

Gosport Borough Local Plan 2011-2029 Publication Version

Sustainability Appraisal Main Report

July 2014



GOSPORT
Borough Council

Gosport Borough Local Plan (2011-2029)

Publication Version

**SUSTAINABILITY
APPRAISAL**

JULY 2014

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SECTION 1: INTRODUCTION TO THE SUSTAINABILITY APPRAISAL OF THE PUBLICATION VERSION OF THE LOCAL PLAN

INTRODUCTION

- 1.1 This Sustainability Appraisal (SA) Report has been published alongside the Publication Version of the Local Plan 2011-2029 in line with the requirements of the Planning and Compulsory Purchase Act 2004 (PCPA). This requires Local Planning Authorities to undergo a process of a Sustainability Appraisal (SA) as required by European law¹ (the 'SEA Directive'). This requires certain plans (including Local Plans) and programmes to undergo a formal Strategic Environmental Assessment (SEA). This requirement has been reinforced by the National Planning Policy Framework (NPPF), which has at its heart a presumption in favour of sustainable development. The Publication version of the Local Plan sets out the Borough Council's planning strategy, proposed site allocations and detailed development management policies for the Borough over the period to 2029 and is therefore subject to SA.
- 1.2 SA is an iterative process that identifies and reports on the likely significant economic, social and environmental effects of a plan. It achieves this by testing the performance of the plan against a series of environmental, social and economic objectives which together define sustainable development. This process can identify issues to be addressed as well as enhancement opportunities. It is a systematic and transparent process for informing decision-making and for improving the performance and sustainability of plans. This SA Report has been published as part of the statutory 6 week consultation period relating to formal consultation on the Publication Local Plan.

WHAT IS SUSTAINABLE DEVELOPMENT?

- 1.3 The National Planning Policy Framework identifies three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
- ***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - ***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - ***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

THE NATIONAL PLANNING POLICY FRAMEWORK AND SUSTAINABILITY APPRAISAL

- 1.4 The National Planning Policy Framework (NPPF) outlines the policy on sustainability appraisals as follows;

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive').

'A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors'.

WHAT WOULD THE SITUATION BE WITHOUT THE LOCAL PLAN?

- 1.5 In order to build a greater understanding of the identified key sustainability issues and challenges facing the Borough, it is important to provide an insight into how future development may evolve without the Local Plan. Without the plan, there is a risk of reactive and market-led decisions being made at the expense of pro-active decisions and policies that could be of benefit to the wider public interest.
- 1.6 Without the Local Plan, the Borough would be likely to experience continued pressures for house building over the longer term period. Although such levels of house building would be likely to be modest compared to other parts of the Hampshire and South East Region, such pressures would be likely at the expense of other less valuable land uses such as employment and a range of community uses and facilities. Employment uses are required to help strengthen the Borough's economy and increase job density levels in line with the employment-led strategy of the South Hampshire Sub Regional Strategy. Community facilities are also required to help support the well-being of the population. Long established employment sites and important community facilities could be at risk of being lost to housing development if such sites are not adequately protected.
- 1.7 Separate Transport Strategies and the Local Transport Plan² would help to encourage a modal shift towards more sustainable travel patterns over the longer term. However, new housing built without any planning intervention would still be likely to contribute towards further increases in out-commuting and congestion which could have further effects upon the Borough's economy and overall quality of life and attractiveness as a place to live. New housing built without any regulation or control could also be at risk of being poorly designed and contribute to poor quality neighbourhoods. A lack of family dwellings and affordable housing could also result in housing need not being satisfactorily met and cases of homelessness in more extreme cases.
- 1.8 It is also possible that any new development likely to come forward would be sporadic in terms of location with the possibility that some of the Borough's underused brownfield sites would not be redeveloped. This could therefore leave these areas at risk of further decline and decay both in terms of their environmental and visual quality. Furthermore, some of these sites include important maritime and historic assets which could also be at risk of decline if no plan-led intervention was to take place over the plan period. There is also a risk that new development could be provided without sufficient infrastructure provision to support it.
- 1.9 There could also be potentially harmful impacts upon the Borough's open spaces, biodiversity and natural assets such as its SPA, Ramsar and SSSI designations as well as upon locally important habitats if new development such as housing and employment provision is not properly managed. There would also be likely to be a lack of management and co-ordination of green infrastructure in the Borough which could result in missed opportunities for improving the natural environment and a lower potential for increased walking and cycling.
- 1.10 There could also be potential impacts upon the Borough's centres particularly Gosport Town Centre if there are no adopted policies in place for their continued protection. This along with a lack of a pro-active approach to their future development could result in a

² The Hampshire Local Transport Plan 2011-2031 (LTP3) was formally approved at a full meeting of Hampshire County Council on 24 February 2011.

further leakage of spending to other centres in the sub-region such as Portsmouth, Fareham and Southampton.

- 1.11 Although the levels of growth expected within the Borough over the plan period are likely to be modest in comparison to other areas within the sub-region, high rates of domestic per capita water usage would be expected to continue placing further stress on wider water resources. Such pressure upon the wider water resources would be greater if future development is not regulated.
- 1.12 Taking into account the above, the statutory requirement of preparing a Local Plan is considered to be fundamental for ensuring that the future use and development of land within the Borough is sustainable.

WHY A LOCAL PLAN?

- 1.13 Prior to the publication of the National Planning Policy Framework (NPPF), the Borough Council intended to publish two development plan documents (DPD), a separate Core Strategy and a Site Allocations and Delivery DPD in line with previous Government guidance. However due to the need to gather further evidence on strategic sites it was considered that there was an opportunity to prepare a comprehensive single document in line with the NPPF. It was therefore considered that it would be quicker to publish a single Local Plan than two separate DPDs. It is important to note that the Publication Version of the Local Plan has been informed by the previous work undertaken on the Core Strategy whereby the findings of the SA assessment for both the Issues and Options and Preferred Options stages have been taken into account in shaping the content of the policies.

WHAT HAS BEEN THE PROCESS SO FAR?

- 1.14 The Issues and Options document which was published in December 2006 under Regulation 25 of the Planning and Compulsory Purchase Act 2004 included an assessment of the proposed objectives and key principles. From this process and accompanying consultation with key service providers and stakeholders, local residents and businesses, it was possible to revise these objectives and to develop a range of spatial options and suggested thematic policies. These were subject to the SA process.
- 1.15 The key purpose of the Core Strategy Preferred Options stage published in September 2009 under Regulation 25 of the Planning and Compulsory Purchase Act 2004 (as amended by the Planning Act 2008) was to seek representations from key service providers and stakeholders, local residents and businesses on the Core Strategy policies. These representations were considered and if necessary further changes were made subject to the SA process.
- 1.16 The Draft Local Plan (December 2012) which was published under Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 provided an opportunity for further consultation. This also took account of representations made by key service providers and stakeholders, local residents and businesses. These representations were considered and if necessary further changes were made subject to the SA process. The consultation and supporting work on the Sustainability Appraisal at each stage demonstrates the iterative nature of the SA process.

WHAT IS THE PUBLICATION VERSION OF THE LOCAL PLAN?

- 1.17 The Publication Version of the Local Plan sets out Gosport Borough Council's planning strategy for the Borough over the period to 2029. It identifies key proposals, allocates land for development and sets out detailed policies which the Borough Council will use to determine planning applications. The Local Plan is the key part of the statutory

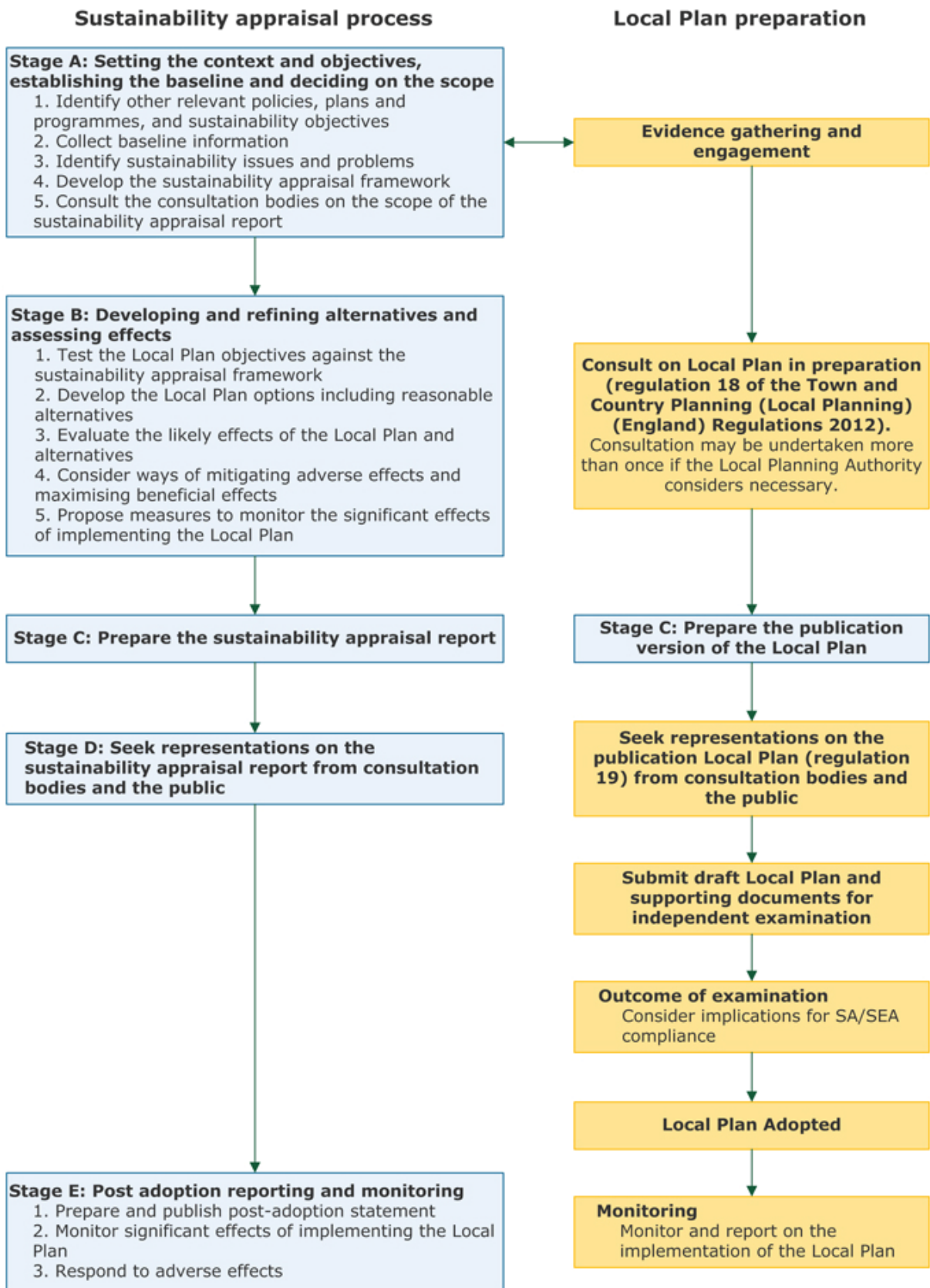
Development Plan³ for the Gosport area and will replace the 'Saved' policies of the existing Gosport Borough Local Plan Review (2006).

- 1.18 It has been prepared under the planning system introduced under the Planning and Compulsory Purchase Act 2004 as amended by the Planning Act 2008 and the Localism Act 2011. These Acts require planning policies to be prepared through a Local Development Framework (LDF). The Local Plan is a key component of the LDF. It is produced in accordance with the Government's National Planning Policy Framework (NPPF) (2012). It takes account of the evidence used to prepare the 2012 refresh of the South Hampshire Sub-Regional Strategy⁴, as well as the Local Transport Plan and other important local strategies, plans and projects.
- 1.19 The Local Plan has a base date of 2011 so that it can align with a number of evidence studies that have been produced with this base date but it runs to 2029 to ensure that it has a 15 year horizon from the proposed date of adoption in 2014.
- 1.20 The Local Plan will provide the basis for more detailed guidance to be set out in other parts of the LDF including thematic Supplementary Planning Documents (SPD). This includes the design and car parking SPDs and is also likely to include other site-specific SPDs in future.

³ The Development Plan also includes the relevant Waste and Mineral DPDs produced by Hampshire County Council, Southampton and Portsmouth City Councils, New Forest Park Authority, South Downs Park Authority.

⁴ http://www.push.gov.uk/south_hampshire_strategy_-_oct_2012-2.pdf

WHAT IS THE REALTIONSHIP BETWEEN THE SUSTAINABILITY PROCESS TO THE LOCAL PLAN PRERARATION PROCESS?



WHAT DOES THIS SUSTAINABILITY APPRAISAL REPORT INCLUDE?

Section 2: Setting the Context and objectives, establishing the baseline and deciding on the scope (Stages A1-A5)

- Looks at how the SA Report has considered Stage A of the SA process (see Figure 1: Sustainability Appraisal Process on page 6 for details of all the required stages).

Section 3: Methodology of Sustainability Appraisal Assessment (Stages B1-6, C and D)

- Provides a consideration of previous work undertaken and the methodology behind dealing with Stage B of the SA process. This forms the basis for Sections 4 to 8 of this Report.

Section 4: Testing the Local Plan Objectives (Stage B1)

- Provides the findings of testing the Local Plan objectives against the SA Framework objectives, against each other and the Local Plan policies.

Section 5: Consideration of Options (Stage B2)

- Provides a consideration of options for the Local Plan policies including the Spatial Strategy and Regeneration Area policies and for the chosen development quantum. Also provides a consideration of options for each of the Site Allocations policies.

Section 6: Sustainability Appraisal of Local Plan Policies LP1-LP48 (Stages B3-B5)

- Provides key findings and a summary of the predicted effects arising for each of the Publication Version of the Local Plan policies against the SA Framework (Stage B3);
- Provides a consideration of mitigation and maximising beneficial effects measures taken into account (Stage B5); and
- Provides key conclusions of the predicted effects once proposed mitigation and maximising beneficial effects measures arising for each of the Publication Version of the Local Plan policies have been taken into account (Stage B4).

Section 7: Cumulative Effects of the Publication Version of the Local Plan (Stages B3-B5)

- Provides a consideration of the cumulative effects arising from the assessment of the Publication Version of the Local Plan policies and a consideration of how they can be mitigated.

Section 8: Monitoring (Stage B6)

- Provides a summary of how the implementation of policies of the Publication Version of the Local Plan will be monitored.

Supporting Appendices and Annexes

- 1.21 This SA Report is accompanied by some supporting appendices and annexes. This includes a full list of the Sustainability Objectives and Decision Making Criteria (Appendix 1 of this SA Report) and the Local Plan Objectives (Appendix 2 of this SA Report).

- Annex A: 'List of Key Plans and Programmes (June 2014)' and Annex B: Gosport Sustainability Profile (November 2011)⁵ include key evidence and should be referred to alongside this SA Report. The Gosport Sustainability Profile is a web based document which includes key social, economic and environmental facts, trends and statistics for the Borough.
- Annex C: 'Assessment of Options for Regeneration Areas & Allocations' includes detailed assessments of the options that were considered for Regeneration Area policies and site specific allocations as well as for the sites allocated as part of the Call for Sites process.
- Annex D: 'Consideration of Policy Options throughout the SA Process' has also been published as part of this SA Report. This includes a background and explanation of the considered and chosen options for each of the spatial and thematic policies that have been developed through each stage in preparing the Local Plan including the previous work on the Core Strategy. It provides a summary of the considered alternatives, the preferred options and conclusions on the SA findings for each policy.

Figure 1: Sustainability Appraisal Process

Incorporating SA within the DPD process
DPD Stage 1: Pre-production – Evidence Gathering
SA stages and tasks
Stage A: Setting context and objectives, establishing baseline and deciding on scope
A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.
A2: Collecting baseline information
A3: Identifying sustainability issues and problems
A4: Developing the SA Framework
A5: Consulting on the scope of the SA
DPD Stage 2: Production
SA Stages and Tasks
Stage B: Developing and refining options and assessing effects
B1: Testing the DPD objectives against the SA Framework.
B2: Developing the DPD options.
B3: Predicting the effects of the DPD.
B4: Evaluating the effects of the DPD.
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.
B6: Proposing measures to monitor the significant effects of implementing the DPDs.
Stage C: Preparing the Sustainability Appraisal Report
C1: Preparing the SA Report
Stage D: Consulting on the SA Report ⁶
D1: Public participation on the SA Report
D2(i): Appraising significant changes
DPD Stage 3: Examination

⁵ Annex A: List of Key Plans and Programmes and Annex B: Gosport Sustainability Profile (ie the Baseline Report) both serve as updates to the initial 2006 Scoping Report.

⁶ A Sustainability Appraisal Report for the Core Strategy Issues and Options (December 2006) was published under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004. The Interim Sustainability Report for the Core Strategy Preferred Options (September 2009) was published under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended by the Planning Act 2008. The Interim SA Report for the draft Gosport Borough Local Plan (December 2012) was published under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This final SA Report has been published under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

SA Stages and Tasks
D2(ii): Appraising significant changes resulting from representations
DPD Stage 4: Adoption and Monitoring
SA Stages and Tasks
D3: Making decisions and providing information
Stage E: Monitoring the effects of the DPD
E1: Finalising aims and methods for monitoring
E2: Responding to adverse effects

Source: *SA of RSS and LDDs (ODPM 2005)*

- It is important to recognise that a number of the stages outlined in Figure 1 have been revisited due to the iterative nature of the SA process.

HOW DOES THE SUSTAINABILITY APPRAISAL LINK INTO THE REQUIREMENTS OF THE STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)?

1.22 The Sustainability Appraisal process incorporates the requirements of the European Directive (2001/42/EC) on Strategic Environmental Assessment which makes it necessary for local authorities to assess the implications that a plan will have on the environment. This SA Report specifically meets the requirements of the SEA Directive as shown in Figure 2 for preparing an environmental report as set out in supporting Government Guidance.

Figure 2: SEA Directive Requirements for Preparing an Environmental Report

<p><i>What the SEA Directive says:</i></p> <p><i>The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan and its stage in the decision-making process (Article 5.2).</i></p> <p><i>Information to be provided in the Environmental Report includes:</i></p> <ul style="list-style-type: none"> • <i>“the likely significant effects of the environment, including issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects” (Annex I(f) and footnote)</i> • <i>“an outline of the reasons for selecting the alternatives dealt with”</i> <p><i>(Annex I (h))</i></p>

1.23 Table 1 shows how this SA Report is legally compliant with the requirements of the SEA Directive. Furthermore, the requirements of the SEA Directive and a demonstration of how these requirements have been met are signposted throughout this SA Report.

Table 1: Compliance with SEA Directive

SEA Directive Requirement	Location
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	- Section 1 of this Report - Annex A: List of Key Plans and Programmes - Appendix 2: Local Plan Objectives
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	- Section 1 of this Report 'What would the Situation be without the Local Plan?' - Annex C: Assessment of Options for Regeneration Areas & Allocations - Annex D: Consideration of Policy Options throughout the SA Process http://www.gosport.gov.uk/sustainability-appraisal/
(c) the environmental characteristics of areas likely to be significantly affected;	- Annex B: Gosport Sustainability Profile (November 2011) http://www.gosport.gov.uk/sustainability-profile/
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular	- Sustainability Appraisal Scoping Report: Main Report (December 2006) http://www.gosport.gov.uk/sustainability-appraisal/ - Annex B: Gosport Sustainability Profile (November 2011)

SEA Directive Requirement	Location
environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	http://www.gosport.gov.uk/sustainability-profile/
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	<ul style="list-style-type: none"> - Section 4 of this Report - Section 6 of this Report - Annex A:List of Key Plans and Programmes - Annex C: Assessment of Options for Regeneration Areas & Allocations - Annex D: Consideration of Policy Options throughout the SA Process http://www.gosport.gov.uk/sustainability-appraisal/ <ul style="list-style-type: none"> - Annex B: Gosport Sustainability Profile' (November 2011) http://www.gosport.gov.uk/sustainability-profile/
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	<ul style="list-style-type: none"> - Section 4 of this Report - Section 6 of this Report - Section 7 of this Report - Annex C: Assessment of Options for Regeneration Areas & Allocations - Annex D: Consideration of Policy Options throughout the SA Process http://www.gosport.gov.uk/sustainability-appraisal/
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	<ul style="list-style-type: none"> - Section 6 of this Report - Annex C: Assessment of Options for Regeneration Areas & Allocations - Annex D: Consideration of Policy Options throughout the SA Process http://www.gosport.gov.uk/sustainability-appraisal/
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	<ul style="list-style-type: none"> - Section 3 of this Report - Section 5 of this Report - Section 6 of this Report - Annex C: Assessment of Options for Regeneration Areas & Allocations - Annex D: Consideration of Policy Options throughout the SA Process http://www.gosport.gov.uk/sustainability-appraisal/
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10.	<ul style="list-style-type: none"> - Section 8 of this Report (also see Table 13.1 of the Publication Version of the Local Plan) - Annual Monitoring Report' (August 2013) http://www.gosport.gov.uk/sustainability-appraisal/ <ul style="list-style-type: none"> - Gosport Sustainability Profile' (April 2014) http://www.gosport.gov.uk/sustainability-profile/
(j) a non-technical summary of the	- 'Non Technical Summary of the SA for the Publication

SEA Directive Requirement	Location
information provided under the above headings.	Version of the Local Plan' (December 2013): http://www.gosport.gov.uk/sustainability-appraisal/

HOW DOES THE SUSTAINABILITY APPRAISAL LINK INTO THE REQUIREMENTS OF THE HABITAT REGULATIONS ASSESSMENT (HRA)?

- 1.24 SEA, SA and the Habitat Regulations Assessment (HRA) are all methods of impact assessment. SEA and HRA provide a specific focus on the environmental impacts. HRA is related to internationally important habitat sites. Under the Habitats Directive the Borough Council has been required to carry out a screening exercise to ascertain the potential impacts on the designated Special Protection Areas (SPA) and Special Areas of Conservation (SAC) that are within and in proximity to the Borough in combination with development in the wider sub-region and beyond.
- 1.25 A Screening Report was prepared by UE Associates (2009) and has taken account of views received by Natural England, the Environment Agency and RSPB. This helped to inform the findings for each of the policies published in the Core Strategy – Preferred Options (September 2009). A full assessment of policies and proposals was undertaken for the Draft Local Plan (December 2012) through the HRA for the Gosport Borough Local Plan (Urban Edge, December 2012). This assessment was updated for the Publication Local Plan (through the latest HRA for the Gosport Local Plan (UE Associates 2013). These reports are available on the Council's website via the following web link: <http://www.gosport.gov.uk/ldf>

SECTION 2: SETTING THE CONTEXT AND OBJECTIVES, ESTABLISHING THE BASELINE AND DECIDING ON THE SCOPE (STAGES A1-A5)

- 2.1 It has been necessary for the Council to produce a Scoping Report for the SA to comply with the European and Government requirements as shown in Figure 3.

Figure 3: SEA Directive Requirements on Scoping

What the SEA Directive says:

The Environmental Report [Sustainability Report] should provide information on:

The relationship of the plan with other relevant plans and programmes (Annex I(a)).

The environmental protection objectives, established at international [European] Community or [national] level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation (Annex I(e)).

Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan and the environmental characteristics of the areas likely to be affected (Annex I (b), (c)).

Any existing environmental problem which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC (Annex I(d)).

... the authorities... which, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans and programmes... shall be consulted when deciding on the scope and the level of detail of the information which must be included in the environmental report (Article 5.4 and 6.3).

