there are a lot of small changes that could be made to improve the town centre to stop it looking so neglected and unloved for. Gosport residents need to have a positive attitude towards their town - a taxi driver told me what a rubbish town Gosport was. That is certainly NOT my view - there is a lot more good than bad in the town, but the bad bits just need sorting out!

9. Are there any other sites within the Waterfront and Town Centre area which have potential for development?

Must be careful not to spoil the waterfront by over-crowding it with too many large structures or blocking off access to the waterfront areas for the general public. It should be properly developed and utilised for the people of Gosport and visitors that will undoubtedly want to come here.

10. Please can you give any suggestions of what else the Council should consider to include in the final version of the SPD?

A "town warden" could regularly check the town centre area for obvious problems (e.g. black bin bags etc) left laying around) and report back to the council for action - not a person to issue fines!

**Any further comments?**

11. Please include any comments you may have

My dream is to sit at the ferry area looking out at the Spinnaker Tower and the harbour in a modern cafe (perhaps similar to the cafe at the base of the Spinnaker Tower) with a cup of coffee and a piece of cake! At the current rate of progress made by Gosport Borough Council I fear I will not live long enough to achieve my dream!

Do not over-complicate the design of the bus-station and cafe area. It needs to be functional and could display information about harbour movements etc.

Fareham and Portsmouth councils have pushed forward huge changes and plans - we need the same driving force in Gosport.

*P.T.O.*  
\*More space available on the back page.

**Contact details**

12. Please could you complete your contact details.

Name:

Organisation (if applicable):

Address:

Postcode:

Email:

**Data protection:** Gosport Borough Council is registered under the Data Protection Act 1998. The information that you provide in completing this form will only be used by the Council in the development of Planning documents. Please note that private individuals will not be named when we report comments to the Council's Board. However hard copies of each comments form will be available for inspection at the Town Hall once the consultation period is completed (address, and e-mail details will be redacted).

**Returning responses**

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

or emailed to [planning.policy@gosport.gov.uk](mailto:planning.policy@gosport.gov.uk)

**What happens next?**

All comments received will be reported to the relevant Council Board together with any proposed actions and/or amendments to the SPD as a result of the consultation process. The SPD will then be recommended for adoption and will become a key consideration when determining future planning applications. Future planning applications will also be subject to public consultation.

I have lived in Gosport since I was 5 years old so it is the town where I grew up and was educated. My father was born in Gosport and my mother was born in Portsmouth – they lived and worked in Gosport for most of their lives. After our marriage my husband and I lived mainly in the Fareham area, mostly in Stubbington. My husband always worked for the MOD and I did later in life. I am very familiar with the area and its recent past.

Last year we sold our house in Stubbington and moved to an apartment in Rope Quays. Many friends thought we were a bit mad to move into the heart of Gosport as it has such a bad reputation, but we thought very hard about it and decided to take a risk hoping that things would improve in the near future. We have always appreciated the beauty of Portsmouth Harbour and we have been pleasantly surprised how interesting and lively it is on a day to day basis.

During my lifetime the harbour and the surrounding waterfront areas have been dominated by the needs of the MOD, but that era has come to an end. Portsmouth has taken advantage this, while Fareham's strength comes from its' proximity to the M27. The 1980s saw a huge change in the financial and retail industries, but Gosport seems to have missed out on this and appears to be stuck in the 1960s when it was a predominantly naval town. It is heartening to see businesses moving into sites on the A32, but Gosport's real problem is the town centre which is generally neglected and run-down. Even the Town Hall has peeling paint and an air of scruffiness about it. There are plenty of plans to improve things, but no action!

Both Portsmouth and Fareham are forging ahead with their plans for the future, but Gosport seems unable to progress the changes that are urgently needed to secure a prosperous future for the town. I wrote several years ago to Ian Lycett pointing out that Gosport had the best view of the Spinnaker Tower, but the harbour-side area is now even more run-down and neglected with social problems that are only making matters worse.

My biggest fear is that all the plans and good intentions will be filed away and no actions will take place.