- 2.2 The Council's Scoping Report was published in December 2006 to accompany the Core Strategy Issues and Options publication. It was considered by the four statutory environmental agencies (Countryside Agency, English Nature⁷, English Heritage and the Environment Agency). The evidence base for the Scoping Report was prepared in liaison with the Gosport Partnership⁸.
- 2.3 The Scoping Report (December 2006) sets out the Council's approach to conducting SA and includes review of all relevant national, regional and local policies, plans and programmes relating to a number of themes (Annex A) as well as detailed baseline information highlighting recent trends relating to a number of economic, environmental and social themes (Annex B). From this information it was possible to highlight a number of key sustainability issues and challenges, develop objectives and the sustainability appraisal framework⁹ which includes a set of decision-making criteria.
- 2.4 Both Annex A and Annex B of the Scoping Report have been updated since initial publication as part of the iterative process in undertaking SA in order to maintain an accurate and up-to-date evidence base. This has helped with updating the key sustainability issues and challenges and the identified objectives. The sustainability appraisal framework has also been updated since the initial publication of the Scoping Report (December 2006). Updates to these elements of the Scoping Report are now set out in further detail.

⁷ English Nature ceased to exist in October 2006. It was integrated with parts of both the Rural Development Service and the Countryside Agency from 1st October 2006, to form a new body called Natural England.

⁸ The Gosport Partnership is the Local Strategic Partnership for Gosport.

⁹ The sustainability appraisal framework is recommended to be part of the SA process but is not a statutory requirement of the SEA Directive.

STAGE A1: IDENTIFYING OTHER RELEVANT POLICIES, PLANS AND PROGRAMMES, (ANNEX A)

- 2.5 By its very nature the Local Plan has to have regard to a wide range of information on a number of themes and is informed by numerous plans and strategies produced by the Government and many other organisations. It is necessary to take account of other relevant policies, plans, programmes, strategies and sustainability objectives when conducting an SA, as these are likely to influence the options to be considered and the policies that are developed from the preferred options when preparing a DPD such as the Local Plan.
- 2.6 Due to the broad scope of the Local Plan it has been considered necessary to use all of Annex A: *List of Key Plans and Programmes*'. The latest version of Annex A has been updated to take account of all policies, plans and programmes.

STAGE A2: BASELINE INFORMATION (ANNEX B)

- 2.7 In order to inform the SA process it has also been necessary to collate baseline information which can be used to identify key issues affecting the Borough. This baseline information has been obtained in liaison with the Gosport Partnership. The collection of this data has been necessary to make broad assessments on the impacts of the Local Plan.
- 2.8 The latest version of Annex B which has previously been re-titled as the '*Gosport Sustainability Profile*' was published in November 2011 and is available to view at <http://www.gosport.gov.uk/sustainability-profile/>. The information within the Gosport Sustainability Profile relates to a number of themes which are set out in Figure 4.

Figure 4: Key Themes within the Gosport Sustainability Profile

Population and Households	Education and Skills	Quality of the Built Environment
Transport and Accessibility	Employment	Air Quality
Community Activity and Neighbourhoods	Economy	Use of Energy Resources
Crime and Anti-Sociable Behaviour	Town and Local Centres	Use of Land Resources
Poverty and Deprivation	Leisure and Culture	Water Management
Health and Well-being	Open Space, Coast and Harbour	Waste Management
Housing	Biodiversity and Geology	

- 2.9 Due to the wide-ranging scope of the Local Plan it has been necessary to use all parts of the Gosport Sustainability Profile to inform its preparation. Regular updates of the document have also allowed for feedback to be provided by key stakeholders of the Gosport Partnership.

STAGE A3: IDENTIFYING SUSTAINABILITY ISSUES AND CHALLENGES

- 2.10 An analysis of Annex A *List of Key Plans and Programmes*' and Annex B '*Gosport Sustainability Profile*' has highlighted a number of economic, environmental and social issues that needed to be considered as part of the SA process. These key issues have been updated where new or up-to-date evidence has helped to inform both Annex A and Annex B of the Scoping Report.

2.11 A key sustainability issue has been identified where:

- *A relevant indicator/measurement for the Borough of Gosport is approaching or has breached a recognised target; and/or*
- *The Borough performs significantly different in comparison the national average or in comparison with the Hampshire average or compares poorly with other areas; and/or*
- *There is a common consensus among local stakeholders that the matter is a critical sustainability issue for the Borough.*

KEY SUSTAINABILITY ISSUES AND CHALLENGES

2.12 The key issues facing the Borough take account of Annex A: *List of Key Plans and Programmes (June 2014)* and Annex B: *Gosport Sustainability Profile (November 2011)* of the Scoping Report, the latest international and national policy context, assessment of available evidence and consultation with key stakeholders including the Gosport Partnership and the general public. They reflect the characteristics of the plan area as referred to above. Many of the identified issues are interlinked and consequently cross-cutting solutions will need to be found to address them. It is necessary for the Local Plan to help address the key identified issues facing the Borough. These inform the objectives set out in relation to each theme.

Summary of Issues ¹⁰

- Maximise opportunities to provide jobs and enhance the skills base through training.
- Alleviate significant out-commuting and traffic congestion.
- Provide and improve infrastructure and services to serve new and existing development.
- Maintain vibrant centres within the Borough and reduce the effects of significant competition from neighbouring centres.
- Address the consequences of an ageing population.
- Ensure that opportunities are available for young people and future generations.
- Take opportunities to regenerate the significant number of brownfield sites.
- Meet local housing requirements.
- Improve health and well-being, particularly in areas of health deprivation.
- Continue to improve leisure and culture facilities.
- Protect and enhance the Borough's important habitats and open space and create a local and sub-regional green infrastructure network.
- Protect the Borough's built heritage and distinct maritime character and take opportunities to improve the quality of the built environment through good design.
- Adapt to, and mitigate against climate change as necessary.
- Use resources sustainably.

¹⁰ See Background Papers published as part of the Draft Local Plan consultation for further information

STAGE A4: DEVELOPING THE SA FRAMEWORK

- 2.13 Following on from the work undertaken prior to the publication of the Publication Local Plan the SA framework has continued to be the main tool used for describing, analysing and comparing the environmental, economic and social effects for each of the published policies. The sustainability objectives are distinct from the Local Plan objectives although there are instances where these will overlap. They also cover a number of the likely significant effects on the environment as required by Annex I Article 5(1) (f) of the SEA Directive (see Figure 2 on page 7).
- 2.14 The SA Framework was subject to minor amendments in the lead up to the SA of the policies published in the draft Local Plan¹¹. It was considered that these changes will allow for the continuation of a consistent approach being applied to assessing the effects of the Local Plan.
- 2.15 Although some of the issues identified by Annex I Article (5) (f) (see Figure 2 on page 7) are not specifically covered within the SA Framework, they can be considered under some of the identified SA objectives. This is demonstrated in Table 2 below.

Table 2: Consideration of Further Effects under SA Objectives

Sustainability Objective	Identified Issue
SO18 <i>to ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the coast and harbour</i>	Landscape
SO19 <i>'to conserve and enhance the Borough's biodiversity and geological assets'</i>	Flora, fauna and soils
SO21 <i>'to ensure there is a high quality townscape incorporating good design principles for buildings and surrounding spaces'</i>	Landscape issues
SO24 <i>'to improve efficiency in land use through the re-use of previously developed land and existing buildings'</i>	Soil contamination
SO25 <i>'to maintain and improve the water quality of the Borough'</i>	

STAGE A5: CONSULTING ON THE SCOPE OF THE SA

- 2.16 The 'Scoping Report Main Report' published in December 2006 to accompany the Core Strategy Issues and Options publication was considered by the four statutory environmental agencies (Countryside Agency, English Nature¹², English Heritage and the Environment Agency). The evidence base was prepared in liaison with the Gosport Partnership (ie the Local Strategic Partnership for Gosport). No changes have been made to the approach taken in updating the Scoping Report as a result of further consultation that has taken place on the Core Strategy: Preferred Options (September 2009) and the Draft Local Plan (December 2012).

¹¹ The SA Framework was revised to take account of 29 rather than 30 sustainability objectives. This follows the deletion of SO15 *'to improve the social and environmental performance of the economy'* and its associated decision making criteria. Amendments were also made to SO5 *'to encourage a sense of community identity and improve the quality of where people live'* through the deletion of some of the decision-making criteria. These changes were made since it was considered that they could not be effectively applied to the consideration of planning issues for each of the assessed Local Plan policies. The updated SA framework which includes the previous SA objective numbers in brackets is included in Appendix 1 of this SA Report.

¹² English Nature ceased to exist in October 2006. It was integrated with parts of both the Rural Development Service and the Countryside Agency from 1st October 2006, to form a new body called Natural England.

SECTION 3: METHODOLOGY OF SUSTAINABILITY APPRAISAL ASSESSMENT (STAGES B1-6, C AND D)

STAGE B1: DEVELOPING THE LOCAL PLAN OBJECTIVES

3.1 The Local Plan objectives (December 2012) were tested against the SA Framework and against each other as part of the iterative SA process. This has helped to provide a platform for these to be updated in the Publication Local Plan where necessary. They reflect the elements outlined in the Vision and aim to address the key sustainability issues that have been identified. This aims to achieve sustainable and environmentally sensitive development across the wider sub-region and provides the basis for the policies and related proposals included in the Publication Version of the Local Plan. Each of the Local Plan objectives are set out in Appendix 2 of this SA Report.

Assessing the Local Plan Objectives: Methodology

3.2 The Local Plan objectives have all been critically assessed against the SA Framework, against each other and against the Local Plan policies with the results of these assessments included in Section 4. Table 3 shows how the effects for these assessments have been quantified. The assessments were undertaken by Gosport Borough Council planning officers (SA assessors) not directly involved with writing the Consultation Draft of the Local Plan with any potential conflicts that arose through these assessments discussed with the policy authors. It is important to note that the assessed effects have an element of subjectivity to them. However, the detailed discussions that have taken place amongst the SA assessors have allowed for the identified effects to be carefully considered.

Table 3: Identified Effects Used in Assessing Local Plan Objectives

Identified Effect	Description of Effects
++	Very positive effects*
+	Positive effects for the assessment of the Local Plan policies against the Local Plan objectives. Compatible but need to be careful to ensure detrimental effects do not arise for the assessment of the Local Plan objectives against the SA Framework and against each other.
o	No anticipated effects*
?	Uncertain effects*
-	Negative effects for the assessment of the Local Plan policies against the Local Plan objectives. Not compatible for the assessment of the Local Plan objectives against the SA Framework and against each other.
--	Very negative effects*

* Effect used for the assessment of the Local Plan policies against the Local Plan objectives only

STAGE B2: DEVELOPING THE LOCAL PLAN PREFERRED OPTIONS

- 3.3 A consideration of the options that have helped to inform the policies in the Publication Version of the Local Plan meets the requirements of the SEA Directive as shown in Figure 5.

Figure 5: SEA Directive Requirements on Predicting Effects of Alternatives

What the SEA Directive says:

An environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan, and reasonable alternatives taking into account the objectives and the geographical scope of the plan are identified, described and evaluated (Article 5.1). Information to be provided in the Environmental Report includes an outline of the reasons for selecting the alternatives dealt with (Annex I (h)).

- 3.4 The Council considered a series of spatial options for developing the Spatial Strategy and Regeneration Area policies with these initially being set out in the Interim SA Report for the Core Strategy (September 2009). As part of this updated SA Report, the consideration of options are set out in Section 5, Annex C: 'Assessment of Options for Regeneration Areas & Allocations' and Annex D: 'Consideration of Policy Options throughout the SA Process'. The preferred options that were chosen to develop the Spatial Strategy and Regeneration Area policies have been used to inform the policies that have been published within the Publication Version of the Local Plan. The development quantum for the preferred options where this applies have been informed and updated by more recent information and evidence where necessary. Further details on this are set out in Section 5 and Annex D: 'Consideration of Policy Options throughout the SA Process'.
- 3.5 The Draft Core Strategy – Preferred Options (September 2009) also included the initial publication of the thematic policies and a consideration of the options for developing these. More recent information and evidence has also helped to further inform the options for the thematic policies that have been published in the Publication Version of the Local Plan. In support of this SA Report, a consideration of the options for developing the thematic policies throughout the SA process is set out in Appendix 1.

Developing the Site Allocations and Call for Sites Options

- 3.6 A number of site appraisals were developed and options considered for Site Allocations which were put forward by the Council and for a number of other sites that were identified through the Call for Sites consultation (February 2012). This consultation encouraged landowners, developers and other interested parties to put forward preferred development options for sites which they had an interest in. A summary of the considered and preferred options is provided in Section 5 with a further background and details of these provided in support of this SA Report in Annex C 'Assessment of Options for Regeneration Areas & Allocations' and Annex D 'Consideration of Policy Options throughout the SA Process'.

STAGES B3 & B4: PREDICTING AND EVALUATING THE EFFECTS OF THE LOCAL PLAN POLICIES

- 3.7 The continued updating of evidence in support of the Publication Local Plan and responses to the Draft Local Plan consultation which was undertaken between December 2012 and February 2013 has resulted in a need to update and amend policies where appropriate. As a result, each of the Publication Local Plan policies have been subject to further assessment as part of the iterative nature of the SA process.

Methodology

- 3.8 The effects of the Local Plan policies have each been considered against the sustainability objectives of the SA framework (See Section 6).
- 3.9 For the purposes of meeting the requirements of the SEA directive, the identified effects should include an assessment of short, medium and long-term, permanent and temporary, secondary, cumulative and synergistic as well as positive and negative effects.
- 3.10 A consideration of these effects is outlined in Section 6 for each of the SA assessments of the policies where applicable. An overall summary of the cumulative effects arising in combination from each of the policies in the Publication Version of the Local Plan is also included in Section 7.
- 3.11 Each of the policies have been critically appraised by Gosport Borough Council planning officers (SA assessors) not directly involved with writing the Consultation Draft of the Local Plan. The broad assessments against the SA framework have helped to establish and determine the broad environmental, economic and social effects that each of the policies could have. The SA findings for each of the policies were then presented to the authors involved with developing the Draft Local Plan. Further SA assessment has been undertaken where necessary where significant changes have been required to policies published in the Publication Local Plan as a result of consultation on the Draft Local Plan. The key findings and predicted effects for each of the Publication Version of the Local Plan policies are included in Section 6.

STAGE B5: CONSIDERING WAYS OF MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS

- 3.12 The SA Report has to include measures to prevent, reduce or offset significant adverse effects of implementing the Local Plan. These mitigation measures can include suggested actions to be taken after effects are noticed or proactive measures that can be taken to help avoid potential adverse effects. Furthermore, recommendations can include measures for improving beneficial effects.
- 3.13 A number of mitigating adverse effects and maximising beneficial effects measures are provided for each of the policies. These have been recommended by the SA assessors for each of the Publication Local Plan policies and are included in Section 6 of this Report. In the majority of cases, it is shown that the majority of the identified effects arising from policies can be mitigated or enhanced through maximising beneficial effects with the implementation of other policies that have been published in the Publication Version of the Local Plan.

Methodology

- 3.14 The SA assessors considered the potential conflicts and uncertainties between a Local Plan policy and sustainability objective of the SA Framework where these were identified. As part of the iterative process, it was possible to eliminate a number of these through revising the content of the policies where required. It was also recognised that a number of outstanding uncertainties or conflicts could be dealt with and eliminated through the implementation of other policies in the Local Plan and through the implementation of development control powers (such as the use of conditions). Further to this, maximising beneficial effects measures were recommended by the policy authors where neutral or positive effects that were already identified had the potential to be further enhanced.

STAGE B6: PROPOSING MEASURES TO MONITOR THE SIGNIFICANT EFFECTS OF IMPLEMENTING THE LOCAL PLAN

3.15 The Sustainability Appraisal Framework included within the 'Scoping Report Main Report' (December 2006) has a number of detailed indicators that can be used to monitor the effects of the Local Plan. Section 8 of this SA Report sets out in detail the predicted effects of the Local Plan that are considered necessary to monitor. The Annual Monitoring Report (AMR) will also report on the results of significant effects identified.

STAGE C: PREPARING THE SUSTAINABILITY APPRAISAL REPORT

3.16 The publication of this SA Report represents Stage C of the SA process. This follows the previous publication of the Interim Sustainability Appraisal for the draft Gosport Borough Local Plan 2011-2029 (December 2012), Interim Sustainability Appraisal for the Core Strategy (September 2009) and the Sustainability Appraisal Report for the Core Strategy Issues and Options (December 2006).

STAGE D: CONSULTING ON THE SCOPE OF THE PREFERRED OPTIONS OF THE DPD AND THE SUSTAINABILITY APPRAISAL REPORT

3.17 The consultation on this SA Report which has been published alongside the Publication Version of the Local Plan represents Stage D of the SA process whereby local authorities are required consult on the scope of the options that are developed as shown in Figure 6.

Figure 6: SEA Directive Requirements Relating to Consulting on the Plan and Environmental Report

What the SEA Directive says:

"The authorities [with relevant environmental responsibilities] and the public... shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme" (Article 6(2)).

"The environmental report, the opinions expressed [in responses to consultation] ... and the results of any transboundary consultations ... shall be taken into account during the preparation of the plan or programme and before its adoption..." (Article 8).

"...when a plan or programme is adopted, the [environmental] authorities [and] the public... are informed and the following items [shall be] made available to those so informed: (a) the plan or programme as adopted, (b) a statement summarising how environmental considerations have been integrated into the plan or programme...[including] the reasons for choosing the plan or programme as adopted, in light of other reasonable alternatives dealt with, and (c) the measures decided concerning monitoring" (Article 9(1)).

3.18 The requirements of Figure 6 have been met by the Council at each of the stages of plan preparation. The Scoping Report was published as part of informal consultation alongside the Core Strategy – Issues and Options in December 2006 under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended by the Planning Act 2008). The informal nature of consultation under Regulation 25 meant that it was possible to extend the period for receiving consultation responses. The Interim SA Report for the Core Strategy (September 2009) was also published for informal consultation under Regulation 25 alongside the Core Strategy – Preferred Options. The Interim SA Report for the draft Local Plan was published alongside the Draft Local Plan (December 2012) under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation under this stage was also informal and extended due to the Christmas period to last for 8 weeks. This final SA Report has been published as

part of the statutory consultation which is required on the Publication Local Plan under Regulation 19 of the 2012 Regulations.

SECTION 4: TESTING THE LOCAL PLAN OBJECTIVES (STAGE B1)

- 4.1 This Section of the Report includes an assessment of the Local Plan objectives against the objectives of the SA Framework and an assessment of these against each other.

TESTING THE LOCAL PLAN OBJECTIVES AGAINST THE SA FRAMEWORK OBJECTIVES: KEY FINDINGS

- 4.2 Each of the 26 Local Plan objectives are considered to be broadly compatible with the 29 sustainability objectives. None of the Local Plan objectives and sustainability objectives are considered to be broadly incompatible with each other. There are some instances where a Local Plan objective is broadly compatible with these sustainability objectives but there is a need to ensure that potential conflicts don't arise. Consequently, on developing policies and proposals it has been necessary to take account of these potential concerns and ensure the related policies include appropriate measures to avoid potential conflicts. A compatibility matrix for the two sets of objectives helps to provide an overview of the identified effects (see Figure 7).

Figure 7: Testing the Proposed Local Plan Objectives against the SA Framework Objectives

Local Plan Objectives	Key:			Sustainability Objectives																																		
	+	Compatible	+	Broadly compatible	-	not compatible	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29			
1	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
2	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
3	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
4	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
5	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
6	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
7	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
8	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
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13	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
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15	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
16	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
17	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
18	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
19	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
20	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
21	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
22	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
23	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
24	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
25	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
26	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+

- No incompatibilities in the matrix.
- A full list of the Local Plan Objectives is included in Appendix 2 of this SA Report.

TESTING THE LOCAL PLAN OBJECTIVES AGAINST THE SA FRAMEWORK OBJECTIVES: KEY COMPATIBILITY ISSUES AND POTENTIAL SOLUTIONS

4.3 Further details of testing the Local Plan objectives against the SA objectives and the key compatibility issues that arise as shown in Figure 7 are now set out. This also includes a consideration of how broadly compatible objectives which could give rise to potential incompatibilities can be eliminated, mitigated and reduced.

1) Potential Compatibility Issues relating to New Development including the Provision of Employment, Housing and a Range of Services and Facilities

Local Plan Objectives
<ul style="list-style-type: none"> • 9: <i>To assist in regenerating the local economy in order to provide a sustainable economy creating a significant number of local jobs to help alleviate deprivation and social exclusion, and reduce out-commuting.</i> • 10: <i>To ensure there is sufficient employment land available to help diversify the economy and meet the needs of modern businesses including those of existing clusters (advanced manufacturing, marine, aviation and aerospace).</i> • 16: <i>To meet local housing requirements including a range of housing types and tenures to provide the opportunity for all members of the community to live in a decent home including the increasingly ageing population as well as future generations.</i> • 17: <i>To maintain and improve facilities in the Borough's centres to meet the needs of local communities.</i> • 18: <i>To provide and promote a range of quality health, education, community, leisure and cultural facilities in locations that are easily accessible.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures ↓
<ul style="list-style-type: none"> • 18: <i>Helping to ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to its coast and harbour.</i> • 19: <i>Helping to conserve and enhance the Borough's biodiversity and geological assets.</i> • 20: <i>Helping to protect and enhance the Borough's distinct built heritage.</i> • 21: <i>Helping to ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</i> • 22: <i>Helping to reduce air pollution and ensure that air quality continues to improve.</i> • 25: <i>Helping to maintain and improve the water quality of the Borough.</i> • 26: <i>To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</i> • 27: <i>Helping to provide for sustainable sources of water supply.</i> • 28: <i>Helping to reduce waste generation and disposal, and achieve the sustainable management of waste.</i> • 29: <i>Helping to reduce the global, social and environmental impact of the consumption of natural resources.</i>

4.4 The Local Plan objectives relating to housing, employment, the Borough's centres and other proposed facilities outlined in the box above are all considered to have potential compatibility issues with the sustainability appraisal objectives relating to the built and natural environment. These concerns are greatest with both housing and employment land since they require the largest land resource to be developed.

- 4.5 The Council's updated Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Review (ELR) evidence studies demonstrate that there is sufficient brownfield land available for ensuring the Borough's future housing and employment land requirements are met. This is considered to be very important in helping to ensure that the Borough's greenfield sites and open spaces remain undeveloped. Much of the requirements for housing, employment, retail, health, education, community, leisure and cultural facilities can be developed within or in close proximity to the Borough's town, district or neighbourhood centres. Doing so could also therefore help towards protecting the Borough's existing open spaces. Protecting the Borough's open spaces from development would also help towards meeting the aims of Local Plan Objective 1 which promotes sustainable development in accessible locations making the most effective use of land with an emphasis on the Borough's brownfield sites.
- 4.6 However, it is also acknowledged that new development, particularly residential and employment uses could have an impact upon the Borough's biodiversity without the necessary mitigation measures in place. The Habitats Regulations Assessment (HRA) for the Gosport Borough Local Plan (Urban Edge 2012) highlights that making provision for new residential and employment development as well as for other proposals could in combination with further development more widely in South Hampshire affect a number of internationally important sites. Potential identified impacts could include coastal squeeze, an increased risk of recreational disturbance, increased traffic-related pollution as well site specific impacts (such as the design of buildings and associated space). The findings of the HRA have been incorporated within the relevant policies and proposals. Whilst brownfield sites will be prioritised for new housing and employment development, it is also clear that some previously developed sites contain important species and habitats and consequently ecological surveys will be required. Measures could also be incorporated to enhance biodiversity within new developments.
- 4.7 Furthermore, the Borough's housing and employment land requirements along with other proposed facilities could potentially be incompatible with the need to protect the Borough's distinct built heritage (e.g. Listed Buildings and Scheduled Ancient Monuments) and wider townscape (e.g. Conservation Areas or the distinct character of a wider area). It will be important to ensure that this new development does not harm the character of the Borough's existing built heritage and for it to be well-designed so it enhances the existing townscape. This would include opportunities to allow for the appropriate re-use of historic buildings where possible which would therefore help towards meeting a number of the Local Plan objectives.
- 4.8 Potential incompatibilities have been identified in relation to the effect new development could have upon the environmental quality of the Borough. This includes potential incompatibilities new development could have upon air and water quality, the overall consumption of water and other natural resources and upon an increased generation of waste. It will be important to ensure that all new development, particularly new housing and employment development has little or no impact upon the wider environmental quality of the Borough and for appropriate mitigation measures to be applied. This could include measures for reducing the consumption of energy and water resources and measures for reducing the generation of waste and associated pollution. Such new development could also take account of any potential increased risk of surface water flooding which can be caused by a lack of run-off and the hazards associated with this.

2) Potential Compatibility Issues relating to the Infrastructure Provision

Local Plan Objectives
<ul style="list-style-type: none"> • 14: <i>To help facilitate improvements to the Borough's transport infrastructure including public transport proposals, as well as improvements to the highway network and pedestrian and cycling routes.</i>

- **20:** *To ensure that the existing community is served by appropriate infrastructure and that all new development is supported by suitable infrastructure.*

Broadly compatible with the following SA objectives but may require mitigation or other measures



- **1:** *To reduce the need to travel and to reduce the effects of traffic on local communities.*
- **2:** *Helping to facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking.*
- **18:** *Helping to ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to its coast and harbour.*
- **19:** *Helping to conserve and enhance the Borough's biodiversity and geological assets.*
- **20:** *Helping to protect and enhance the Borough's distinct built heritage.*
- **21:** *Helping to ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.*
- **22:** *Helping to reduce air pollution and ensure that air quality continues to improve.*
- **25:** *Helping to maintain and improve the water quality of the Borough.*
- **27:** *Helping to provide for sustainable sources of water supply.*
- **28:** *Helping to reduce waste generation and disposal, and achieve the sustainable management of waste.*
- **29:** *Helping to reduce the global, social and environmental impact of the consumption of natural resources.*

- 4.9 In aiming to reduce the need to travel and facilitating modal transfer away from the car, it will be important to ensure that public transport improvements are prioritised particularly in respect of the acute problems associated with out-commuting. Transport infrastructure improvements that would be geared towards the benefit of the car user may not result in a reduced need to travel or help to facilitate modal transfer away from the car.
- 4.10 It will be important to ensure that the provision of additional infrastructure in the Borough would not have a detrimental impact upon the quality of the existing built environment. This includes both the Borough's distinct built heritage (e.g. Listed Buildings and Scheduled Ancient Monuments) and wider townscape (e.g. Conservation Areas or the distinct character of a wider area). New infrastructure provision should be complimenting or enhancing the built heritage and townscape of the Borough if possible.
- 4.11 It is also not known at this stage whether additional infrastructure provision in the Borough would have an impact upon the quality of the natural environment. This includes potential impacts upon the Borough's open spaces, biodiversity, air and water quality, water consumption, other natural resources and waste. Much would depend upon the scale and type of infrastructure to be provided and its location.
- 4.12 It will also be important to ensure that the provision of additional infrastructure does not have a detrimental impact upon the natural environment. The assessment of Policy LP2: Infrastructure will help to further address these issues if they arise at the more detailed policy stage where appropriate.

3) Potential Compatibility Issues relating to the Regeneration of Gosport Waterfront

Local Plan Objectives
<ul style="list-style-type: none"> • 2: <i>To create a high quality environment at the Gosport Waterfront which maximises its economic regeneration opportunities and enhances the vitality and viability of Gosport Town Centre.</i>
<p>Broadly compatible with the following SA objectives but may require mitigation or other measures</p> <p>↓</p>
<ul style="list-style-type: none"> • 7: <i>To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.</i> • 19: <i>Helping to conserve and enhance the Borough's biodiversity and geological assets.</i> • 26: <i>To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</i>

4.13 New development at Gosport Waterfront which is a prime location adjacent to the town centre should be socially inclusive so that it allows for a wide section of the Borough's population to enjoy its benefits. This includes housing, employment, retail and leisure uses and civic space. Other policies of the Local Plan such as LP24: Housing would also allow for the development of the waterfront area to be socially inclusive to all.

4.14 It will also be necessary to carefully assess the impacts that waterfront development such as at Gosport Waterfront will have upon nature conservation interests. The Habitats Regulations Assessment (HRA) for the Gosport Borough Local Plan (Urban Edge 2012) highlights that new development at this site could affect internationally important sites. Potential identified impacts could include: an increased risk of recreational disturbance; construction related impacts; contamination; and whether the design of new buildings could cause detrimental effects through overshadowing, reduction in sightlines, over-illumination and collision mortality risks. The findings of the HRA have been incorporated within the relevant policies and proposals.

4.15 The HRA Report recognises that the Gosport Waterfront and Town Centre Policy includes criteria which ensures measures to avoid and mitigate any impacts on internationally important habitats are taken and that appropriate measures are taken to remediate contamination and ensure that there is no adverse impact in water quality.

4.16 The creation of a high quality environment at Gosport Waterfront would result in development taking place in an area at risk of flooding with much of the site being located within Flood Zones 2 and 3. It will be very important for adequate mitigation measures to be provided such as the strengthening of existing flood defences or the provision of new flood defences in this location in order to reduce any increased future risk of tidal flooding. Potential measures will need to be rigorously assessed particularly in respect of the most vulnerable land uses (ie housing).

4) Potential Compatibility Issues relating to the Regeneration of Daedalus

Local Plan Objectives
<ul style="list-style-type: none"> • 3: <i>To regenerate the Solent Enterprise Zone at Daedalus, making the best uses of its key assets particularly the airfield, coastal location and historic core.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures ↓
<ul style="list-style-type: none"> • 18: <i>To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.</i> • 19: <i>Helping to conserve and enhance the Borough's biodiversity and geological assets.</i>

4.17 The Borough Council's HRA Report shows that development within Daedalus could potentially have an impact upon internationally important nature conservation interests. Identified potential impacts include recreational disturbance, contamination, construction management, and the potential effect the design of the buildings could have on birds (e.g. collision mortality risk). Therefore, it will be important to ensure that appropriate mitigation measures are implemented to ensure such impacts upon the sensitive habitats of this area are limited. The findings of the HRA have been incorporated within the relevant policies and proposals.


5) Potential Compatibility Issues relating to the Regeneration of Haslar Peninsula

Local Plan Objectives
<ul style="list-style-type: none"> • 4: <i>To enable the regeneration of the Haslar Peninsula appropriate to its historic setting.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures ↓
<ul style="list-style-type: none"> • 19: <i>Helping to conserve and enhance the Borough's biodiversity and geological assets.</i> • 26: <i>To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.</i>

4.18 The Borough Council's HRA Report shows that development within the Haslar Peninsula could potentially have an impact upon internationally important nature conservation interests. Identified potential impacts include recreational disturbance, contamination, construction management, and the potential effect the design of the buildings could have on birds (e.g. collision mortality risk). Therefore, it will be important to ensure that appropriate mitigation measures are implemented to ensure such impacts upon the sensitive habitats of this area are limited. The findings of the HRA have been incorporated within the relevant policies and proposals.


4.19 New development within the Haslar Peninsula will also need to take account of any potential increase risk of flooding due to the location of parts of the site within Flood Zones 2 and 3.

6) **Potential Compatibility Issues relating to the Regeneration of Rowner**

Local Plan Objectives
<ul style="list-style-type: none"> • 5: <i>To facilitate the continuing regeneration of the Rowner Regeneration area.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures

<ul style="list-style-type: none"> • 19: <i>Helping to conserve and enhance the Borough's biodiversity and geological assets</i>


4.20 It will be important to ensure that appropriate mitigation measures are undertaken to ensure impacts upon the sensitive habitats of this area are limited including reducing the recreational disturbance impact on important habitats (such as the SSSI at Browdown).

7) **Potential Compatibility Issues relating to Sustainable Energy Use**

Local Plan Objectives
<ul style="list-style-type: none"> • 25: <i>To minimise energy requirements of development and require the use of renewable energy sources where appropriate to minimise CO2 emissions.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures

<ul style="list-style-type: none"> • 19: <i>Helping to conserve and enhance the Borough's biodiversity and geological assets.</i> • 20: <i>To conserve and enhance the Borough's biodiversity and geological assets.</i> • 21: <i>Helping to ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.</i>

4.21 There is potential concern that energy efficiency measures and the use of renewable energy may affect the appearance of historic buildings. Particular consideration is required to incorporate measures that are appropriate and sensitive to the townscape and character of historic buildings. It will also be necessary to be aware that certain renewable energy sources may have an impact on certain species and habitats.

8) **Potential Compatibility Issues relating to the Development of the Tourism Sector**

Local Plan Objectives
<ul style="list-style-type: none"> • 12: <i>To continue to develop the tourism and leisure sectors.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures

<ul style="list-style-type: none"> • 1: <i>To reduce the need to travel and to reduce the effects of traffic on local communities.</i> • 22: <i>To reduce air pollution and ensure air quality continues to improve.</i> • 29: <i>To reduce the global, social and environmental impact of the consumption of natural resources.</i>

4.22 By its very nature tourism encourages travel. Tourism offers a range of economic and social benefits which can help to regenerate the Borough. In order to reduce the effects of tourism-related travel which includes the increased use of natural resources (e.g. oil, gas, water consumption, etc.) and associated air and water pollution, policies have been developed which encourage people to travel to Gosport by more sustainable modes of transport than the private car such as by train and coach. It will also be necessary to encourage people to use the bus and ferry, as well as walking or cycling when staying in the area.

9) Potential Compatibility Issues relating to New Development Taking Account of Natural Hazards

Local Plan Objectives
<ul style="list-style-type: none"> • 23: <i>To deal with the consequences of climate change (including the potential increase of flooding incidence through sea-level rises, greater frequencies of storms and higher temperatures) and adapt to these changes.</i> • 26: <i>To ensure new development takes account of natural hazards such as flooding and coastal erosion including that it is safe, in the most appropriate location and contributes to a reduction in flood risk.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures
↓
<ul style="list-style-type: none"> • 19: <i>To conserve and enhance the Borough's biodiversity and geological assets.</i>

4.23 It will be important to ensure that additional required flood defences along the shoreline will have a minimal or no impact upon important nature conservation designations and protected species. For example, it is possible that building additional sea walls could have negative impacts upon the SPA/Ramsar and SSSI designations and associated wildlife along the Portsmouth Harbour shoreline particularly through the impacts of direct loss of habitat and coastal squeeze. The HRA Report addresses these issues and its findings have been incorporated within the relevant policy on coastal defences.

10) Potential Compatibility Issues relating to New Development being Residential-Led

Local Plan Objectives
<ul style="list-style-type: none"> • 16: <i>To meet local housing requirements including a range of housing types and tenures to provide the opportunity for all members of the community to live in a decent home including the increasingly ageing population as well as future generations.</i>
Broadly compatible with the following SA objectives but may require mitigation or other measures
↓
<ul style="list-style-type: none"> • 1: <i>Helping to reduce the need to travel and to reduce the effects of local communities.</i> • 2: <i>Helping to facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking.</i> • 11: <i>To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.</i> • 14: <i>Helping to increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.</i>

- 4.24 Additional housing has the potential to increase the number of car journeys, particularly if there are insufficient local employment opportunities near to people's homes leading to increased out-commuting. Similarly if there are inadequate local services and facilities the occupants of new housing could potentially choose to access services outside of the Borough. A lack of local facilities will also reduce opportunities for people to use more sustainable modes of travel.
- 4.25 It has already been acknowledged that there is sufficient brownfield land within the Borough to allow for the provision of new development to serve existing and new residents including new residential development. It will also be important to ensure that the provision of housing does not result in pressures to develop existing or allocated sites for employment. Both the SHLAA and ELR show that sufficient housing and employment land can potentially be provided for on a range of sites within the Borough.

TESTING THE LOCAL PLAN OBJECTIVES AGAINST EACH OTHER: KEY FINDINGS

- 4.26 The Local Plan objectives as shown in Appendix 2 of this SA Report have also been tested against each other in order to identify potential incompatibilities. It is important for these to relate well to each other otherwise if there is an identified incompatibility it would be necessary to determine which spatial objectives take priority.
- 4.27 An assessment of the objectives shows that some of these could potentially clash. However, for each of the potential incompatibilities that have been identified, it has been considered that these can be avoided or mitigated against. For example, it has been considered that the provision of additional housing could adversely impact upon open spaces within the Borough. However, it is possible to mitigate against the possible loss of open space with housing being built on brownfield land or for open spaces to be provided as part of new residential developments. Therefore, the provision of both housing and open spaces can be achieved consequently meaning that the Local Plan objectives relating to housing and open space can be potentially compatible with each other.
- 4.28 Figure 8 indicates that all 26 Local Plan objectives are either broadly compatible or are neutral with one another with no apparent inherent incompatibilities.

Figure 8: Testing the Proposed Local Plan Objectives against Each Other

Key:		+	compatible	+	compatible but need to be careful to ensure detrimental effects do not arise	-	not compatible																				
		Local Plan Objectives																									
Local Plan Objectives	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
Regenerating Gosport through the delivery of high quality strategic sites	1	+																									
	2	+																									
	3	+	+																								
	4	+	+	+																							
	5	+	+	+	+																						
	6	+	+	+	+	+																					
Enhancing sense of place	7	+	+	+	+	+																					
	8	+	+	+	+	+	+																				
Delivering a prosperous economy	9	+	+	+	+	+	+	+																			
	10	+	+	+	+	+	+	+	+																		
	11	+	+	+	+	+	+	+	+	+																	
	12	+	+	+	+	+	+	+	+	+	+																
Improving transport and accessibility	13	+	+	+	+	+	+	+	+	+	+	+															
	14	+	+	+	+	+	+	+	+	+	+	+	+														
Creating quality neighbourhoods	15	+	+	+	+	+	+	+	+	+	+	+	+	+													
	16	+	+	+	+	+	+	+	+	+	+	+	+	+	+												
	17	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+											
	18	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+										
	19	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+									
	20	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+							
Creating a sustainable environment and adapting to climate change	21	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+						
	22	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+					
	23	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+				
	24	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+			
	25	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+		
	26	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	

- No incompatibilities in the matrix.
- A full list of the Local Plan Objectives is included in Appendix 2 of this SA Report.

TESTING THE LOCAL PLAN POLICIES AGAINST THE LOCAL PLAN OBJECTIVES

- 4.29 The policies of the Publication Version of the Local Plan have also been tested against the Local Plan objectives. The purpose of this exercise is to demonstrate they help to achieve each of the Local Plan objectives.
- 4.30 The assessment shows that there is a mixture of identified effects with many of these shown to be positive or very positive. Some uncertainties have also been identified. However, many of these uncertainties are dealt with through the implementation of other policies in the plan.
- 4.31 Negative effects have been identified in relation to Policy LP18: Tourism, LP19: Marina and Moorings and LP31: Commercial frontages outside of Defined Centres. The negative effects identified in relation to Policies LP18 and LP19 relate to how tourism opportunities and the provision of additional marinas and moorings can conflict with reducing the need to travel. This is because tourism by its very nature encourages travel from a wide catchment which can extend well beyond Hampshire and South East England. However, it is also considered that tourism opportunities can bring overriding economic benefits in line with the economic objectives of the Local Plan.
- 4.32 The key findings of testing the Local Plan policies against the Local Plan objectives are included in Figure 9.

Figure 9: Testing the Proposed Local Plan Policies against the Local Plan Objectives

Local Plan Policies	Local Plan Objectives																																			
	Regenerating Gosport through the delivery of high quality strategic sites						Enhancing sense of place						Delivering a prosperous economy						Improving transport & accessibility						Creating quality neighbourhoods						Creating a sustainable environment and adapting to climate change					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26										
LP1	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP2	+																																			
LP3	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP4	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP5	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP6	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP7	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP8	0																																			
LP9	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP10	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP11																																				
LP12																																				
LP13																																				
LP14																																				
LP15																																				
LP16	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP17																																				
LP18	++	+	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++										
LP19		+																																		
LP20																																				
LP21	?																																			
LP22																																				
LP23																																				
LP24	++	++																																		
LP25	+																																			
LP26	?																																			

Key:	Very positive		Positive		Uncertain		Negative		Neutral		Not applicable																
	++	+	?	-	o																						
Local Plan Objectives																											
	Regenerating Gosport through the delivery of high quality strategic sites				Enhancing sense of place				Delivering a prosperous economy				Improving transport & accessibility				Creating quality neighbourhoods				Creating a sustainable environment and adapting to climate change						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
LP27	++	++			+		?	o	+			+	+		+	+	++					?	?	?	?	?	
LP28		++			+						++	++	+			+	++	++									
LP29													+				o	+									
LP30	+												o			+											
LP31	+								+	+			+				+	+									
LP32	++	++	++	++	++		o	++	+			++	++		+		+	++				?	?	?	?	?	
LP33							+	+				+	+		o			+	+		+	+	+	+			
LP34						++	o	++				o	+	o	+	o		o	++	++	++	++	++	++	++		
LP35	+					+									+				+	+	+	+	+	+	+		
LP36							+									+											
LP37		+	+			+						o							+	+	+	+	+	+	+		
LP38							+	+	+											++					++	++	
LP39																									++	++	
LP40							+	+						o										+	+	+	
LP41							+														++	++	++	++	++	++	
LP42																											
LP43																											
LP44																											
LP45							?									+				++			++	++	++	++	++
LP46																+					++		+	+	+	+	
LP47	+															+						+	+	+	+	+	
LP48																+						+	+	+	+	+	

• A full list of the Local Plan Objectives is included in Appendix 2 of this SA Report.

SECTION 5: CONSIDERATION OF OPTIONS (STAGE B2)

5.1 This Section provides details on a consideration of the options in relation to the SA process for developing each of the Local Plan policies. For the purposes of the following, the Local Plan policies include the Spatial Strategy, Regeneration Area and thematic policies (this approach means that the policy ordering won't follow in numerical order).

LOCAL PLAN POLICIES

5.2 Prior to detailing the consideration of options and the key findings arising from the SA assessment, it is important to explain the transition that has been made from the policies of the initial Core Strategy – Preferred Options to those which have been published in the Publication Version of the Local Plan.

5.3 48 policies have been published in the Publication Version of the Local Plan which is one less than those published in the Draft Local Plan (December 2012). Draft Policy LP38: Sustainable Construction and Use of Resources which was published in the Draft Local Plan has also been deleted following the Government's intention to seek alternatives to the Code for Sustainable Homes. In addition a change has been made to Policy LP9B: Allocations Outside the Regeneration Areas: Employment Sites which was published in the Draft Local Plan. This has been sub-divided into two policies in the Publication Version of the Local Plan through Policy LP9B: Allocations Outside of Regeneration Areas: Economic Development Sites and Policy LP9C: Allocations Outside of Regeneration Areas: Employment Sites.

5.4 Previous policy changes were also incorporated into the Draft Local Plan (December 2012) through its transition from the Core Strategy: Preferred Options (September 2009) whereby a number of policies were divided to form new policies. A number of additional thematic policies were also published. These changes arose as a result of combining what would have been in the Site Allocations DPD into the Draft Local Plan with a greater range of development management issues being addressed. A full reference list of the Publication Local Plan policy with the equivalent Draft Local Plan and Core Strategy policies that they may have been considered under is included in Table 4 below.

Table 4: Cross Reference of Core Strategy Policies (as per Preferred Options) to Local Plan Policies

Publication Version of the Local Plan Policy	Draft Local Plan Policy (December 2012)	Core Strategy: Preferred Options Policy (September 2009)	Type of Policy
LP1: Sustainable Development	LP1: Sustainable Development	n/a	Thematic
LP2: Infrastructure	LP2: Infrastructure	CS4: Infrastructure	Thematic
LP3: Spatial Strategy	LP3: Spatial Strategy	CS3: Spatial Strategy	Spatial
LP4: Gosport Waterfront and Town Centre	LP4: Gosport Waterfront and Town Centre	CS6: Gosport Waterfront and CS7: Gosport Town Centre	Spatial
LP5: Daedalus	LP5: Daedalus	CS8: Daedalus	Spatial
LP6: Haslar Peninsula	LP6: Haslar	CS9: Haslar Peninsula	Spatial

Publication Version of the Local Plan Policy	Draft Local Plan Policy (December 2012)	Core Strategy: Preferred Options Policy (September 2009)	Type of Policy
	Peninsula		
LP7: Rowner	LP7: Rowner	CS10: Rowner	Spatial
LP8: Alver Valley	LP8: Alver Valley	CS11: Alver Valley	Spatial
LP9A: Allocations Outside the Regeneration Areas: Mixed Use Sites	LP9A: Allocations Outside the Regeneration Areas: Mixed Use Sites	n/a	Spatial
LP9B: Allocations Outside of Regeneration Areas: Economic Development Site	LP9B: Allocations Outside the Regeneration Areas: Employment Sites	n/a	Spatial
LP9C: Allocations Outside of Regeneration Areas: Employment Sites		n/a	Spatial
LP9D: Allocations Outside of Regeneration Areas: Residential Sites	LP9C: Allocations Outside the Regeneration Areas: Residential Sites	n/a	Spatial
LP9E: Allocations Outside of Regeneration Areas: Leisure, Community Uses and Open Spaces	LP9D: Allocations Outside the Regeneration Areas: Leisure, Community Uses and Open Spaces	n/a	Spatial
LP10: Design Principles	LP10: Design Principles	CS12: Design and Heritage	Thematic
LP11: Designated Assets: Listed Buildings, Scheduled Ancient Monuments And Register Historic Parks and Gardens	LP11: Designated Assets: Listed Buildings, Scheduled Ancient Monuments And Register Historic Parks and Gardens		
LP12: Designated Assets: Conservation Areas	LP12: Designated Assets: Conservation Areas		
LP13: Locally Important Historic Assets	LP13: Locally Important Historic Assets		
LP14: Areas of Special Character	LP14: Marine Parade Area of Special Character	n/a	Thematic
LP15: Safeguarded Areas	LP15: Safeguarded Areas	n/a	Thematic

Publication Version of the Local Plan Policy	Draft Local Plan Policy (December 2012)	Core Strategy: Preferred Options Policy (September 2009)	Type of Policy
LP16: Employment Land	LP16: Employment Land	CS13: Employment Land	Thematic
LP17: Skills	LP17: Skills	CS14: Skills	Thematic
LP18: Tourism	LP18: Tourism	CS15: Tourism	Thematic
LP19: Marina and Moorings	LP19: Marina and Moorings	n/a	Thematic
LP20: Information and Communications Technology	LP20: Information and Communications Technology	n/a	Thematic
LP21: Improving Transport Infrastructure	LP21: Improving Transport Infrastructure	CS16: Transport and Accessibility	Thematic
LP22: Accessibility to New Development	LP22: Accessibility to New Development		
LP23: Layout of Sites and Parking	LP23: Layout of Sites and Parking		
LP24: Housing	LP24: Housing	CS17: Housing	Thematic
LP25: Park Homes and Residential Caravans	LP25: Park Homes and Residential Caravans		
LP26: Gypsies and Travellers	LP26: Gypsies and Travellers		
LP27: Town, District and Local Centres	LP27: Town, District and Local Centres	CS18: Town, District and Local Centres	Thematic
LP28: Uses within Centres	LP28: Uses within Centres		
LP29: Out of Centre Retail Proposals	LP29: Out of Centre Retail Proposals		
LP30: Local Shops Outside of Defined Centres	LP30: Local Shops Outside of Defined Centres	n/a	Thematic
LP31: Commercial frontages outside of Defined Centres	LP31: Commercial frontages outside of Defined Centres	n/a	Thematic
LP32: Community and Built Leisure Facilities	LP32: Community and Built Leisure Facilities	CS19: Community Facilities	Thematic
LP33: Cemetery Provision	LP33: Cemetery Provision		
LP34: Provision of	LP34: Provision of	CS20: Open Space	Thematic

Publication Version of the Local Plan Policy	Draft Local Plan Policy (December 2012)	Core Strategy: Preferred Options Policy (September 2009)	Type of Policy
New Open Space and Improvement to Existing Open Space	New Open Space and Improvement to Existing Open Space		
LP35: Protection of Existing Open Space	LP35: Protection of Existing Open Space	CS20: Open Space	Thematic
LP36: Allotments	LP36: Allotments	n/a	Thematic
LP37: Access to the Coast and Countryside	LP37: Access to the Coast and Countryside	CS20: Open Space	Thematic
Policy deleted at the Publication stage	LP38: Sustainable Construction and Use of Resources	CS2: Sustainable Construction	Thematic
LP38: Energy Resources	LP39: Energy Resources		
LP39: Water Resources	LP40: Water Resources		
LP40: Waste and Material Resources	LP41: Waste and Material Resources		
LP41: Green Infrastructure	LP42: Green Infrastructure	CS5: Green Infrastructure	Thematic
LP42: International and Nationally Important Habitats	LP43: International and Nationally Important Habitats	CS21: Biodiversity and Geological Conservation	Thematic
LP43: Locally Designated Nature Conservation Sites	LP44: Locally Designated Nature Conservation Sites		
LP44: Protected and Target Species and their Habitats, and Other Features of Nature Conservation Importance	LP45: Protected and Target Species and their Habitats, and Other Features of Nature Conservation Importance		
LP45: Flood Risk and Coastal Erosion	LP46: Flood Risk and Coastal Erosion	CS22: Flood Risk and Coastal Erosion	Thematic
LP46: Pollution Control	LP47: Pollution Control	CS12: Design and Heritage	Thematic
LP47: Contamination and Unstable Land	LP48: Contamination and Unstable Land	n/a	Thematic
LP48: Hazardous Substances	LP49: Hazardous Substances	n/a	Thematic

CONSIDERATION OF OPTIONS FOR THE SPATIAL STRATEGY AND REGENERATION AREA POLICIES (STAGE B2)

- 5.5 The spatial options for future development were considered in the lead up to publication of the Core Strategy Preferred Options. This included a consideration of the preferred options for developing the Spatial Strategy (Policy CS3) and each of the Regeneration Area policies (Policies CS6-CS11). A background and explanation of the considered and chosen options for these spatial policies is included in Annex C: 'Assessment of Options for Regeneration Areas & Allocations' and Annex D 'Consideration of Policy Options throughout the SA Process' which have both been published in support of this SA Report.
- 5.6 The Council has continued with the approach of publishing a Spatial Strategy (Policy LP3) along with a series of Regeneration Area policies (Policies LP4-LP8) in the Publication Version of the Local Plan. These will be central in driving future spatial development within the Borough up to 2029. It is also important to consider that each of the preferred spatial options that were initially selected for informing the Core Strategy – Preferred Options have also informed the development of each of the spatial policies in the Publication Version of the Local Plan.
- 5.7 Table 5 provides a summary of the chosen spatial options for development that were initially identified in the Core Strategy Preferred Options that have helped to shape Policy LP3: Spatial Strategy and each of the Regeneration Area policies (LP4-LP8).

Table 5: Consideration of Spatial Options

Relevant Publication Version of the Local Plan Policy	Relevant Draft Local Plan Policy (December 2012)	Relevant Core Strategy Policy (December 2006)	Considered Options				
			Spatial Option 1	Spatial Option 2	Spatial Option 3	Spatial Option 4	Preferred Option
Policy LP3: Spatial Strategy	Policy LP3: Spatial Strategy	Policy CS3: Spatial Strategy	Employment-led regeneration of brownfield sites	Employment-led regeneration with a greater emphasis of enabling mixed-use development on key regeneration sites	Gosport as a dormitory town (residential led development with limited employment)	n/a	Option 2 (Policy CS3)
Policy LP4: Gosport Waterfront and Town Centre	Policy LP4: Gosport Waterfront and Town Centre	Policy CS6: The Gosport Waterfront	Maximise employment with retail/leisure and residential	Maximise residential with employment and retail/leisure	Continue as present (existing uses)	n/a	Option 1 (Policy CS6)
		Policy	Pro-active	Business	n/a	n/a	Option 1

Relevant Publication Version of the Local Plan Policy	Relevant Draft Local Plan Policy (December 2012)	Relevant Core Strategy Policy (December 2006)	Considered Options					
			Spatial Option 1	Spatial Option 2	Spatial Option 3	Spatial Option 4	Preferred Option	
		CS7: Gosport Town Centre	approach – with links to proposals at Gosport Waterfront and promote development on smaller sites in and around the centre	as usual approach				(Policy CS7)
Policy LP5: Daedalus	Policy LP5: Daedalus	Policy CS8: Daedalus	Maximise employment with leisure and residential	Maximise residential with employment and leisure	Continue as present (ie short-term leases)	Marina option		Option 1
Policy LP6: Haslar Peninsula (Royal Hospital Haslar and (Blockhouse))	Policy LP6: Haslar Peninsula (Royal Hospital Haslar and (Blockhouse))	Policy CS9: Haslar Peninsula (Royal Hospital and (Blockhouse))	All medical care/ health site	Medical/ care/ health led mixed use site with facilitating residential development	Largely residential site with a small proportion of ancillary uses	n/a		Option 2 (Haslar)
			Continue as MoD site over the plan period	Leisure/ employment led mixed use scheme	Residential-led mixed use scheme	n/a		Option 2 (Blockhouse)
Policy LP7: Rowner	Policy LP7: Rowner	Policy CS10: Rowner	Rowner Renewal and potential for further intervention	Do nothing	n/a	n/a		Option 1
Policy LP8: Alver Valley	Policy LP8: Alver Valley	Policy CS11: Alver Valley	Country Park	Do nothing	n/a	n/a		Option 1

5.8 A consideration of why the preferred options included Table 5 were selected is summarised below. As already stated, further details are included in Annex D: 'Consideration of Policy Options throughout the SA Process' which has been published alongside this SA Report.

Policy LP3: Spatial Strategy

5.9 In testing the 3 options, it was clear that Option 2 with its 'employment-led regeneration with a greater emphasis of enabling mixed-use development on key regeneration sites' approach would have the highest number of significant positive effects. This was particularly considered to be the case in respect of accessibility factors due to the greater potential to bring forward mixed use developments whereby homes could be located close by to a range of jobs and services. Therefore the provision of more jobs in the Borough (Options 1 and 2) together with other facilities (Options 1, 2 and 3) was considered to have the potential to reduce trips outside of the Borough and thereby reduce congestion, CO2 emissions and pollution.

Policy LP4: Gosport Waterfront and Town Centre

5.10 In testing the 3 options for pursuing Policy CS6: The Gosport Waterfront, it was clear that Options 1 and 2 would have a large number of significant positive effects. It was particularly clear that Option 1 'maximise employment with retail/leisure and residential' would have the largest number of economic related positive effects and would closely accord with the economic-led focus of the South Hampshire Sub-Regional Strategy. However, it was also considered that Option 2 would be appropriate to pursue for increasing the number of decent homes at Gosport Waterfront and in making the development of Option 1 viable.

5.11 Despite the large number of significant positive impacts that were identified, both Options 1 and 2 in respect of their maximising development approaches were considered to have some potentially negative impacts. For example, the location of Gosport Waterfront within Flood Zones 2 and 3 means that there is an increased risk of flooding to people and property whereby this is particularly relevant in relation to the provision of additional residential development under Option 2.

5.12 Although no significant negative effects were identified for Option 3, the absence of any identified positive effects highlighted that pursuing this option could be perceived to be a missed opportunity for regenerating this key strategic site and could contribute to a decline in the Gosport economy.

5.13 In testing both of the options for pursuing Policy CS7: Gosport Town Centre, it was clear that Option 1 would have a number of significant positive effects which would result in a number of benefits to the long-term future and development of Gosport Town Centre. It was considered that Option 2 in respect of the business as usual approach would not benefit from these identified significant positive impacts and would also have a large number of uncertain and potentially negative effects.

Policy LP5: Daedalus

5.14 In testing the 4 options for pursuing Policy CS8: Daedalus, it was clear that Option 1 had the largest number of significant positive effects with a number being identified in relation to the maximised employment-led strategy that could be pursued. It was considered that this would be in accordance with the economic-led focus of the South Hampshire Sub-Regional Strategy. A refresh of the sub regional strategy was published by PUSH in October 2012 and maintains the economic-led focus of the previous publication of this document therefore meaning that Option 1 is still the most appropriate option to pursue.

Policy LP6: Haslar Peninsula

- 5.15 In testing the 3 options for pursuing development at Royal Hospital Haslar under Policy CS9: Haslar Peninsula, it was considered that Option 2 with its health-led mixed-use with facilitating residential development approach would be the most appropriate option to pursue since it had the highest number of positive effects identified. In pursuing this option, it was accepted that there would need to be some facilitating residential development in order to make the site viable and attractive to potential developers. Pursuing a residential-led scheme under Option 3 was not considered to be an appropriate option to pursue due to the potential for increased negative effects (e.g. impacts upon the Borough-wide transport network arising from increased out-commuting).
- 5.16 In testing the 2 options for pursuing development at Blockhouse under Policy CS9: Haslar Peninsula, it was considered that a greater intensity of MoD or related uses and employment under Option 1 would represent the best option when compared to the current level of MoD use which has steadily declined over the last few decades. . If the site were to be released, option 2 would be preferable option to pursue. It was considered that this option would accord with the wider South Hampshire Strategy developed by PUSH. As with the Royal Hospital Haslar site, pursuing a residential-led mixed use scheme under Option 3 was not considered appropriate to pursue due to the potential for increased negative effects (e.g. impacts upon the Borough-wide transport network arising from increased out-commuting).

Policy LP7: Rowner

- 5.17 In testing the 2 options for pursuing Policy CS10: Rowner, it was considered that some key significant positive effects that were identified under Option 1 would benefit current and future residents of the Rowner estate. By comparison, Option 2 was not considered to have any positive effects while a large number of potentially significant negative effects were also identified.

Policy LP8: Alver Valley

- 5.18 In testing the two options for pursuing Policy CS11: Alver Valley, it was considered that Option 1 would have the most significant positive effects in relation to designating the Alver Valley as a Country Park. Option 2 in respect of a do nothing approach was considered to have very little impact in respect of any positive and negative effects.

QUANTUM OF DEVELOPMENT

- 5.19 It is also important to give a consideration to the development quantum associated with the preferred spatial options that have helped to inform the Publication Version of the Local Plan policies. Table 6 shows in some instances that development quantum has been updated for employment and retail floorspace and housing numbers since the previous publication of the Draft Local Plan and the Core Strategy Preferred Options. However, it is important to note that this has not changed the overall emphasis of the chosen spatial options as shown in Table 5. An explanation of the updated development quantum is also given following this table.

Table 6: Quantum of Development

Publication Local Plan Policy	Development Quantum for Chosen Options at Core Strategy Preferred Options Stage (September 2009) for the period 2006-2026	Development Quantum for Chosen Options at Draft Local Plan Stage (December 2012) for the period 2011-2029	Development Quantum for Chosen Options at Publication Local Plan Stage for the period 2011-2029
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Publication Local Plan Policy	Development Quantum for Chosen Options at Core Strategy Preferred Options Stage (September 2009) for the period 2006-2026	Development Quantum for Chosen Options at Draft Local Plan Stage (December 2012) for the period 2011-2029	Development Quantum for Chosen Options at Publication Local Plan Stage for the period 2011-2029
LP3: Spatial Strategy	<ul style="list-style-type: none"> 81,500 m² of net additional employment floorspace 2,500 dwellings Up to 11,000 m² of net additional retail floorspace 	<ul style="list-style-type: none"> 84,000 m² net additional employment floorspace 2,700 net additional dwellings 10,500 m² net additional retail floorspace 	<ul style="list-style-type: none"> 84,000 m² net additional employment floorspace 3,060 net additional dwellings 10,500 m² net additional retail floorspace
LP4: Gosport Waterfront and Gosport Town Centre	<ul style="list-style-type: none"> 28,000 m² (gross) of employment floorspace at Gosport Town Centre No development quantum identified at Gosport Waterfront 	<ul style="list-style-type: none"> 33,000 m² (gross) of employment floorspace (B uses) up to 10,500 m² of retail (A1) and additional floorspace 700-900 dwellings 	<ul style="list-style-type: none"> 33,000 m² (gross) of employment floorspace (B uses) Approximately 6,500 m² of retail (A1) and additional floorspace 700-900 dwellings
LP5: Daedalus	<ul style="list-style-type: none"> 65,000 m² of (gross) employment floorspace 350 dwellings 	<ul style="list-style-type: none"> 79,000 m² of (gross) employment floorspace up to 350 dwellings 	<ul style="list-style-type: none"> 75,000 m² of (gross) employment floorspace up to 350 dwellings
LP6: Haslar Peninsula	<ul style="list-style-type: none"> No development quantum identified 	<ul style="list-style-type: none"> up to 300 dwellings will be considered if it can be demonstrated that it is necessary for facilitating the other medical, health and care uses on this site 	<ul style="list-style-type: none"> up to 300 dwellings will be considered if it can be demonstrated that it is necessary for facilitating the other medical, health and care uses on this site
LP7: Rowner	<ul style="list-style-type: none"> Up to 700 dwellings with approximately 200 net additional dwellings 2,250 m² (net) of total retail floorspace 	<ul style="list-style-type: none"> up to 700 dwellings with approximately 200 net additional dwellings 2,250 m² (net) of total retail floorspace 	<ul style="list-style-type: none"> up to 700 dwellings with approximately 200 net additional dwellings 2,250 m² (net) of total retail floorspace
LP8: Alver Valley	<ul style="list-style-type: none"> No development quantum 	<ul style="list-style-type: none"> No development quantum 	<ul style="list-style-type: none"> No development quantum

EXPLANATION OF QUANTUM OF DEVELOPMENT CHANGES

Policy LP3: Spatial Strategy

5.20 The most significant change in development quantum shown in Table 6 is for Policy LP3: Spatial Strategy with the figures for housing being updated in the Publication

Version of the Local Plan. Figures for employment and retail remain unchanged having previously been updated in the Draft Local Plan. Information on the development quantum for housing, employment and retail uses is now set out with further details on these set out in the supporting Background Papers to the Publication Local Plan.

Housing

- 5.21 A total of 2,700 dwellings were previously proposed in the Draft Local Plan (December 2012). This was based on the previous South Hampshire Strategy which proposed 2,550 additional dwellings within the Borough up to 2026 (170pa) with an additional 150 dwellings added to cover the period up to 2029 due limited amount of identified sites likely to come forward in the later stage of the plan .Following a representation form PUSH it is considered that the final years of the plan period should be a true extrapolation of 2,550 figure. Consequently a further 510 dwellings should added to the allocation from 2026 resulting in the allocation in the Publication version being 3,060 dwellings for the period 2011-2029.
- 5.22 The Core Strategy – Preferred Options (September 2009) proposed 2,500 additional for the period 2006-2026 but also tested a higher scenario of 4,000 for the same period. If the housing completions (1,231) for the period 2006-2011 were to be added to the Publication Version Local Plan target of 2,550 for the period 2011-2026 then the figure would be 3,781 and therefore is still below the higher scenario.

Employment

- 5.23 It is considered that Gosport's Spatial Strategy accords with the wider sub regional framework which focuses on economic led regeneration. As a result of collaborative work with the other PUSH authorities it has been established through the PUSH South Hampshire Strategy (October 2012) that the Borough should provide 84,000 m2 of net additional employment floorspace between 2011 and 2026 (higher than the 81,000 m2 of net additional floorspace that was initially proposed in the Core Strategy – Preferred Options). The 84,000 m2 figure was initially included in the Draft Local Plan to cover the extended period to 2029 as there is potentially some uncertainty in the amount of employment floorspace identified. Consequently it was considered that the 84,000 m2 figure should be the target for the whole Plan period from 2011 to 2029 with the aim of delivering this quantum by 2026 as the Local Plan is an employment-led plan. The three additional years will give three years lee-way to deliver this figure which may be required in the light of the current economic downturn. For the purposes of this policy the figure relates to B1, B2 and B8 floorspace¹³, although the Borough Council recognises the importance of providing other types of floorspace for employment and economic development uses (see also Policy LP16: Employment Land).
- 5.24 The Council's Employment Land Review (December 2012) has identified 88,000sq.m of potential employment floorspace supply. It is considered that this additional floorspace is required to provide a contingency in case some of the identified sites which would help to meet the identified 84,000 m2 target are not forthcoming including some potential land within existing MoD sites. If opportunities arise for developing additional net employment floorspace they should be taken in order to maximise the economic regeneration of Gosport and the wider sub-region.

Retail

- 5.25 It is considered that in order to strengthen the Town Centre it will be necessary to 'claw-back' the leakage of expenditure from the Borough and that increasing the market share of comparison goods expenditure to 47.3% and retaining the convenience market expenditure at 76.2% across the Gosport area¹⁴ should be a

¹³ B1 includes offices, research and development, and light industrial, B2 is general industrial and B8 is warehousing (in accordance with the Use Classes Order)

¹⁴ Gosport Retail Capacity Study (GVA 2014)

reasonable target which reflects Gosport's position in the South Hampshire hierarchy. This increased market share would require approximately 10,500 m² of net additional floorspace when one also takes into account recent retail completions and outstanding permissions (slightly lower than the 11,000 m² of net additional floorspace that was initially proposed in the Core Strategy – Preferred Options). For the purposes of this policy the figure relates to A1 uses only¹⁵. Based on the most recent work commissioned by the Council which was included in the Gosport Retail Capacity Study (May 2014) it is considered that the take up of this floorspace will be predominantly in the comparison goods sector. This development will largely take place within Gosport Town Centre and as part of new development on the adjacent Gosport Waterfront site (see Policy LP4). It is considered that the other centres in the Borough will be appropriate for small scale development reflecting the scale and nature of the specific centre. This includes the recently completed development of a new store and neighbourhood centre as part of the Alver Village scheme¹⁶ (see Policy LP7).

Policy LP4: Gosport Waterfront and Town Centre

Employment

- 5.26 It is proposed that some 33,000 m² (gross) of employment floorspace (B uses) will be developed within the regeneration area. This is higher than the 28,000 m² (gross) of employment floorspace that was initially identified in Policy CS6: The Gosport Waterfront in the Core Strategy – Preferred Options but that did not include the Town Centre.
- 5.27 It is estimated that approximately 26,000 m² (gross) of employment floorspace could be developed within the Waterfront with a range of manufacturing and industrial premises. In terms of net additional floorspace it is anticipated that there will only be a marginal increase in floorspace but the premises will be more suited to modern business needs and requirements and that the reconfiguration of employment uses on the site will allow the development of other non class B type employment uses (such as retail, tourism and leisure) to be accommodated on the site.
- 5.28 Elsewhere in the regeneration area sites in the Town Centre and in particular the South Street area, have the potential for approximately 7,000 m² (gross) of office floorspace. There is unlikely to be any significant net gain in floorspace instead new modern and more efficient office floorspace could be created with the potential to include other uses such as retail and residential.

Retail and other town centre uses

- 5.29 The Gosport Waterfront and Town Centre Regeneration Area will be the focus for the Borough's new retail floorspace and consequently will take approximately 6,500 m² of the 10,500 m² identified in the Spatial Strategy (Policy LP3) (other provision includes the Alver Village retail floorspace which forms part of the wider regeneration development). This quantum has been determined through studies undertaken since the initial publication of the Core Strategy.

Residential

- 5.30 It is considered that the Waterfront could accommodate some 700 dwellings with a range of densities across the site. Elsewhere in the regeneration area it is envisaged that a further 200 dwellings can be accommodated on a number of sites within the Town Centre area¹⁷. The Barclay House site could accommodate approximately 25

¹⁵ In accordance with the Use Classes Order

¹⁶ also known as the Rowner Renewal Project

¹⁷ Potential sites are identified in the Strategic Housing Land Availability Assessment (GBC 2012). The location and number of dwellings on each site are only indicative and it can not necessarily be assumed that planning permission for development of these sites and at the identified density will be forthcoming as it will be depend on the details of each proposal and any constraints identified.

dwellings. There may be opportunities for residential use to be included in any redevelopment of the South Street area.

Policy LP5: Daedalus

5.31 In March 2012 outline planning applications submitted by SEEDA were approved by Fareham and Gosport Borough Council subject to the signing of a Section 106 agreement. This included provisions for an employment-led mixed use site with almost 70,000 m² of employment floorspace, hotel, leisure and other commercial uses, and 200 dwellings. Therefore, the identified development quantum for employment floorspace is higher than the 65,000 m² (gross) that was identified in Policy CS8: Daedalus in the Core Strategy – Preferred Options as a result of further studies that were undertaken. The application did not include the former MoD Married Quarters site (phase 2) and consequently there is scope for additional development. This includes the potential to develop a further 5,000 m² of additional employment floorspace and up to 150 additional dwellings. Accordingly, Policy LP5: Daedalus makes provision for 75,000 m² of (gross) employment floorspace and 350 dwellings.

Policy LP6: Haslar Peninsula

5.32 In order to ensure a health/care-led scheme is viable, open market housing is likely to be required. Residential use may also represent the best use of particular historic buildings with up to 300 dwellings considered under the preferred option. This quantum has been determined through studies undertaken since the Core Strategy was published. The facilitating role of any dwellings will need to be clearly demonstrated by a developer.

Policy LP7: Rowner

5.33 The final proposal includes up to 700 new residential units (a net gain of 200 dwellings), a new superstore with smaller units for retail, food and drink and other services appropriate for a local centre (2,250 m² of (net) retail floorspace). The new superstore and neighbourhood centre have been completed and have been integrated with existing community facilities including Siskin School, the new Sure Start Facility, youth centre and multi-use games area. Both the residential and retail quantum remain unchanged to the quantum that were initially identified in the Core Strategy – Preferred Options.

LP8: Alver Valley

5.34 No development quantum has been considered for the regeneration of the Alver Valley into a Country Park.

CONSIDERATION OF OPTIONS FOR THE SITE ALLOCATIONS POLICIES (STAGE B2)

5.35 A number of development options have been considered for each of the site allocations which are included in Policies LP9A-E of the Publication Version of the Local Plan. Table 7 includes details on the considered and preferred options for specific sites that were put forward by the Council and by developers as part of the Call for Sites consultation (February 2012). Further details on how these options have been chosen are included in Annex C: 'Assessment of Options for Regeneration Areas & Allocations' and Annex D 'Consideration of Policy Options throughout the SA Process'.

Table 7: Consideration of Options for Site Allocations Policies

Relevant Publication Version of the Local Plan Policy	Relevant Draft Local Plan Policy (December 2012)	Site	Options Considered	Preferred Option	Site considered from Call for Sites or put forward by the Council?
LP9A	LP9A	Priddy's Hard Heritage Area	<ul style="list-style-type: none"> Residential with Explosion Museum Mixed use with Explosion Museum 	<ul style="list-style-type: none"> Mixed Use with Explosion Museum 	Council nominated
LP9B	LP9B	Brockhurst Gate, (former Frater House site), Fareham Road	<ul style="list-style-type: none"> Employment Retail Leisure Residential Do nothing 	<ul style="list-style-type: none"> Employment 	Call for Sites
LP9C	LP9B	Grange Road	<ul style="list-style-type: none"> Employment Residential Open space 	<ul style="list-style-type: none"> Employment 	Call for Sites
LP9C	LP9B	Aerodrome Road	<ul style="list-style-type: none"> Employment Residential Open space 	<ul style="list-style-type: none"> Employment 	Council nominated
LP9D	LP9C	Stoners Way	<ul style="list-style-type: none"> Residential Do nothing 	<ul style="list-style-type: none"> Residential 	Council nominated
LP9D	LP9C	Wheeler Close	<ul style="list-style-type: none"> Residential Do nothing 	<ul style="list-style-type: none"> Residential 	Council nominated
LP9D	LP9C	Laphorn Close	<ul style="list-style-type: none"> Residential Do nothing 	<ul style="list-style-type: none"> Residential 	Council nominated
LP9E	LP9D	Stokesmead	<ul style="list-style-type: none"> Residential Open Space 	<ul style="list-style-type: none"> Open Space 	Call for Sites
n/a	n/a	QinetiQ Alverstoke	<ul style="list-style-type: none"> Open Space Residential Employment 	<ul style="list-style-type: none"> No change 	Call for Sites
n/a	n/a	The Piggeries	<ul style="list-style-type: none"> Healthcare Facility Residential Open Space 	<ul style="list-style-type: none"> Open Space (as existing) 	Call for Sites
n/a	n/a	Land at Manor Way	<ul style="list-style-type: none"> Built Leisure Residential 	<ul style="list-style-type: none"> Open Space (as existing) 	Call for Sites

Relevant Publication Version of the Local Plan Policy	Relevant Draft Local Plan Policy (December 2012)	Site	Options Considered	Preferred Option	Site considered from Call for Sites or put forward by the Council?
			<ul style="list-style-type: none"> Open Space 		

5.36 With reference to Table 7, the Gosport Leisure Park and Twyford Drive parts of Policy LP9E have not been subject to the findings of the SA. Leisure uses are well established at Gosport Leisure Park through the demolition of Holbrook Leisure Centre and the granting of permission and subsequent completion of Gosport Leisure Centre. Community use is already established at Twyford Drive with the site benefiting from planning permission to be used as a car park to serve the existing community hall, and therefore potential still exists for the development of an additional community facility building on the car park site.

CONSIDERATION OF THEMATIC OPTIONS (STAGE B2)

5.37 For the purposes of this SA Report, a consideration of the options for developing the thematic policies is included where appropriate within the thematic policy SA assessments in Section 6. Annex D: 'Consideration of Policy Options throughout the SA Process' also provides a background to how the options were considered for the thematic policies throughout the SA process.

SECTION 6: SUSTAINABILITY APPRAISAL OF LOCAL PLAN POLICIES (POLICIES LP1-LP48) (STAGES B3-B5)

- 6.1 The SA assessments for each of the Local Plan policies include the following;
- Key findings and a summary of the predicted effects arising against the SA framework (Stage B3);
 - Consideration of mitigation and maximising beneficial effects measures taken into account (Stage B5); and
 - Key conclusions of the predicted effects once proposed mitigation and maximising beneficial effects measures have been taken into account (Stage B4).
- 6.2 It is important to reiterate that the various stages of the SA have been revisited due to the iterative nature of the SA process. This has included a reassessment of effects since the publication of the Draft Local Plan (December 2012) for each of the policies where necessary.
- 6.3 A tracked change version for each of the 48 policies has been provided alongside each of the assessments. This has helped to highlight the changes that have been subject to the SA process following representations on the Draft Local Plan and the publication of more recent evidence.

POLICY LP1: SUSTAINABLE DEVELOPMENT

POLICY LP1:

1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of development contained in the National Planning Policy Framework. It will always work proactively with the applicants jointly to find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in the Borough.
2. Planning applications that accord with the policies in this Local Plan will be approved without delay unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or where relevant policies are out of date at the time of making the decision then the Council will grant planning permission unless material considerations indicate otherwise taking into account whether:
 - a) any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - b) specific policies in that Framework indicate that development should be restricted.

National guidance on requirements for local plans to demonstrate sustainability of development is set out in the National Planning Policy Framework. Policy LP1 is based on a Planning Inspectorate 'model' policy. The following table demonstrates consistency of the Local Plan with the NPPF requirements relating to sustainable development.

As this policy is based on a model policy, its SA takes a different form to the standard form of appraisal reporting for the rest of the policies in the Local Plan.

NPPF Text	Local Plan Text (Policy LP1)
150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.	The national planning policy framework (NPPF) states that local plans are the key to delivering sustainable development.
151. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.	To this end local plans must be prepared with the objective of contributing to the achievement of sustainable development. This means they need to be consistent with the principles and policies set out in the NPPF. This includes a presumption in favour of sustainable development.
152. Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.	In accordance with the requirements of the NPPF, the Gosport Local Plan seeks to achieve each of the economic, social and environmental dimensions of sustainable development, and seeks net gains in respect of all three components. In preparing the Local Plan the Council has sought to avoid significant adverse impacts arising from the future implementation of the Plan and, where possible, alternative options to reduce or eliminate such impacts were adopted where possible. Where adverse impacts are unavoidable,

NPPF Text	Local Plan Text (Policy LP1)
	measures to mitigate the impact have been incorporated where possible. Where it has not been possible to set policies so that they are complementary to each other in achieving positive economic, social and environmental outcomes, the reasons for this have been discussed.
<p>153. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add necessarily to the financial burdens on development.</p>	<p><i>Comment (not part of Local Plan):</i></p> <p><i>This document will fulfil the Local Plan preparation requirement to which the NPPF refers. Existing SPDs will remain in force to the extent to which they are consistent with the Local Plan. They are regarded as striking a balance between good development and not burdening development with unnecessary administrative or construction costs. Additional SPDs are to be prepared to provide further guidance in relation to, design, car parking and the Gosport Waterfront site.</i></p>
<p>154. Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.</p>	<p>As required by the NPPF, the Gosport Local Plan is aspirational but realistic. It addresses the spatial implications of economic, social and environmental change which will occur in response to the Plan. It identifies opportunities for development to meet current and future residents' needs and the need for economic development, and policies identifying appropriate locations and circumstances for different types of land uses and activities. In doing this, the Council has provided clear guidance to itself and the community as to how to manage development over the life of the Plan.</p>
<p>155. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.</p>	<p><i>Comment (not part of Local Plan):</i></p> <p><i>Community consultation was undertaken on the Preferred Options and the draft Core Strategy. Subsequent changes to the planning system resulted in the draft Core Strategy being expanded in scope to incorporate matters which previously would have been included in SPDs. The draft Local Plan and the associated evidence base were subject to consultation. The Publication Local Plan is being made available for consultation prior to a public examination.</i></p> <p><i>The Council's Statement of Community Involvement sets out the Council's consultation methodology, which was used for consultation on these two documents and will be used for consultation on the Local Plan.</i></p>
<p>156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:</p> <ul style="list-style-type: none"> – the homes and jobs needed in the area; – the provision of retail, leisure and other commercial development; 	<p>The Local Plan meets the requirement of the NPPF to set out strategic priorities and contains policies for implementing these. It contains policies and land use allocations to provide for:</p> <ul style="list-style-type: none"> – housing – employment

NPPF Text	Local Plan Text (Policy LP1)
<ul style="list-style-type: none"> – the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); – the provision of health, security, community and cultural infrastructure and other local facilities; and – climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape. 	<ul style="list-style-type: none"> – retail – leisure – utility infrastructure – social infrastructure, including health, education and recreation. <p>It also contains policy measures intended to slow or reverse climate change and policies to conserve and enhance natural and built environments, landscapes and conservation items.</p>
<p>157. Crucially, Local Plans should:</p> <ul style="list-style-type: none"> – plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework; – be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date; – be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations; – indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map; – allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate; – identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation; – identify land where development would be inappropriate, for instance because of its environmental or historic significance; and – contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified. 	<p>The Plan meets the NPPF requirements to plan proactively for development and the resulting necessary infrastructure.</p> <p>The Plan:</p> <ul style="list-style-type: none"> – allocates sites to promote the development and flexible use of land, bringing forward sites to accommodate projected development of all types where necessary, and providing detail on form, scale, access and quantum of development where appropriate; – identifies areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation; – identifies land where development would be inappropriate because of environmental or historic factors or other reasons; and – provides a strategy for enhancing the natural, built and historic environments, and supporting retention and improvement of area of high natural conservation value. <p>It covers the fifteen year period from adoption, and in its preparation the council has co-operated closely with and drawn on the knowledge and expertise of neighbouring authorities, PUSH (Partnership for Urban South Hampshire), Hampshire County Council, public, voluntary and private sector organisations and many individual members of the Gosport community.</p>

When considering development proposals the Council will take a positive approach reflecting the National Planning Policy Framework. It will always work proactively with the applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Borough.

Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or where relevant policies are out of date at the time of making the decision then the Council will grant planning permission unless material considerations indicate otherwise, taking into account whether:

- a) any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) specific policies in that Framework indicate that development should be restricted.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M/L
2	✓						M/L
3	✓						M/L
4	✓						M/L
5		✓					M/L
6		✓					M/L
7		✓					M/L
8		✓					M/L
9	✓						M/L
10			✓				
11	✓						M/L
12			✓				
13			✓				
14	✓						M/L
15		✓					M/L
16	✓						M/L
17		✓					M/L
18	✓						M/L
19	✓						M/L
20	✓						M/L
21	✓						M/L
22		✓					M/L
23	✓						M/L
24	✓						M/L
25		✓					M/L
26		✓					M/L
27		✓					M/L
28			✓				
29		✓					M/L

Positive Effects

The success of the Local Plan in achieving the objectives of this policy is dependent on development occurring. The Plan contains policies capable of providing for the community’s needs for housing and the range of social and physical infrastructure to serve their needs, and to provide for the employment needed for economic development, open spaces and community and leisure facilities, and the means of protecting the biosphere and the natural environment, as well as achieving reduction in the consumption of water, energy and building materials.

However, all this is predicated on development as a result of population and economic growth, because the Plan is a strategic framework for policies to regulate land use and land development and building construction. This growth however depends on factors beyond the land use planning and control system, and the planning system has little influence over these factors, which are related to wider economic factors and demographic change. Nonetheless the plan is inherently flexible in being written so as to be able to achieve its goals to a degree commensurate with the rate and amount of development which will occur in the Borough over the lifetime of the Plan.

The Plan, as a means of managing development, has little influence over economic, social and cultural factors, and can only help to provide the pre-conditions for positive outcomes in respect of these factors. It cannot in itself secure equality of opportunity as measured through

education of the population, sufficient and gainful employment for the workforce, social coherency of the community or an adequate range of commercially-operated facilities and services such as retail, professional and leisure facilities. However, the Plan is well placed to ensure that the Council's land use planning does not, even where it is unable to facilitate such matters, prevent them from being achieved.

Neutral or Not Applicable Effects

As discussed above, the ability of the strategic land use planning system to achieve some of the goals is limited and is best achieved through other strategies. For this reason, the Local Plan complements other Council strategies relating to economic and social development. The SA objectives which the Local Plan does not have the capacity in its own right to deliver are:

- To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work (SA objective 10);
- To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough (SA objective 12);
- To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough (SA objective 13); and
- To reduce waste generation and disposal, and achieve the sustainable management of waste (SA objective 28).

In respect of objective 13 the Local Plan provides for additional sites to be used for employment uses, which is a pre-requisite to moving towards high employment levels, but there are other factors beyond the scope of land use planning which have a much greater impact on this.

Negative Effects

None identified.

Uncertain Effects

Assessment of the overall Plan has not revealed any provision of the Plan which would militate against the objectives of the sustainability appraisal. The Local Plan has been written so as to ensure that it has the capacity to achieve the objectives of the SA over time, and can allocate sites to encourage development. However again, the land use management system is essentially reactive, and depends on development coming forward in order to achieve a positive outcome.

Timeframes

Development needs to occur at a reasonable rate, in order that its benefits can be realised by way of meeting of the community's development needs. If development rates are low their benefits are dissipated and therefore become too small to be able to contribute to economic and social development. Because the rate of development depends largely on factors outside the land use management system, it is not possible to assign timeframes to the achieving by the overall Plan of the objectives of the sustainability appraisal.

POLICY LP2: INFRASTRUCTURE

POLICY LP2:

1. The Borough Council and its partners will work together to review existing provision and identify new infrastructure needs within the Borough.
2. Planning permission for development will be granted provided that:
 - a) adequate infrastructure, services and/or facilities are available; ~~and~~ or
 - b) arrangements have been made by the developer to provide or improve the existing infrastructure, services and facilities, both on and off site, which are made necessary by the development.
3. The payment of financial contributions will be required through the Community Infrastructure Levy (CIL) and/or planning obligations to ensure that proposals makes an appropriate and reasonable contribution to the cost of infrastructure provision to support the development.

INTRODUCTION

Infrastructure is key to the development and use of land, and is therefore a pre-requisite for employment and housing development to occur. The policy provides the necessary basis for ensuring that the necessary infrastructure is in place for projected development to occur, and for establishing a basis for developers to help fund the infrastructure for which their development generates a need.

KEY FINDINGS

From the point of view of the supply of infrastructure, the policy commits the Council to work with infrastructure providers to ensure that infrastructure remains adequate to meet demand.

From the demand side ie associated with additional development, the policy requires necessary infrastructure to be available as a prerequisite to the granting of planning permission.

As a means of maintaining the balance between supply and demand, developers will be required to help fund the supply of additional infrastructure for which their development generates a demand.

Changes made following the publication of the Draft Local Plan (December 2012)

A minor change has been made to the policy. This is shown in the tracked changes version of the policy above. However, this change is not relevant in changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1				✓			
2				✓			
3	✓						M/L
4	✓						M/L
5	✓						M/L
6			✓				
7	✓						M/L
8	✓						M/L
9			✓				
10	✓						M/L

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
11			✓				
12	✓						M/L
13			✓				
14			✓				
15	✓						M/L
16	✓						M/L
17	✓						M/L
18	✓						M/L
19			✓				
20			✓				
21			✓				
22				✓			
23				✓			
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29				✓			

Positive Effects

Because this policy is intended to ensure that the basic pre-requisites for all forms of land use in the Borough are provided as necessary, it will have beneficial impacts by way of ensuring or contributing to:

- accessibility to services and facilities including health, transport, education, training, employment, and leisure opportunities (SA objective 3) through their timely provision;
- accessibility for those most in need (SA objective 4) through ensuring adequate transport;
- the satisfaction of people with their neighbourhoods as places to live (SA objective 5) through the provision of facilities and services and the transport needed to reach them;
- addressing social exclusion in those areas most affected (SA objective 7) by ensuring adequate access to facilities and services and the transport needed to reach them;
- access to high quality, health facilities (SA objective 8) through their timely provision;
- raising of educational achievement and developing the opportunities for everyone to acquire the skills needed to find and remain in work (SA objectives 10 & 12) through provision of the necessary education facilities to educate children and train adults;
- encouraging the development of a buoyant, sustainable tourism sector (SA objective 15) by ensuring that the necessary infrastructure needed to attract tourism-related development is provided;
- ensuring the vitality and viability of the Borough’s principal, district, local and neighbourhood centres (SA objective 16) by ensuring that the necessary infrastructure, in particular transport and utilities, are available as required to enable retail development to occur;
- improving the quality and accessibility of leisure and cultural opportunities within the Borough (SA objective 17) by ensuring the cultural and leisure-related infrastructure is provided as necessary; and
- ensuring that the Borough protects and enhances the quality of its public areas and green spaces (SA objective 18) through providing for the ongoing provision and upgrading of public open spaces.

Negative Effects

None identified, but see discussion under Uncertain Effects.

Uncertain Effects

It is not possible to forecast the effects of the policy in terms of a number of SA objectives because the impacts of the policy have the capacity to vary widely, depending on provision and funding policies and thus the type and timing of infrastructure. This is particularly so in relation to transport infrastructure. In terms of other infrastructure, ie utilities and social infrastructure, it is unlikely that any negative effects will arise from the implementation of the policy which cannot be resolved through the use of development control powers to manage the location, design and use of facilities.

At this time, there is uncertainty over the impact of the policy in terms of the following SA objectives:

- reducing the need to travel and reducing the effects of traffic on local communities (SA objective 1);
- facilitating modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking (SA objective 2);
- reducing air pollution and ensuring that air quality continues to improve (SA objective 22);
- increasing energy efficiency and reducing emissions of greenhouse gases by reducing energy consumption (SA objective 23); and
- reducing the global, social and environmental impact of the consumption of natural resources (SA objective 29).

These uncertainties relate mainly to transport infrastructure. In general terms, any transport provision increases accessibility and mobility and thereby induces additional travel demand. If the majority of transport infrastructure investment is in roads, it can have adverse impacts in terms of air quality, economic efficiency, urban amenity and social equity, whereas an emphasis on public transport investment has the capacity to mitigate these same impacts, whilst recognising that such provision still induces additional journeys.

However, the policy must be read in conjunction with other policies affecting the distribution of land uses and settlement patterns, because these determine the need to travel and the distances people need to travel to reach facilities and services and for social and employment and education purposes. The ideal is to minimise the number of journeys, then to minimise the frequency and distance of those journeys, and then to ensure that the transport modes used for those journeys are the most environmentally, socially and economically sustainable modes possible.

Mitigating Adverse Effects

As stated above, the capacity for adverse impacts arising from implementation of the policy relates almost solely to planning decisions which affect travel demand and investment decisions affecting the mode and capacity of the transport system. Adverse impacts arising from fundamental decisions in these regards will not be able to be offset by the implementation of other policies nor through the development control system. There is therefore a critical need to ensure that decisions relating to transport infrastructure are made in a way which meets other SA objectives, and thus contribute towards ongoing economic, environmental and social sustainability.

However the relationship between Policy LP2: Infrastructure and other Local Plan policies must be acknowledged, and a number of these policies are key to ensuring that positive impacts are achieved from the implementation of this policy. This means that these other policies must also be used to minimise transport demand in terms of frequency and number of journeys and in terms of using the most environmentally, socially and economically sustainable modes of transport. The most critical policies in this respect are:

LP3: Spatial Strategy
LP4: Gosport Waterfront and Town Centre
LP5: Daedalus
LP6: Haslar Peninsula
LP7: Rowner
LP8: Alver Valley
LP16: Employment land
LP18: Tourism
LP21: Improving Transport infrastructure
LP22: Accessibility to New Development
LP23: Layout of Sites and Parking
LP24: Housing
LP27: Principal, District and Neighbourhood Centres
LP28: Uses in Centres
LP29: Proposals for Retail and other Town Centre Uses outside of Centres
LP30: Local Shops Outside of Defined Centres
LP31: Commercial Frontages Outside of Defined Centres
LP32: Community and Built Leisure Facilities.

It can be seen that generally these are the policies relating to the locations of different types of land uses, and therefore are critical in terms of managing travel demand, whereas the Policy LP2: Infrastructure is concerned with transport supply. Both must be managed and planned together in order to achieve the SA objectives.

Maximising Beneficial Effects

See the discussion above relating to mitigating adverse effects. In addition, whilst this policy is concerned with ensuring that infrastructure is adequate to match demand arising from additional development, it is equally important that new development occurs in sustainable locations to take advantage of existing infrastructure such as local facilities. This particularly affects the timing and location of development, as these have a major impact on the most efficient order in which new items or stages of infrastructure are provided.

CONCLUSIONS

In itself the policy provides an adequate basis for ensuring that infrastructure is provided as and when required and to this extent meets the SA objectives. However the policy is not specific enough to ensure that detailed implementation will ensure that the objectives will be achieved. This is particularly the case in respect of transport infrastructure provision, and therefore transport investment proposals will need to be comprehensively assessed against all SA objectives and against other policies of the Local Plan.

It is critical to the overall success of the Plan in meeting the SA objectives that the implementation of the policy is undertaken in a manner which avoids induced demand and provides the most economically, socially and environmentally sound infrastructure.

POLICY LP3: SPATIAL STRATEGY

POLICY LP3:

1. The Local Plan will make provision for the following over the period 2011-2029:

Employment: 84,000 m² net additional floorspace

Housing: ~~2,700~~ 3,060 net additional dwellings

Retail: 10,500 m² net additional floorspace.

2. Development proposals will be permitted within the urban area (as defined on the Policies Map) provided that it accords with Policy LP10: Design Principles and other policies in the Local Plan.

3. Brownfield land within the urban area of the Borough will be the priority for new development. This new development will be focused within the following Regeneration Areas:

- a) The Gosport Waterfront and Town Centre (mixed-use);
- b) Daedalus (mixed-use employment led);
- c) The Haslar Peninsula at Royal Hospital Haslar (mixed-use medical/health/care led) and Blockhouse (mixed-use leisure/ maritime led); and
- d) Rowner (mixed-use residential led).

4. HMS Sultan is an important training centre, however if released by the MoD, it is considered to have significant development potential for a predominantly employment led scheme and consequently is identified as an Employment Priority Site.

5. Other development allocations are detailed in Policies LP9A-~~ED~~ and shown on the Policies Map.

6. The Borough Council will protect, and seek opportunities to enhance existing employment sites, community facilities and open spaces.

7. Development likely to have an individual or cumulative adverse impact on internationally important habitats will not be permitted unless the necessary avoidance or mitigation measures have been secured.

8. Development proposals which affect heritage assets will need to conserve, and where possible enhance, them in a manner appropriate to their significance.

9 8. Areas outside of the urban area will be safeguarded from development unless they are for appropriate recreational uses or development essential to the operational requirements of public and other essential services. Such exceptions will need to accord with Policy LP10: Design Principles

10 9. The character and function of the settlement gaps (as shown on the Policies Map) between Gosport/Fareham and Lee-on-the-Solent/Stubington will be preserved.

11 10. The Alver Valley is identified as a Regeneration Area for Green Infrastructure and includes a Country Park. It forms part of the Borough's strategic green infrastructure together with Browndown, Stokes Bay and Lee-on-the-Solent seafront.

INTRODUCTION

Although this is the key policy in the Local Plan, in terms of setting the overall direction of the Plan, it also has the least detail, as the detail is provided by the place-specific (LP4-LP9) and topic-specific (LP10-LP48) policies. The policy gives effect to the main concerns of the plan – provision of housing and employment, and protection of habitat and landscape. These are

achieved chiefly through regeneration of unused and underused sites, rather than further development of non-urban land.

This has the advantages of encouraging regeneration of existing developed areas which enables the best use of the land and helps to protect non-urban land, most of which has a high habitat and/or landscape value.

KEY FINDINGS

Because the policy is concerned with housing, employment and green space/habitat protection, it does not contain provisions to deal with the transport issues that are inter-related with land use, so the effect of the policy is in itself uncertain in this respect. Transport policies are set out in policies LP21-LP23. Also uncertain is the extent to which the Local Plan, as a land use strategy, can contribute to economic development and thus employment creation. However the policy has a considerable number of major positive effects.

Changes made following the publication of the Draft Local Plan (December 2012)

Some key changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes are in response to the Draft Local Plan consultation and latest evidence. The main change relates to how the housing figure has been increased from 2,700 to 3,060 dwellings. Although it is acknowledged that the higher housing quantum could result in an increase in uncertain and negative effects, the findings of the SA show that these changes would not be significant enough to change any of the identified effects for the SA objectives shown in the identified effects table below. The change to point 8 is considered to have benefits upon strengthening the overall content of the policy in relation to conserving and enhancing heritage assets. This is reflected in the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1				✓			
2				✓			
3				✓			
4				✓			
5	✓						M
6			✓				
7	✓						L
8			✓				
9	✓						S/M/L
10			✓				
11	✓						M/L
12				✓			
13				✓			
14	✓						M/L
15			✓				
16			✓				
17	✓						M
18	✓						M/L
19	✓						M/L
20	✓		✓				
21			✓				
22			✓				
23			✓				
24	✓						S/M/L
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

- ✓ = Effect identified following consultation on the Draft Local Plan.

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) through provision of new housing and protection of green spaces and habitats;
- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region (SA objective 7) through providing opportunities for additional employment;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9) by providing for additional housing;
- provide opportunities for local residents to work locally (SA objective 11) through providing opportunities for additional employment;
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14) through providing opportunities for additional employment; and retail investment;
- improve the quality and accessibility of leisure opportunities (SA objective 17) through the protection of green spaces;
- ensure that the Borough protects and enhance the quality of its public areas and green spaces (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- protect and enhance the Borough's distinctive built heritage (SA objective 20); and
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24).

The findings of the SA assessment support the re-use of brownfield land through the redevelopment of the identified Regeneration Areas. This is compatible with the SA findings on the Council's Core Strategy at the previous stage of the plan preparation process.

It was considered that the benefits of the policy will generally be strongest over the medium to longer term period as the key regeneration areas come forward for redevelopment and employment floorspace is built. This would particularly be the case with the redevelopment of Daedalus which will be employment-led with the positive effects predicted to arise over the medium to longer-term period. Residential development would also help to provide benefits in helping to regenerate some of the Borough's key regeneration areas. The effects of this are most likely to occur over the short to medium-term in Rowner through the Rowner Renewal Project and over the longer-term period through the redevelopment of the Gosport Waterfront.

The revised South Hampshire Strategy (October 2012) initially proposed a revised housing figure of 2,550 additional dwellings in Gosport for the period 2011-2026. The draft Gosport Borough Local Plan runs to 2029. The annualised figure has been extrapolated for a further 3 years to give a total of 3,060 additional dwellings.

The Local Plan provides for additional employment growth in the Borough and it has been concluded that the target figure of 3,060 net additional dwellings (an increase of 360 from the Draft Local Plan) will not have a significant negative effect on the Borough's road and transport infrastructure or upon existing nature conservation interests and sensitive habitats. The critical transport demand is for journeys to work, but the additional job opportunities are predicted to offset the need that would otherwise arise for additional residents to commute out of the Borough to work elsewhere. It should be noted that if the completions for the period 2006-2011 (1,231) are added to the PUSH housing target for the period 2011-2026

(2550) then this figure, 3,781 would still be below the 4,000 dwellings scenario which was tested at the Core Strategy stage for the period between 2011 and 2026.

Negative Effects

Assessment of the policy against the SA objectives has revealed no negative effects. In a wider sense there are potential negative effects on nature conservation, air quality, greenhouse gas emissions, flood risk, water consumption, and waste consumption and management. These are the inevitable result of the development that is facilitated by the Plan. However the Plan contains other policies to deal with these, so that a proper appreciation of the scope and intent of the Plan can only be gained by understanding the inter-connectedness of all policies in the Plan.

Uncertain Effects

The appraisal of the policy has identified uncertain effects of the Plan, relating to transport and employment creation. This uncertainty is a result of the fact that it is not possible to analyse these issues purely in the context of a spatial strategy because other factors come to bear on these matters, factors which are addressed by other policies in the Plan.

Also, it is stated in the policy that areas outside the urban area will be safeguarded from development. Although this, along with the priority for developing brownfield sites, provides certainty that open spaces and green areas will be protected, there is also some uncertainty since development essential to the operational requirements of public and other essential services in these areas could override the policy intention of the protection of open spaces.

Mitigating Adverse Effects

The policy when read in isolation raises issues about the effects of its implementation. As stated above, the policies in the Local Plan must be read in conjunction with each other in order to determine when adverse effects arising from one policy will be mitigated by another, or when policies will act in unison to maximise the beneficial effects each policy on its own could produce.

Maximising Beneficial Effects

As with the issue of mitigating adverse effects and dealing with uncertain effects, other policies coincide with Policy LP3: Spatial Strategy to increase its positive effects. In particular, policies dealing with limiting transport demand and encouraging use of sustainable transport modes, design principles, conservation, townscape, landscape and biosphere protection will work so as to further increase the advantages of the policy to the Borough.

CONCLUSIONS

The uncertain and potentially negative effects of the development envisaged by this policy will be dealt with by other policies in the Local Plan, as set out above.

Ultimately however the impact of further development cannot be totally avoided – any form of new development will generate a demand for additional transport and energy, water and resource consumption and place additional demands on the biosphere and the built and natural qualities of the Borough. The Local Plan has been assessed as being the most effective way of minimising, if not eliminating, these impacts.

In addition, beyond the scope of the Local Plan, other legislation and policies provide additional means to ameliorate adverse impacts, both certain and uncertain.

POLICY LP4: GOSPORT WATERFRONT & TOWN CENTRE

POLICY LP4:

Location and Scale of Development

1. The Gosport Waterfront and Town Centre is a prime location for regeneration within the South Hampshire sub region. Planning permission will be granted for the following uses:

- a) 33,000 m² (gross) of employment floorspace (B uses);
- b) ~~up to 10,500 m²~~ approximately 6,500m² of retail (A1) and additional floorspace for other town centre uses (A2-A5);
- c) a range of community and leisure uses (D1 and D2);
- d) 700-900 dwellings;
- e) a new transport interchange ~~exchange~~; and
- f) enhanced public realm.

2. Planning permission will be granted for development at the following sites provided it accords with the general principles set out in this policy and is in accordance with other policies in the Local Plan:

- a) Gosport Waterfront (Mixed use site);
- b) Barclay House (Residential site); and
- c) other sites within the Gosport Waterfront and Town Centre Regeneration Area.

General Principles

3. Planning permission will be granted for development provided that:

a) proposals are of a high quality design in accordance with Policy LP10, which conserves ~~preserves~~ and enhances the distinctive built heritage of the Waterfront and Town Centre as well as improves the quality of the public realm;

b) proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network;

~~b) c)~~ c) where applicable, opportunities are taken to improve public transport, pedestrian and cycling accessibility to and within the Town Centre Regeneration Area; and that well-designed safe and attractive links between Gosport Waterfront and Town Centre are provided ensuring that there is significant connectivity between them ~~two parts of this Regeneration Area;~~

c) it accords with the principles set out in Policy LP456 on flooding, including the requirements of a Flood Risk Assessment with the appropriate flood defences and mitigation measures; and

d) it is served by sufficient infrastructure including

i) a connection to the sewerage system at an appropriate point of adequate capacity; and

ii) as required by requirements outlined in other policies in of the Local Plan.

Gosport Waterfront

4. Planning permission will be granted for development on the Waterfront sites provided that:

- a) access to deep water facilities is safeguarded;
- b) appropriate measures are taken to remediate contamination and to ensure that there is no adverse impact on the water environment quality;
- c) measures are taken to retain appropriate access to MoD oil pipeline facilities as required;
- d) buildings and civic spaces are of a high quality design to reflect its superb setting overlooking Portsmouth Harbour;
- e) proposals incorporate or improve public access along the waterfront;
- f) Falkland Gardens will form an integral part of any development;

- g) interpretation of the historic maritime significance of Portsmouth Harbour are incorporated within the development;
- h) measures to avoid and mitigate any adverse impacts on internationally important habitats are taken; and
- i) biodiversity within the site is protected and enhanced.

INTRODUCTION

The town centre is the focus of the Borough and its social, environmental and economic performance. The adjoining Waterfront site is one of the most accessible parts of the Borough and current development represents an underuse of the site. Its waterside setting and high accessibility as a location for facilities and services and in relation to the existing facilities and services of the town centre represent a major opportunity to secure the future wellbeing of the Borough. This policy is intended to ensure that this occurs.

KEY FINDINGS

The policy performs well in terms of having a beneficial effect in terms of all relevant SA objectives. Development itself, as opposed to the provisions of the policy, has the potential for some negative effects, but other Local Plan policies and the development control framework allows these to be addressed. The biggest concern in terms of the policy not meeting the SA objectives is the viability of redevelopment, which is a factor over which the land use planning system has limited influence. Were this to occur, it would not mean that the policy would have negative effects, only that the sustainable outcomes sought would not be achieved.

Changes made following the publication of the Draft Local Plan (December 2012)

A number changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M/L
2	✓						M/L
3	✓						M/L
4	✓						M/L
5	✓						M/L
6		✓					
7	✓						M/L
8			✓				
9	✓						M/L
10			✓				
11	✓						S
12			✓				
13	✓						S/M
14	✓						M/L
15		✓					M/L
16	✓						M/L
17	✓						M/L
18	✓						M/L
19	✓						M/L
20	✓						M/L
21	✓						M/L
22		✓					M/L
23		✓					M/L

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
24	✓						M/L
25	✓						M/L
26	✓						M/L
27					✓		M/L
28				✓			
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel (SA objective 1) by providing additional local employment and facilities;
- facilitate modal transfer away from use of the private car to other forms of travel (SA objective 2) by:
 - requiring a new transport interchange, which will improve the efficiency and thus usability of public transport;
 - by improving public transport, pedestrian and cycling accessibility; and
 - by ensuring internal connectivity between the town centre and the Waterfront;
- improve accessibility to a range of services and facilities as well as employment (SA objective 3);
- improve accessibility for those most in need (SA objective 4) by making public transport as efficient as possible and reducing the number of destinations and distances people need to travel;
- encourage a sense of community identity (SA objective 5) by encouraging the development of a vibrant viable town centre which is recognised as the node of the community's life and sense of identity;
- reduce crime and the fear of crime (SA objective 6) due to increased natural surveillance;
- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region (SA objective 7) by encouraging increased employment development;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9) through making provision for additional housing;
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11) by providing for substantial employment floorspace;
- ensure high and stable levels of employment (SA objective 13) by providing for substantial employment floorspace;
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14) by identifying a major redevelopment opportunity which will provide for expanded employment and retail opportunities;
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15) by providing for leisure development;
- ensure the vitality and viability of the Borough's Principal Centre (SA objective 16) by expanding its size and range of functions and services;
- improve the quality and accessibility of leisure opportunities within the Borough (SA objective 17) by providing for leisure activities which presently do not exist in the Borough;

- ensure that the Borough protects and enhances the provision of good access to the harbour, the quality of its public areas and green spaces (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- protect and enhance the Borough's distinctive built heritage (SA objective 20);
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21);
- reducing air pollution and ensuring that air quality continues to improve (SA objective 22);
- increasing energy efficiency and reducing emissions of greenhouse gases by reducing energy consumption (SA objective 23);
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24);
- maintain and improve the water quality of the Borough (SA objective 25) through requiring soil contamination issues to be addressed; and
- reduce the risk of flooding (SA objective 26) with an area which is partly located within Flood Zones 2 and 3 by requiring a Flood Risk Assessment and provision of the appropriate flood defences and mitigation measures.

Negative Effects

- Increased water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

- Increased generation of commercial, industrial, household, construction and demolition waste (SA objective 28) - potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

Maximising Beneficial Effects

- Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This would help to ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.

- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

This is an important place-making policy in the Local Plan, and can shape the future regeneration of the Borough. If successful it can make a major contribution to the economy of the Borough. However, the policy can only provide a planning framework for private development, as the Local Plan is not an implementation or development strategy.

The importance of this policy is shown by the fact that it relates to eighteen of the twenty-nine SA objectives, and the degree to which it achieves sustainability is demonstrated by the fact that it has a positive effect when assessed in terms of all nineteen relevant objectives.

POLICY LP5: DAEDALUS

POLICY LP5:

1. Proposals for the Daedalus site (as shown on the Policies Map) should be for an employment-led regeneration scheme with a mix of uses. The balance of uses, infrastructure requirements and internal and external linkages will be planned in a comprehensive and co-ordinated way in close liaison between Gosport Borough Council, Fareham Borough Council, Hampshire County Council, the Solent Local Enterprise Partnership and landowner.

2. Planning permission will be granted to provide a number of uses as set out below:

- a) ~~79,000~~ 75,000 m² (gross) employment floorspace (B1, B2 and B8) including premises suited for advanced manufacturing and technology clusters including marine, aviation and aerospace uses;
- b) a range of leisure and recreational facilities to enhance the visitor attractions at Lee-on-the-Solent;
- c) food and drinks premises;
- d) community facilities to meet local requirements and make the best use of available buildings; and
- e) up to 350 dwellings.

3. Planning permission will be granted for development provided that:

- a) the distinctive built heritage of the area is ~~conserved preserved~~ and enhanced having particular regard to the character of the Daedalus Conservation Area. Historic buildings should be appropriately re-used and their setting protected. The development will need to respect and enhance its seafront setting. Opportunities will need to be taken to include interpretation of the site's historic significance;
- b) safe and attractive pedestrian and cycle routes are provided to link with the Lee-on-the-Solent District Centre, the seafront and neighbouring residential areas;
- c) the site is served by a hierarchy of access points to meet the requirements of the various users of the site;
- d) opportunities to improve public transport infrastructure and services to the site are taken;
- e) a Framework Travel Plan and an HGV Servicing Plan is prepared to the satisfaction of the highway authority;
- f) proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network including necessary offsite transport measures that accord with the latest transport strategies for the Gosport peninsula;
- g) ~~e~~ it includes measures to avoid and mitigate any adverse impacts on internationally important habitats. Proposals should preserve and where possible enhance biodiversity and geological interests in the vicinity;
- h) ~~f~~ environmental considerations such as contamination and flood risk issues are assessed and ~~where appropriate~~ fully addressed; and
- i) ~~g~~ the site is served by sufficient levels of infrastructure as required by other policies in the Local Plan.

INTRODUCTION

The former Daedalus MoD establishment represents a key opportunity for the Borough and for South Hampshire to generate a large number of new jobs, and, specifically, because of the history of the site and skilled local workforce, to provide these jobs in the marine and aviation sectors.

The social, environmental and economic performance of this policy will be a major determinant of the long term wellbeing of the Borough. The access to the former airfield and

to the sea creates an opportunity to generate employment and at the same time retain important heritage assets and in doing this provide a leisure and tourism opportunity for the Borough. This policy is intended to ensure that this occurs.

KEY FINDINGS

The policy performs well in terms of having a beneficial effect in terms of all relevant SA objectives. Development itself, as opposed to the provisions of the policy, has the potential for some negative effects, but other Local Plan policies and the development control framework allows these to be addressed. The biggest concern in terms of the policy not meeting the SA objectives is the viability of redevelopment, which is a factor over which the land use planning system has limited influence. Were this to occur, it would not mean that the policy would have negative effects, only that the sustainable outcomes sought would not be achieved.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						S/M
2	✓						S/M
3	✓						S/M
4	✓						S/M
5	✓						M/L
6			✓				
7	✓						M/L
8			✓				
9	✓						M
10			✓				
11	✓						M
12	✓						M/L
13	✓						M
14	✓						M
15	✓						M
16	✓						M
17	✓						M
18	✓						M
19	✓						S/M
20	✓						M/L
21	✓						M
22		✓					
23		✓					
24	✓						S/M
25	✓						S/M
26	✓						M/L
27					✓		M/L
28				✓			
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel (SA objective 1) by providing additional local employment and facilities;

- facilitate modal transfer away from use of the private car to other forms of travel (SA objective 2) by requiring development to make use of opportunities to improve public transport services to the site;
- improve accessibility to a range of services and facilities as well as employment (SA objective 3);
- improve accessibility for those most in need (SA objective 4) by making public transport as efficient as possible and reducing the number of destinations and distances people need to travel;
- improve the quality of where people live (SA objective 5) by providing new employment opportunities, housing and a range of retail and community facilities;
- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region (SA objective 7) by encouraging increased employment development;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9) through making provision for additional housing;
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11), by providing for substantial employment floorspace;
- develop and maintain a skilled workforce to support the long-term competitiveness of the Borough (SA objective 12) by specifically targeting the marine, aviation and aerospace industries;
- ensure high and stable levels of employment (SA objective 13) by providing for substantial employment floorspace;
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14) by identifying a major redevelopment opportunity which will provide for expanded employment opportunities;
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15) by providing for leisure development;
- help to improve linkages between Daedalus and Lee-on-the-Solent District Centre which will therefore help to enhance vitality and viability within this centre (SA objective 16);
- improve the quality and accessibility of leisure opportunities within the Borough (SA objective 17) by providing for leisure activities which presently do not exist in the Borough;
- ensure that the Borough protects and enhances the provision of good access to the coast (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- protect and enhance the Borough's distinctive built heritage (SA objective 20);
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21);
- reducing air pollution and ensuring that air quality continues to improve (SA objective 22);
- increasing energy efficiency and reducing emissions of greenhouse gases by reducing energy consumption (SA objective 23);
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24);
- maintain and improve the water quality of the Borough (SA objective 25) through requiring soil contamination issues to be addressed; and
- reduce the risk of flooding (SA objective 26).

Negative Effects

- Increased water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

- Increased generation of industrial, household, construction and demolition waste (SA objective 28) - potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

Maximising Beneficial Effects

- Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This would help to ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

This is a key policy in the Local Plan because it is concerned with the planning of a site with the potential to play a major role in the economic development of the Borough. As with the Gosport Waterfront and Town Centre place-making policy, the successful regeneration of the Borough will be strongly influenced by the degree to which this policy can be successfully implemented. However, the policy can only provide a facilitating framework for development, as the Local Plan is not an implementation or development strategy.

The importance of this policy is shown by the fact that it relates to twenty six of the twenty-nine SA objectives, and the degree to which it achieves sustainability is demonstrated by the fact that it has a positive effect when assessed in terms of all twenty two relevant objectives.

POLICY LP6: HASLAR PENINSULA

POLICY LP6:

General principles

1. Planning permission will be granted for development provided that:

- a) the distinctive built heritage and setting of the Haslar Peninsula is conserved ~~preserved~~ and enhanced, and opportunities are taken to interpret the historic significance of Royal Hospital Haslar and Blockhouse;
- b) it accords with the principles set out in Policy LP456 on flood risk including the need to undertake a Flood Risk Assessment with the appropriate flood defences and mitigation measures;
- c) measures to avoid and mitigate any adverse impacts on internationally important habitats are taken. Proposals should protect ~~preserve~~ and enhance biodiversity on-site and within the vicinity including protected species and important habitats;
- d) opportunities to improve public transport services and cycling/pedestrian access to and from the site are taken as appropriate;
- e) any additional traffic generated by the development should ~~shall~~ be within the capacity of the existing road network and should not compromise safety of existing roads; and
- f) contamination issues are addressed.

Royal Hospital Haslar

2. Planning permission will be granted to provide a number of uses at the Royal Hospital Haslar site (as shown on the Policies Map) as set out below:

- a) medical, health and care facilities including residential care will be the prime uses on this site including the re-use of existing facilities and buildings;
- b) other employment uses will be encouraged including the re-use of buildings for small offices and workshops;
- c) there may be opportunity for the development of a range of small scale retail and services to serve the site and the local community;
- d) appropriate leisure uses and tourism uses;
- e) up to 300 dwellings (Use Class C3) will be considered if it can be demonstrated that it is necessary for ~~enabling~~ facilitating the other medical, health and care uses on this site and that it is appropriate to the character and setting of the Hospital site.

3. In addition to the general principles (set out in Point 1), planning permission will be granted provided:

- a) The Listed Buildings and the Historic Park and Garden are conserved ~~preserved~~ and where appropriate enhanced;
- b) that public access to the Historic Park and Garden and the Solent frontage is secured; and
- c) the development is served by sufficient levels of infrastructure including
 - i) a connection is provided to the sewerage system at an appropriate point of adequate capacity; and
 - ii) as required by other policies in the Local Plan.

Blockhouse

4. Planning permission will be granted to provide a number of uses at the Blockhouse site (as shown on the Policies Map) as set out below:

- a) employment and training uses including marine and associated sectors;
- b) leisure and tourism uses that best utilise the heritage and coastal setting;
- c) residential uses will be considered:
 - i) to allow for the successful re-use of historic buildings where other uses would not be appropriate

or viable; or

ii) if it can be demonstrated that an element of residential development is required to facilitate enable the development of other uses on the site in terms of securing a viable scheme.

5. In addition to the general principles (set out in Point 1), planning permission will be granted provided:

- a) the Submarine Museum is retained as an important focus for the area;
- b) public access along the waterfront is secured where appropriate;
- c) the existing sports field on the site is retained; and
- d) the development is served by sufficient levels of infrastructure as required by other policies in the Local Plan.

Haslar Marine Technology Park

6. Planning permission within the Haslar Marine Technology Park (as defined on the Policies Map) will be granted for employment uses (B uses) with high-tech employment uses given priority.

INTRODUCTION

The Haslar Peninsula represents a key opportunity for the Borough to provide additional employment in the medical, health and care sectors and thereby diversify its economic base. This will enable the retention of a large building complex of heritage significance. There is also the opportunity for possible additional housing.

The social, environmental and economic performance of this policy will be a major determinant of the long term wellbeing of the Borough. The building stock remaining from the time of the use of the site for hospital purposes is an important cultural asset and its protection provides a means of generating additional housing, employment, economic diversification and cultural and recreation facilities. This policy is intended to ensure that this occurs.

KEY FINDINGS

The policy performs well in terms of having a beneficial effect in terms of all relevant SA objectives. Development itself, as opposed to the provisions of the policy, has the potential for some negative effects, but other Local Plan policies and the development control framework allows these to be addressed. The biggest concern in terms of the policy not meeting the SA objectives is the viability of redevelopment, which is a factor over which the land use planning system has limited influence. Were this to occur, it would not mean that the policy would have negative effects, only that the sustainable outcomes sought would not be achieved.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						S/M
2	✓						S/M
3	✓						S/M

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
4	✓						S/M
5	✓						M/L
6			✓				
7	✓						M/L
8	✓						S/M
9	✓						M
10			✓				
11	✓						M
12	✓						M/L
13	✓						M
14	✓						M
15	✓						M
16			✓				
17	✓						M
18	✓						M
19	✓						S/M
20	✓						M/L
21	✓						M
22			✓				
23			✓				
24	✓						S/M
25	✓						S/M
26	✓						M/L
27					✓		M/L
28				✓			
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel (SA objective 1) by providing additional local employment and facilities;
- facilitate modal transfer away from use of the private car to other forms of travel (SA objective 2) by requiring public transport services and cycling/pedestrian access to and from the site as appropriate;
- improve accessibility to a range of medical, health and care facilities as well as employment (SA objective 3) by requiring that medical, health and care facilities including residential care are the prime uses on the site;
- improve the quality of where people live (SA objective 5) by providing new and upgraded housing and a range of retail and community facilities;
- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region (SA objective 7) by encouraging increased employment development;
- improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities (SA objective 8) by requiring that medical, health and care facilities including residential care are the prime uses on the site;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9) through making provision for additional housing;
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11) by providing for employment development;
- develop and maintain a skilled workforce to support the long-term competitiveness of the Borough (SA objective 12) by employment uses (B uses) with high-tech employment uses being given priority;

- ensure high and stable levels of employment (SA objective 13) by encouraging development for employment floorspace;
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14) by identifying redevelopment opportunities for housing, employment, health care and tourism and leisure activities;
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15) by providing for leisure and tourism development;
- improve the quality and accessibility of leisure opportunities within the Borough (SA objective 17) by providing for development to include appropriate leisure uses and tourism uses;
- ensure that the existing sports field at Blockhouse and the Historic Park and Garden are retained and that access to the coast and harbour is protected and enhanced (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- protect and enhance the Borough's distinctive built heritage (SA objective 20) by requiring the built heritage and setting of the Haslar Peninsula to be preserved and enhanced, and the Listed Buildings and the Historic Park and Garden to be preserved and where appropriate enhanced;
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21);
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24);
- maintain and improve the water quality of the Borough (SA objective 25) through requiring soil contamination issues to be addressed; and
- reduce the risk of flooding (SA objective 26) with an area which is partly located within Flood Zones 2 and 3 by requiring a Flood Risk Assessment and provision of the appropriate flood defences and mitigation measures.

Negative Effects

- Increased water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

- Increased generation of industrial, commercial, household, construction and demolition waste (SA objective 28) - potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

Maximising Beneficial Effects

- Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
- Policies LP16: 'Employment Land' and LP17: 'Skills' would help to facilitate the growth of key sectors and clusters.

- Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.
- Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross). Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This would help to ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

This is a key policy in the Local Plan because it is concerned with the planning of a site which contains a number of assets of major heritage significance and which has the potential to play a key role in the economic development of the Borough. Regeneration of this vacant site will bring it back into active use, and the successful regeneration of the Borough will be strongly influenced by the degree to which this policy can be successfully implemented. However, the policy can only provide a facilitating framework for development, as the Local Plan is not an implementation or development strategy.

The importance of this policy is shown by the fact that it relates to twenty of the twenty-nine SA objectives, and the degree to which it achieves sustainability is demonstrated by the fact that it has a positive effect when assessed in terms of all nineteen relevant objectives.

POLICY LP7: ROWNER

POLICY LP7:

1. The redevelopment of the Rowner Regeneration Area will create a range of high quality new homes served by a good range of quality and accessible community facilities including education, health and recreational facilities.

2. The Alver Village Site will include:

a) up to 700 dwellings with approximately 200 net additional dwellings (as defined on the Policies Map); and

b) 2,250 m² (net) of total retail floorspace with an enhanced local centre with improved facilities (as defined on the Policies Map).

3. The Davenport Close site will include approximately ~~20~~ 45 dwellings.

4. Planning permission will be granted for the refurbishment and redevelopment of other parts of the Rowner Regeneration area provided that:

a) it enhances the quality of the local environment;

b) proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network;

~~b) c)~~ c) strong pedestrian and cycling linkages are created with surrounding areas;

~~c) d)~~ d) opportunities are taken as appropriate to improve public transport as well as other measures to reduce car usage;

~~d) e)~~ e) sufficient quality open space is provided on-site and opportunities are taken to improve access to the Alver Valley Country Park;

~~e) f)~~ f) it accords with the principles set out in the National Planning Policy Framework (or other latest Government guidance) relating to flooding, including the requirements of a Flood Risk Assessment which set out with the appropriate flood defences and mitigation measures;

~~f) g) it protects, and where possible enhances, biodiversity on-site and within the vicinity with the appropriate mitigation measures taken where necessary it fully considers any implications on important nature conservation features in the vicinity and that opportunities are taken to improve biodiversity;~~

~~g) h)~~ h) it will be served by sufficient levels of infrastructure as required by other policies in the Local Plan.

INTRODUCTION

This policy recognises the importance of socially sustainable communities, and the role that the built environment plays in achieving this. The policy provides the planning framework for the ongoing physical regeneration of this part of the Borough.

KEY FINDINGS

The policy achieves all objectives of the SA which relate to urban regeneration. All identified effects are therefore positive. Whilst the policy itself has no uncertain effects, because the Local Plan is prepared at a point in time while attempting to predict as well as influence the future, it is not possible to have total certainty about how successful the regeneration of Rowner will be. This is because there are wider economic and social factors which influence the sustainability of communities, and the planning and implementing of regeneration strategies has a limited capacity to influence those factors.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes are in response to the Draft Local Plan consultation and are considered to have benefits upon strengthening the overall content of

the policy. This includes the provision of 5 additional dwellings at the Davenport Close site. However, none of the changes have resulted in changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2	✓						M/L
3	✓						S/M
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9	✓						S
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16	✓						S
17			✓				
18	✓						S
19	✓						M/L
20			✓				
21	✓						S
22			✓				
23			✓				
24	✓						S/M
25			✓				
26	✓						S/M/L
27					✓		M/L
28				✓			
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- facilitate modal transfer away from use of the private car to other forms of travel (SA objective 2) by requiring development to make use of opportunities to improve public transport services to the site;
- improve accessibility to a range of services and facilities (SA objective 3); by upgrading retail and community facilities;
- improve the quality of where people live (SA objective 5) by providing new and upgraded housing and a range of retail and community facilities;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9) through making provision for additional housing, built to comply with the Code for Sustainable Homes;
- ensure the vitality and viability of the Borough's neighbourhood centres (SA objective 16) by providing for redevelopment of the neighbourhood centre serving the regeneration area;
- ensure that the Borough protects and enhances the quality of its public areas and green spaces (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);

- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21);
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24); and
- reduce the risk of flooding (SA objective 26) by requiring a Flood Risk Assessment and provision of the appropriate flood defences and mitigation measures.

Negative Effects

- Increased water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

- Increased generation of industrial, commercial, household, construction and demolition waste (SA objective 28) - potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP39: ‘Water Resources’ will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: ‘Waste and Material Resources’ will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

Maximising Beneficial Effects

- Policy LP17: ‘Skills’ will require employment and training measures as part of development proposals on appropriate sites. This will also apply in respect of any other development likely to generate 50 full-time equivalent jobs (e.g. construction jobs relating to the development of the Alver Village).
- Policy LP23: ‘Layout of Sites and Parking’ and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP24: ‘Housing’ will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport’s current and future population. This would help to ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home.
- Policy LP38: ‘Energy Resources’ will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new residential development is energy efficient.
- Policy LP39: ‘Water Resources’ will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: ‘Waste and Material Resources’ will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

This is a key policy in the Local Plan because it is concerned with the regeneration of one of the most socially problematic parts of the Borough. The approach of the policy of addressing the associated issues, rather than housing regeneration by itself, means that the policy meets the requirements of all relevant SA objectives ie those that relate to urban

regeneration in the broad sense. This more comprehensive approach is likely to result in a greater likelihood of the fundamental aim of long term social regeneration being achieved

POLICY LP8: ALVER VALLEY

POLICY LP8:

1. The promotion of the Alver Valley as a Country Park will be a major area of green infrastructure within the Borough offering community, education, health and nature conservation benefits. It will offer a range of formal and informal recreational opportunities as well as limited associated commercial uses which will need to be appropriate within its setting outside the urban area.
2. Planning permission will be granted for country park facilities and complementary commercial uses in the area around Grange Farm ~~as shown on the Policies Map~~;
3. Proposals associated with the Country Park will be granted planning permission provided that:
 - a) they protect and enhance biodiversity ~~including safeguarding a range of important habitats and do not prejudice the restoration/recreation of important habitats on suitable areas~~;
 - b) they are carefully designed to take account of its sensitive location ~~and have regard to its heritage assets~~;
 - c) they conserve and enhance heritage assets on the site including the consideration of any potential archaeological interest;
 - d) proposals mitigate any impacts on the Strategic Road Network or other parts of the highway network;
 - e) ~~e)~~ stronger pedestrian, cycling and public transport linkages with the surrounding areas are created;
 - f) ~~f)~~ vehicular access and parking arrangements are sensitively designed to respect the local environment;
 - g) ~~e)~~ they accord with the principles set out in the National Planning Policy Framework (or other latest Government guidance) on flooding including the requirements of a Flood Risk Assessment with the appropriate flood defences and mitigation measures;
 - h) ~~f)~~ contamination issues are considered and mitigated in consultation with the Environment Agency;
 - i) they do not exacerbate water quality issues and consider opportunities to improve the quality of water within the valley taking into account the Water Framework Directive; and
 - j) ~~g)~~ they will be served by appropriate infrastructure as required by other policies in the Local Plan.

INTRODUCTION

This policy has the purpose of protecting the landscape qualities and leisure function of the Alver Valley Country Park while providing for commercial and leisure development which is compatible with these functions. It is intended that commercial development will be of a recreational and leisure nature, thus respecting the countryside character of the valley.

KEY FINDINGS

The policy has a positive effect in terms of the relevant SA objectives. Other than the timeframes in which development may occur, there are no uncertain effects arising from the policy.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1				✓			
2	✓						S/M
3			✓				
4	✓						S/M
5	✓						M/L
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14	✓						M/L
15	✓						M/L
16			✓				
17	✓						M
18	✓						S/M/L
19	✓						S/M/L
20	✓						S/M/L
21	✓						S/M/L
22			✓				
23			✓				
24			✓				
25	✓						M/L
26	✓						S/M/L
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking (SA objective 2);
- improve accessibility for those without a car through the provision of stronger public transport linkages (SA objective 4);
- improve the quality of where people live (SA objective 5) through increased recreation and leisure opportunities;
- improve the health and wellbeing of the population (SA objective 8) through increased recreation and leisure opportunities;
- increase investment in Gosport's economy (SA objective 14) by providing for appropriate commercial development in the Alver Valley;
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15) through increased recreation and leisure opportunities;
- improve the quality and accessibility of leisure opportunities within the Borough (SA objective 17);
- ensure that the Borough protects and enhances the quality of its public areas and green spaces (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets with it being acknowledged that the Alver Valley has the potential to mitigate on a regional as well as on a local basis through reducing potential impacts upon SPA/Ramsar sites within the wider sub-region (SA objective 19);

- protect and enhance the distinctive built heritage assets within the Alver Valley (SA objective 20);
- ensure that there is a high quality townscape (SA objective 21) by making specific reference to the requirement for vehicular access and parking arrangements to be sensitively designed to respect the local environment;
- maintain and improve the water quality of the Borough (SA objective 25) by requiring (soil) contamination issues to be considered and mitigated; and
- reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment particularly in relation to the River Alver catchment area which is located within Flood Zones 2 and 3 (SA objective 26) by requiring development to meet the requirements of a Flood Risk Assessment with the appropriate flood defences and mitigation measures.

Negative Effects

None identified.

Uncertain Effects

- increasing the need to travel and increasing the effects of traffic on local communities (conflicts with SA objective 1). It is possible that the catchment of the Alver Valley could extend beyond the Borough which could potentially result in an increase in car borne trips by visitors.

These uncertain effects are likely to be intermittent and more likely during the summer season, holiday periods, in periods of good weather and during key events. However, there is no way to resolve this issue at the local level, and in assessing proposals for the Alver Valley, decisions will have to be made as to whether the associated benefits would be sufficient to outweigh the uncertain effects relating to increasing the effects of traffic described above.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The policy strikes a balance between the imperative of protecting the functional and visual values of the Alver Valley as a settlement gap, whilst recognising its value as a recreational and conservation resource and as a suitable location for some limited form of commercial leisure-oriented development. Such development also has the potential to increase tourism in the Borough and thus contribute to economic development.

The Alver Valley has the potential by the provision of an outdoor recreation resource to deflect recreational pressures from more sensitive areas – for example, those with international designations for nature conservation.

POLICY LP9A: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: MIXED USE SITES – PRIDDY’S HARD

POLICY LP9A:

Priddy’s Hard Heritage Area

Planning permission will be granted at the Priddy’s Hard Heritage Area provided proposals are in accordance with the criteria set out below as well as other policies in the Local Plan and national planning guidance:

Development should include a mix of uses including residential (up to 100 dwellings), commercial, community and leisure uses (approx. 1,400 m²) with a new park at the Ramparts. Proposals will need to:

- a) accord with the National Planning Policy Framework on internationally important habitats including taking measures to avoid and mitigate any adverse impacts on internationally important habitats;
- b) protect and enhance biodiversity within the site;
- c) ~~b)~~ incorporate public access along the waterfront;
- d) ~~e)~~ accord with the principles set out in Policy LP456 on flooding including the requirements of a Flood Risk Assessment with the appropriate flood risk management defences and mitigation measures;
- e) ~~f)~~ address on-site contamination issues;
- f) ~~e)~~ conserve preserve and enhance the Priddy’s Hard Conservation Area and accord with national and local policies regarding Listed Buildings and other important heritage assets;
- g) ~~f)~~ incorporate good design that is appropriate to this sensitive coastal site; and
- h) ~~g)~~ ensure that the Explosion Museum is retained for public use.
- i) be served by sufficient infrastructure including
 - i) a connection to the sewerage system at an appropriate point of adequate capacity; and
 - ii) requirements outlined by other policies in the Plan..

INTRODUCTION

This site covers 2.89 ha within the Priddy’s Hard Conservation Area, and includes a number of Listed Buildings, while the Ramparts are a Scheduled Ancient Monument. As well as conservation issues, there are also issues of habitat protection and site contamination, and part of the site is within Flood Zones 2 and 3.

The site is intended to be developed for a mixture of uses, including 100 dwellings and a range of commercial uses such as hotel/conferencing, food and drink outlets, small offices, craft workshops, education and/or community uses. In addition the Ramparts (3.1 ha) are proposed to form a public open space.

KEY FINDINGS

This policy will have a number of major benefits for the Borough in terms of housing and open space provision, development of tourism, conservation protection, site decontamination and flood protection. Its effect in terms of habitat protection in respect of the adjacent migratory bird habitat is uncertain, as the policy does not address this matter.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall

content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M
2	✓						M
3	✓						M
4			✓				
5	✓						M
6			✓				
7		✓					M
8			✓				
9	✓						M
10			✓				
11	✓						M
12			✓				
13			✓				
14	✓						M
15	✓						M
16			✓				
17	✓						M
18	✓						M/L
19	✓						M
20	✓						M/L
21	✓						M/L
22			✓				
23			✓				
24	✓						M/L
25	✓						L
26	✓						L
27					✓		M/L
28				✓			
29			✓				

Positive Effects

Redevelopment of this site for housing, open space, commercial and tourism uses would help to:

- help to reduce the need to travel (SA objective 1);
- increase the proportion of journeys using modes other than the car (SA objective 2);
- improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities (SA objective 3);
- improve the quality of where people live and the satisfaction of local residents (SA objective 5);
- reduce poverty and social exclusion in those areas most affected through the provision of additional job opportunities (SA objective 7);
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9);
- provide opportunities for local residents to work locally (SA objective 11);
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14);
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15);
- improve the quality and accessibility of leisure and cultural opportunities (SA objective 17);

- ensure that the Borough protects and enhances the quality of its public areas and green spaces including the provision of good access to the harbour (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- protect and enhance the Borough's distinctive built heritage (SA objective 20);
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21);
- improve efficiency in land use (SA objective 24) by reducing the amount of underused land, through redevelopment and reuse of the site;
- maintain and improve the water quality of the Borough (SA objective 25) through site decontamination;
- reduce the risk of flooding particularly due to the location of parts of the site within Flood Zones 2 and 3 (SA objective 26).

Negative Effects

- Increased water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

- Increased generation of commercial waste (SA objective 28) – potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

Maximising Beneficial Effects

- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This would help to ensure that everyone has the chance to live in a decent, sustainably constructed and affordable home.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

There are major benefits for the Borough in terms of additional housing provision, additional open space, protection of access to the harbour foreshore, protection and enhancement of conservation items, development of the tourism sector and the resultant creation of employment opportunities. The appraisal has identified no adverse impacts, subject to the operation of the Local Plan Policies.

POLICY LP9B: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: ECONOMIC DEVELOPMENT USE SITE – BROCKHURST GATE (FORMER FRATER HOUSE SITE), FAREHAM ROAD (FAREHAM RD & HERITAGE WAY)

POLICY LP9B:

Planning permission will be granted on the following sites provided proposals are in accordance with the criteria set out ~~below for each site~~ as well as other policies in the Local Plan and national planning guidance:

12. Brockhurst Gate (Former Frater House site), Fareham Road

Development should be for economic development ~~employment~~ uses (B1, B2 and B8). Proposals will need to:

a) ensure that any proposed Main Town Centre Use accords with the Sequential and Impact Tests as set out in Policy LP29.

~~b) a)~~ ensure buildings are well-designed to enhance this prominent location;

~~c) b)~~ ensure that the setting of the adjacent Fort Brockhurst is not harmed;

~~c) ensure safe access from the existing main road network which does not impede the flow of traffic;~~

d) ensure a sports pavilion or an appropriate community facility is re-provided to serve the adjacent sports ground and open space;

e) ensure a car parking strategy is in place to ensure users of the adjacent sports pitches can use parking within the ~~employment~~ economic development site; and

f) proposals will need to accord with the requirements of Defence Munitions Safeguarding Area (see Policy LP15) ~~and~~;

h) protect and enhance biodiversity features in accordance with policies LP42-44.

INTRODUCTION

The site is in a prominent location at the Fareham Road/Heritage Way junction, and consists of a former MoD site including a sports ground.

The western part of the site is intended to be allocated for economic development uses. Allocating this site for economic development uses represents the opportunity to create a stronger urban boundary at this location.

KEY FINDINGS

The policy would allow development for a range of economic development uses.

The SA identified a number of significant positive effects. Some uncertain effects and one negative impact have also been identified. These are discussed below.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The additional criteria (a and h) are considered to have benefits upon strengthening the overall content of the policy by maintaining vitality and viability particularly in the Town Centre if an application for a Town Centre Use was to be submitted and through protecting and enhancing any biodiversity and ecological value that may be present in light of any development that could take place. These changes are considered to strengthen the identified effects for SA objectives 16 and 19 as shown in the identified effects table below. The potential to provide a community facility to serve the open space is considered to give greater flexibility on how the open space could be used.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M/L
2			✓				
3			✓				
4			✓				
5	✓						M/L
6			✓				
7		✓					
8			✓				
9			✓				
10		✓					S/M/L
11	✓						S/M/L
12		✓					S/M/L
13	✓						M/L
14	✓						M/L
15			✓				
16	✓		✓				S/M/L
17			✓				
18					✓		S/M/L
19	✓		✓				s/M/L
20	✓						M/L
21	✓						M/L
22				✓			
23			✓				
24	✓						M/L
25				✓			
26				✓			
27					✓		M/L
28				✓			
29			✓				

- ✓ = Effect identified following consultation on the Draft Local Plan.

Positive Effects

Redevelopment this site for employment uses would help to:

- reduce commuting (SA objective 1) by increasing employment opportunities in the Borough, thereby reducing travel demand;
- improve the quality of where people live and the satisfaction of local residents (SA objective 5);
- reduce poverty and social exclusion in those areas most affected through the provision of additional job opportunities (SA objective 7);
- help to improve the qualifications and skills of young people and of the population overall (SA objective 10);
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11);
- help to increase the skills of the local workforce (SA objective 12);
- provide opportunities to reduce unemployment, long-term unemployment and provide job opportunities for those most in need of employment (SA objective 13);

- make use of previously developed land for economic development, improve business development and enhance competitiveness, improve the resilience of the economy and make land and property available for business development (SA objective 14);
- ensure the vitality and viability of the Borough's centres, particularly Gosport Town Centre if the site is subject to proposals for a Town Centre Use (SA objective 16);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- protect and enhance the Borough's distinctive built heritage including the setting of the adjacent Fort Brockhurst (SA objective 20);
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21); and
- improve the appearance of an untidy area and reduce the amount of underused land through redevelopment and reuse of the site (SA objective 24).

Negative Effects

- Loss of open space (SA objective 18): The proposed employment land designation covers part of an adjoining sports pitch which is presently protected as existing open space. It is proposed to include an irregular corner of this land, covering about 2,500 m², as part of the employment land designation. This represents about 20% of the sports ground and therefore constitutes a minor negative effect.
- Increased water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

- local air quality due to the potential for increased carbon emissions from employment uses (SA objective 22);
- impacts on local groundwater quality (SA objective 25) – potentially negative; at best, no deterioration;
- potential for increased surface water flooding (SA objective 26); and
- generation of hazardous substances and industrial waste (SA objective 28) – potentially negative; at best, no deterioration.

These impacts relate to the potential nature of future development of the land and so cannot be quantified at this stage. However, any development proposal will also need to be consistent with other policies in the Local Plan. In addition the Council's development control powers allow potential adverse impacts of the development of land to be ameliorated through conditions of consent.

Mitigating Adverse Effects

- Consider whether some of the on-site open space such as the sports pitch element could be retained and improved. The shape and size of the remainder of the open space is such that the current cricket pitch, football pitch and mini-football pitch can be reconfigured so that the site can accommodate all uses. Alternatively, consider whether Policy LP34: Provision of New Open Space and Improvements to Existing Open Space could help towards re-provision off-site if development would result in the loss of existing on-site open space.
- Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface and ground water will not be permitted.

- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.
- Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing any risk of flooding which could be posed by surface water run-off.
- Policy LP46: 'Pollution Control' will help to ensure that proposals for new development will not be permitted when they are likely to lead to current national standards or objectives being exceeded individually or in combination with other land uses. It will also help to reduce any increases in emissions of greenhouse gases through reduced energy consumption where possible.

Maximising Beneficial Effects

- Policy LP3: 'Spatial Strategy' will help to ensure that new development takes place on previously developed sites.
- Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
- Policies LP16: 'Employment Land' and LP17: 'Skills' would help to facilitate the growth of key sectors and clusters.
- Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.
- Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross). Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

The benefits of allowing the site to be developed for economic development uses are considered to outweigh the uncertain and negative effects that have been identified. It has also been demonstrated that the uncertain effects can be appropriately mitigated through the

use of the Council's development control powers through the implementation of other policies in the Local Plan. On balance, it is also considered that the use of the land for employment outweighs loss of part of the open space, on the basis that the remaining open space which is used as a sports pitch still has the same use capacity as at present. Furthermore, the uncertain impacts relating to the potential nature of future development and hazardous waste cannot be quantified at this stage. However, these can also be mitigated through the effective implementation of other policies in the Local Plan. In addition the Council's development control powers allow potential adverse impacts of the development of land to be ameliorated through conditions of consent. It has been concluded that the economic benefits of developing a site which has been underused over the long-term period will outweigh the benefits that could be gained from other uses.

POLICY LP9BC1: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: EMPLOYMENT SITES – GRANGE ROAD

POLICY LP9BC1:

Planning permission will be granted on the following sites provided proposals are in accordance with the criteria set out for each site as well as other policies in the Local Plan and national planning guidance:

Employment sites

1. Grange Road, Land south of Huhtamaki site

Development should be for employment uses (B1, B2 and B8). Proposals will need to:

- a) include a cycle-pedestrian link through the site linking Grange Road with the main cycle way; and
- b) retain the woodland on the southern edge of the site.

INTRODUCTION

This site was formerly allocated for use as the depot for the Bus Rapid Transit route, but is now not required for this purpose.

Assessment of alternative uses concluded that the most suitable option for the use of this site is employment. The site offers potential for new employment floorspace with access off Grange Road and has the potential to be linked with the Huhtamaki site to the north or employment uses on the HMS Sultan site to the south.

A small woodland occupying the southern part of the site will be required to be retained. It will also be necessary to provide a pedestrian/cycle link through the site to link Rowner with the Borough’s strategic cycle network and Brune Park Community School.

KEY FINDINGS

The policy would allow development for employment uses (B1, B2 and B8).

The SA assessment has identified positive effects of the policy. Some uncertain effects and one negative impact have also been identified. These are discussed below.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1		✓					M/L
2		✓					M/L
3			✓				
4			✓				
5	✓						M/L
6			✓				
7	✓						M/L

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
8			✓				
9			✓				
10		✓					S/M/L
11	✓						S/M/L
12		✓					S/M/L
13	✓						M/L
14	✓						M/L
15			✓				
16			✓				
17			✓				
18					✓		M/L
19				✓			
20				✓			
21				✓			
22				✓			
23			✓				
24		✓					M/L
25				✓			
26				✓			
27					✓		M/L
28				✓			
29			✓				

Positive Effects

Redevelopment of the site for employment uses would help to:

- reduce commuting to employment outside of the Borough (SA objective 1);
- improve accessibility to work by walking and cycling (SA objective 2) by increasing the amount of employment within walking and cycling distance of many Borough residents;
- improve the quality of where people live and the satisfaction of local residents (SA objective 5);
- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region (SA objective 7) by providing land for additional employment development;
- help to improve the qualifications and skills of young people and of the population overall (SA objective 10);
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11);
- help to increase the skills of the local workforce (SA objective 12);
- ensure high levels of employment (SA objective 13);
- increase investment in Gosport's economy (SA objective 14); and
- improve efficiency in land use (SA objective 24) by allowing the development of a serviced, highly accessible site which to date has not been developed.

Negative Effects

- The proposed use of the land for employment uses is inconsistent with objective 18 of the SA – protection and enhancement of open space.
- Increase water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

The following uncertain effects will depend upon specific proposals for development of the site:

- potential impacts upon the Borough's biodiversity and geological assets (SA objective 19);
- impacts upon the setting of the adjacent built heritage (Fort Rowner) and on the surrounding townscape (SA objective 20) – the design of future development of the site has the potential to improve or damage the setting of Fort Rowner through the visual relationship;
- design of the scheme and potential impacts upon the wider townscape (SA objective 21);
- possibility of emissions from industrial outputs (SA objective 22) – potentially negative; at best, no deterioration;
- impacts on local groundwater quality (SA objective 25) – potentially negative; at best, no deterioration;
- potential for increased surface water flooding (SA objective 26); and
- generation of hazardous substances and industrial waste (SA objective 28) – potentially negative; at best, no deterioration.

These impacts relate to the potential nature of future development of the land and so cannot be quantified at this stage. However, any development proposal will also need to be consistent with other policies in the Local Plan. In addition the Council's development control powers allow potential adverse impacts of the development of land to be ameliorated through conditions of consent.

Mitigating Adverse Effects

- Policy LP3: 'Spatial Strategy' and the Key Regeneration Area policies (LP4-LP7) will further help to ensure that the majority of the Borough's new development takes place on previously developed sites.
- Policy LP10: 'Design Principles' will help to ensure that new development will be well-designed. The Design SPD will also help to inform the design of new development.
- Policy LP11: 'Designated Assets: Listed Buildings, Scheduled Ancient Monuments and Registered Parks & Gardens' will help to ensure that the design of any new development does not adversely impact upon the setting of Fort Rowner which is located adjacent to the site.
- Consider whether some of the on-site open space could be retained and improved. Alternatively, consider whether Policy LP34: Provision of New Open Space and Improvements to Existing Open Space could help towards re-provision off-site if development would result in the loss of existing on-site open space.
- Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface and ground water will not be permitted.
- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.

- Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new development would not impact upon any protected habitats and species that may exist within the site.
- Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing any risk of flooding which could be posed by surface water run-off.
- Policy LP46: 'Pollution Control' will help to ensure that proposals for new development will not be permitted when they are likely to lead to current national standards or objectives being exceeded individually or in combination with other land uses.

Maximising Beneficial Effects

- Policy LP16: 'Employment Land' will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
- Policies LP16: 'Employment Land' and LP17: 'Skills' would help to facilitate the growth of key sectors and clusters.
- Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross). Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
- Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.
- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

The benefits of permitting development of the site for employment are considered to outweigh the uncertain and negative effects that have been identified. It has also been demonstrated that the uncertain and negative effects can be mitigated through the implementation of other policies in the Local Plan. For example, the woodland part of the site is proposed to be retained. However, it is also considered that this area of open space is of limited usefulness in terms of open space purposes, due to its location, lack of improvements and limited functionality. In addition, it is effectively landlocked and thus has no frontage to any street other than the width of a road where it adjoins Grange Road. The draft Local Plan also identifies and affords protection from development several other substantial open spaces in this area.

Furthermore, the uncertain impacts relating to the potential nature of future development and hazardous waste cannot be quantified at this stage. However, these can also be mitigated through the effective implementation of other policies in the Local Plan. In addition the Council's development control powers allow potential adverse impacts of the development of land to be ameliorated through conditions of consent. It has been concluded that the economic benefits of developing a site which has been underused over the long-term period will outweigh the benefits that could be gained from other uses.

**POLICY LP9B3C2: ALLOCATIONS OUTSIDE OF REGENERATION AREAS:
EMPLOYMENT SITES – AERODROME ROAD**

POLICY LP9BC2:

Planning permission will be granted on the following sites provided proposals are in accordance with the criteria set out for each site as well as other policies in the Local Plan and national planning guidance:

Employment sites

23. Land at Aerodrome Road

Development should be for employment uses (B1, B2 and B8). Proposals will need to:

- a) ensure buildings and the use of land accord with the requirements of the Defence Munitions Safeguarding Area (see Policy LP15); and
- b) Protect and enhance biodiversity features in accordance with policies LP423-445.

INTRODUCTION

This site of 0.32 ha will provide a small additional amount of employment land and provide for about 1,100 m² of employment floorspace. It is an undeveloped site which adjoins existing employment land, and represents an opportunity to bring an unused site to the market for a use compatible with adjoining uses and consistent with the Local Plan’s function of encouraging employment growth.

The site is located adjacent to existing industrial development on one side and DSDA military uses and is relatively confined, so following the site assessment the only option considered suitable for the use of this site was employment.

KEY FINDINGS

The policy would allow development for employment uses (B1, B2 and B8).

The SA assessment has identified a number of significant positive effects. A number of uncertain effects have also been identified. These are discussed below.

Changes made following the publication of the Draft Local Plan (December 2012)

A minor change has been made to the policy. This is shown in the tracked changes version of the policy above. However, this change is not relevant in changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						S/M/L
2			✓				
3			✓				
4			✓				
5	✓						M/L
6			✓				
7		✓					
8			✓				
9			✓				
10		✓					S/M/L
11	✓						M/L
12		✓					S/M/L

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
13	✓						M/L
14	✓						M/L
15			✓				
16			✓				
17			✓				
18					✓		M/L
19	✓						M/L
20			✓				
21				✓			
22				✓			
23			✓				
24			✓				
25				✓			
26				✓			
27					✓		M/L
28				✓			
29			✓				

Positive Effects

Redevelopment this site for employment uses would help to:

- reduce commuting by increasing employment opportunities in the Borough, thereby reducing travel demand (SA objective 1);
- improve the quality of where people live and the satisfaction of local residents (SA objective 5);
- reduce poverty and social exclusion in those areas most affected through the provision of additional job opportunities (SA objective 7);
- help to improve the qualifications and skills of young people and of the population overall (SA objective 10);
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11);
- help to increase the skills of the local workforce (SA objective 12);
- provide opportunities to reduce unemployment, long-term unemployment and provide job opportunities for those most in need of employment (SA objective 13);
- increase investment in Gosport's economy (SA objective 14); and
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19).

Negative Effects

- Loss of undesignated green space (SA objective 18);
- Increase water consumption (SA objective 27) associated with employment uses along with other new development that would take place on a Borough wide level – potentially negative; at best, no deterioration.

Uncertain Effects

The following uncertain effects will depend upon specific proposals for employment uses that could be developed on the site:

- design of the scheme and potential impacts upon the wider townscape (SA objective 21);
- possibility of emissions from industrial outputs (SA objective 22) – potentially negative; at best, no deterioration;

- impacts on local groundwater quality (SA objective 25) – potentially negative; at best, no deterioration;
- potential for increased surface water flooding (SA objective 26); and
- generation of hazardous substances and industrial waste (SA objective 28) – potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP3: ‘Spatial Strategy’ and the Key Regeneration Area policies (LP4-LP7) will further help to ensure that the majority of the Borough’s new development takes place on previously developed sites.
- Policy LP10: ‘Design Principles’ will help to ensure that new development will be well designed. The Design SPD will also help to inform the design of new development.
- Consider whether some of the on-site open space could be retained and improved. Alternatively, consider whether Policy LP34: Provision of New Open Space and Improvements to Existing Open Space could help towards re-provision off-site if development would result in the loss of existing on-site open space.
- Policy LP39: ‘Water Resources’ will help to ensure that development proposals which would have an adverse effect on the quality of surface and ground water will not be permitted.
- Policy LP39: ‘Water Resources’ will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: ‘Waste and Material Resources’ will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.
- Policy LP45: ‘Flood Risk and Coastal Erosion’ would help towards reducing any risk of flooding which could be posed by surface water run-off.
- Policy LP46: ‘Pollution Control’ will help to ensure that proposals for new development will not be permitted when they are likely to lead to current national standards or objectives being exceeded individually or in combination with other land uses.

Maximising Beneficial Effects

- Policy LP16: ‘Employment Land’ will also help towards the provision of new employment opportunities within the Borough which would therefore help to reduce the potential for out-commuting and associated congestion at peak times.
- Policies LP16: ‘Employment Land’ and LP17: ‘Skills’ would help to facilitate the growth of key sectors and clusters.
- Policy LP17: ‘Skills’ will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross).
- Policy LP17: ‘Skills’ would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
- Policy LP17: ‘Skills’ could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.

- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

The benefits of permitting development of the site for employment are considered to outweigh the uncertain and negative effects that have been identified. It has been demonstrated that the uncertain and negative effects can be mitigated through the implementation of other policies in the Local Plan. Furthermore, the uncertain impacts relating to the potential nature of future development and hazardous waste cannot be quantified at this stage. However, these can also be mitigated through the effective implementation of other policies in the Local Plan. In addition the Council's development control powers allow potential adverse impacts of the development of land to be ameliorated through conditions of consent. It has been concluded that the economic benefits of developing a site which has been underused over the long-term period are considered to outweigh the benefits that could be gained from other uses.

POLICY LP9GD: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: RESIDENTIAL SITES – STONER CLOSE, WHEELER CLOSE & LAPHORN CLOSE

POLICY LP9GD:

Planning permission will be granted on the following sites provided proposals are in accordance with the criteria set out for each site as well as other policies in the Local Plan and national planning guidance:

Development for residential uses will be appropriate for the following sites (approximate figures).

1.	Royal Clarence Yard	80 dwellings
2.	Fort Gilkicker	26 dwellings
3.	STONER CLOSE	17 DWELLINGS
4.	<u>Camp Road</u>	<u>17 dwellings</u>
5.	WHEELER CLOSE	16 DWELLINGS
6.	LAPHORN CLOSE	14 DWELLINGS
7.	Magister Drive	13 dwellings
8.	<u>Jamaica Place</u>	<u>11 dwellings</u>

INTRODUCTION

Of the sites to which this Policy applies, the sustainability appraisal covers only Stoner Close, Wheeler Close and Laphorn Close. The other sites allocated for housing in the draft Local Plan and therefore appearing in the list above – Royal Clarence Yard, Fort Gilkicker, Camp Road, Magister Drive and Jamaica Place – do not require sustainability appraisals because planning permissions have been granted for housing development on those sites, and assessment of planning applications addresses the same matters as are covered by the objectives contained in the sustainability appraisal. They therefore have already been assessed as being consistent with the SA objectives.

The allocation of the Stoner Close, Wheeler Close and Laphorn Close sites for housing in the Local Plan results from an internal review of the capacity of the Council's housing assets to provide additional housing opportunities. The outcomes of this review fed into the Council's Call for Sites consultation (February 2012). As with externally-nominated sites, these three sites were tested for the nominated use as well as other possible uses, in order to determine the most suitable use. They were assessed in terms of their intrinsic and contextual characteristics, reference to any studies relating to their location or possible uses, and assessment of the potential uses against the sustainability appraisal objectives.

Following this assessment the only use option considered suitable for these sites was housing. Given that these three sites consist of underused car parking for adjacent housing (ie the car parking is ancillary to existing residential use), and that they are surrounded by housing and are relatively confined, the only appropriate use is housing.

KEY FINDINGS

The policy would allow for the Stoner Close, Wheeler Close and Laphorn Close sites to be redeveloped by way of replacing underused residents' car parking with housing. The SA assessment has identified a number of positive effects arising from this, which are discussed below.

Changes made following the publication of the Draft Local Plan (December 2012)

The only changes made to the policy are the inclusion of two additional sites, Camp Road and Jamaica Place, in order to reflect the latest outstanding planning permission of 10 or more dwellings as at 1st April 2014. As these sites have planning permission and do not

require a sustainability appraisal there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5		✓					M/L
6		✓					M/L
7			✓				
8			✓				
9		✓					M/L
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16		✓					M/L
17			✓				
18			✓				
19				✓			
20			✓				
21				✓			
22			✓				
23			✓				
24		✓					M/L
25				✓			
26				✓			
27					✓		M/L
28				✓			
29			✓				

Positive Effects

The development of these sites for housing will help to:

- improve the quality of where people live and the satisfaction of local residents (SA objective 5);
- reduce crime and the fear of crime and reduce the instances of anti-social behaviour (SA objective 6) by eliminating car parking areas with poor surveillance;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9) by increasing the overall dwelling stock and thus helping increase affordability and the number of decent homes;
- ensure the vitality and viability of the local and neighbourhood centres (SA objective 16) by increasing the population in the catchment areas of the centres serving these sites;
- design of the scheme and potential impacts upon the wider townscape (SA objective 21); and
- improve efficiency in land use through the re-use of previously developed land (SA objective 24).

Negative Effects

- Increase water consumption (SA objective 27) along with other new development that would take place on a Borough wide level.

Uncertain Effects

- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19) – potentially negative; at best, no deterioration;
- design of the scheme and potential impacts upon the wider townscape (SA objective 21);
- impacts on local groundwater quality (SA objective 25) – potentially negative; at best, no deterioration;
- potential for increased surface water flooding (SA objective 26); and
- generation of construction and demolition waste (SA objective 28) – potentially negative; at best, no deterioration.

Mitigating Adverse Effects

- Policy LP10: 'Design Principles' will help to ensure that new residential development will be well-designed. The Design SPD will also help to inform the design of new development.
- Policy LP39: 'Water Resources' will help to ensure that development proposals which would have an adverse effect on the quality of surface or ground water will not be permitted.
- Policy LP39: 'Water Resources' will help to ensure that development proposals include measures that will reduce the consumption of water.
- Policy LP40: 'Waste and Material Resources' will help to ensure that the identified waste related issues arising from new development proposals are appropriately dealt with.
- Policy LP44: 'Protecting Species and Other Features of Nature Conservation Importance' will help to ensure that new residential development would not impact upon any protected habitats and species that may exist within the site.
- Policy LP45: 'Flood Risk and Coastal Erosion' would help towards reducing the risk of flooding which could be posed by surface water run-off.

The Role of Design Policies

- The localised impact of allocating these sites for residential use also depends on the success of the Council's design controls in achieving a high quality result in terms of urban design and protection of neighbours' amenity. In addition, development proposals must comply with all other relevant policies in the Local Plan as demonstrated through the mitigating effects measures above. In some cases, the Council may refuse to support development proposals with the potential for adverse wider or global environmental impacts, regardless of other considerations.

Maximising Beneficial Effects

- Policy LP23: 'Layout of Sites and Parking' and the consideration of proposals at planning application stage will help to ensure that the road layout and design of specific proposals will contribute towards improvements in road safety. The Car Parking SPD will also help to inform the road layout and design of specific proposals.
- Policy LP24: 'Housing' will help to ensure that proposals for new housing development would include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population. This could therefore help to provide the potential towards ensuring everyone has the opportunity to live in a decent, sustainably constructed home.

- Policy LP38: 'Energy Resources' will require new development to meet at least the relevant national standards (e.g. Building Regulations) for energy use and CO₂ reduction. This should include measures set out in the zero carbon hierarchy and will help to ensure that all new residential development is energy efficient.
- Policy LP39: 'Water Resources' will help to ensure that proposals for new residential development take account of opportunities to enhance these resources.
- Policy LP40: 'Waste and Material Resources' will help to ensure new development uses recycled materials and on-site local secondary aggregate in construction where possible.

CONCLUSIONS

Given the fact that these sites are confined and enclosed by residential development, there is no use appropriate to them other than residential. The benefits of redeveloping these sites for additional housing are considered to outweigh the benefits of maintaining them as underused garages. Furthermore, it has been demonstrated that the uncertain and negative effects can be mitigated through the implementation of other policies in the Local Plan.

POLICY LP9DE: ALLOCATIONS OUTSIDE OF REGENERATION AREAS: LEISURE, COMMUNITY & OPEN SPACES – STOKESMEAD

POLICY LP9DE:

Planning permission will be granted on the following sites provided proposals are in accordance with the criteria set out for each site as well as other policies in the Local Plan and national planning guidance:

1. Gosport Leisure Park

Development should include leisure facilities.

2. Cherque Farm (Twyford Drive)

Development should include community and leisure facilities to serve the local community.

3. STOKESMEAD

STOKESMEAD SHOULD BE DEVELOPED AS A PUBLIC PARK. PROPOSALS WILL NEED TO:

A) ACCORD WITH NATIONAL POLICIES ON INTERNATIONALLY IMPORTANT HABITATS;

B) RESPECT THE SETTING OF THE ANGLESEY AND ALVERSTOKE CONSERVATION AREAS; AND

C) BE DESIGNED IN ACCORDANCE WITH THE PRINCIPLES SET OUT IN POLICY LP34.

INTRODUCTION

This Stokesmead site is designated as Open Space under the 2006 Gosport Local Plan Review, although is yet to be developed for this purpose. In response to the Council's Call for Sites consultation (February 2012) the Stokesmead site was nominated for housing. The Gosport Leisure Park and Cherque Farm (Twyford Drive) parts of the policy have not been subject to the findings of the SA. As referred to earlier in this SA Report (see page 45), leisure uses are well established at Gosport Leisure Park through the demolition of Holbrook Leisure Centre and the granting of permission and subsequent completion of Gosport Leisure Centre. Community use is already established at Twyford Drive with the site benefiting from planning permission to be used as a car park to serve the existing community hall, and therefore potential still exists for the development of an additional community facility building on the car park site.

Assessment of potential uses of the Stokesmead site following the Call for Sites confirmed that the existing designation is the most appropriate designation. The Call for Sites assessment discusses the reasons for this.

KEY FINDINGS

The policy allows Stokesmead to be developed as a public park, which would be of high value to the nearby community. The appraisal has identified positive effects with some considered to be significant. One negative effect has also been identified. The identified effects are discussed below.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5		✓					M/L
6			✓				
7			✓				
8			✓				
9					✓		M/L
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17	✓						M/L
18	✓						M/L
19	✓						M/L
20			✓				
21			✓				
22		✓					M/L
23			✓				
24		✓					M/L
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

The development of this land for open space will help to:

- improve the quality of where people live by ending uncertainty over the long term future of Stokesmead for wider community use as a public park (SA objective 5);
- improve accessibility to leisure opportunities (SA objective 17);
- enhance the Borough's network of green spaces (SA objective 18);
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19);
- reduce air pollution by providing an opportunity for large-scale vegetation (SA objective 22); and
- improve efficiency in land use by bringing an area of unused land into wide community use (SA objective 24).

Negative Effects

By using the land for open space the opportunity for additional housing on the site is lost, which conflicts to a minor degree with SA objective 9, as the notional housing which could have been accommodated on the site will need to be accommodated elsewhere. However, there is an identified need for additional public open space in this part of the Borough, and the use of the land for this purpose will help provide improved quality of life for residents in the vicinity.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

- If funds are available early to develop this site as a publicly-accessible open space, the benefits relating to SA objectives 18 and 19 will be realised in a shorter-term timeframe. If funding is not available for some time this means the realising of the benefits will be delayed.
- Policy LP3: 'Spatial Strategy' will further help to ensure that new residential development takes place on previously developed sites.

CONCLUSIONS

The benefits of developing this undeveloped site into a public park are considered to outweigh the benefits that would arise from residential or other uses of this site. It would also help to meet the long term aspirations of both the Council and the local community to see this land in use for community recreation. Although the policy provides a clear steer on the expected future use, it remains uncertain at this stage as to when a public park could be developed with this considered to be a greater possibility over the medium to longer term.

POLICY LP10: DESIGN PRINCIPLES

POLICY LP10:

1. The Borough Council's overall approach in relation to design is as follows:

- a) Planning permission will be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- b) New development should be well-designed to respect the character of the Borough's distinctive built and natural environment including its heritage assets and their setting.
- c) historic assets should be conserved and where possible enhanced in a manner appropriate to their significance;
- ⇒ d) Proposals for development must be based on sound supporting evidence.

2. Proposals will be permitted within the urban area as defined on the Policies Map, provided that:

Development form

- a) it has a high quality appearance ~~which respects the area's particular characteristics~~ in terms of scale, setting, layout, massing, landscaping, and appearance including details and materials;

Public realm and open space

- b) it provides, or is accessible to, high quality public spaces;
- c) it incorporates measures to protect and enhance biodiversity and landscape features;
- d) it will not significantly prejudice important townscape and landscape features interests;
- e) it will protect public views of important landscape and townscape features;

Ease of movement

- f) it ensures ~~takes~~ measures are incorporated ~~opportunities~~ to improve accessibility to all users;
- g) it is accessible for pedestrians and cyclists and is well connected to ~~public transport routes and local facilities~~ via links with pedestrian and cycle routes;
- h) it is well connected to public transport routes

- ⇒ i) it is easy to move through with safe and recognisable routes, intersections and landmarks;

Safe and high quality neighbourhoods

- ⇒ j) it creates a safe environment where crime and disorder and fear of crime does not undermine quality of life or community cohesion;
- ⇒ k) it does not cause harm by reason of :
 - i) loss of light, privacy or outlook;
 - ii) noise, light pollution, vibration, smell, or air pollution; or
 - iii) other adverse impacts;

Adaptability

- ⇒ l) it minimises its impact on climate change and is resilient and adaptable to its effects;
- ⇒ m) it meets nationally described standards ~~the Borough Council's requirements~~ for sustainable construction ~~set out in Policy LP38;~~
- n) in the case of residential development, it ensures a reasonable proportion of homes are adaptable to meet the changing needs of occupants over a lifetime;
- ⇒ o) it takes opportunities to promote flexibility to deal with future social, technological and economic requirements;

Comprehensive development

- ⇒ p) it makes the most efficient use of the site and does not prevent the comprehensive development of that site and any adjoining land.

INTRODUCTION

This is a key policy which will be used to assess almost all planning applications. It is a vital tool in ameliorating the uncertain and potential negative impacts of some other policies, and its existence is therefore vital in ensuring that the implementation of those policies will not have unacceptable impacts.

It sets out the Borough's Council's overall approach to design and the key principles to assess planning proposals. It has had regard to the NPPF which places significant emphasis on design considerations and has taken account of key design best practice guides, particularly those published by CABE at the Design Council. Further design guidance will be available in the Council's forthcoming Design SPD.

As the policy incorporates many aspects of accepted national design guidance no alternative options were appraised, although it was considered that detailed guidance on aspects of design such as internal and external spaces standards should be included in the SPD, and taken only as guidance not policy. It was considered that such elements would be too prescriptive for a Local Plan policy and that development should instead be guided by broader design principles. Consequently it is considered that no alternative policies need to be considered as part of the Sustainability Appraisal.

KEY FINDINGS

The SA assessment has identified a large number of positive effects, with some of these assessed as significant. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1		✓					M/L
2	✓						M/L
3	✓						M/L
4		✓					M/L
5	✓						M/L
6		✓					M/L
7			✓				
8		✓					M/L
9		✓					M/L
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16		✓					M/L
17		✓					M/L
18	✓						M/L
19	✓						M/L
20	✓						M/L
21	✓						M/L
22	✓						M/L
23	✓						M/L
24	✓						M/L
25		✓					M/L

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
26		✓					M/L
27	✓						M/L
28		✓					M/L
29	✓						M/L

Major Positive Effects

The matters for consideration of development proposals set out in Policy LP10 are intended to:

- facilitate modal transfer away from use of the private car to other forms of travel (SA objective 2);
- improve accessibility to services and facilities by controlling the locations of these and their users (SA objective 3);
- improve the quality of where people live (SA objective 5);
- enhance the quality of public areas and green spaces (SA objective 18);
- prevent development of sites designated for nature conservation interest and prevent development and enhance local habitats and species diversity (SA objective 19) through only permitting development in the urban area;
- protect and enhance the Borough's distinctive built heritage (SA objective 20);
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21);
- prevent development which fails to reduce air pollution and to ensure air quality continues to improve (SA objective 22);
- increase energy efficiency and the proportion of energy generated from renewable sources in the Borough (SA objective 23);
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24);
- reduce water consumption (SA objective 27); and
- reduce the consumption of natural resources (SA objective 29).

Minor Positive Effects

In addition to the major thrust of Policy LP10 as set out under Major Positive Effects, it will also assist in a more indirect way to:

- reduce the need to travel and to reduce the effects of traffic on local communities by controlling the locations of different forms of land use (SA objective 1);
- improve accessibility to facilities and services for those without a car by controlling the locations of different forms of land use (SA objective 4);
- reduce crime and the fear of crime and reduce the instances of anti-social behaviour through the design of buildings and precincts (SA objective 6);
- improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities (SA objective 8);
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9);

- ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres through high design quality (SA objective 16);
- improve the quality and accessibility of leisure and cultural opportunities by facilitating provision of these facilities (SA objective 17);
- maintain and improve the water quality of the Borough (SA objective 25);
- reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment (SA objective 26); and
- reduce waste generation and disposal, and achieve the sustainable management of waste by requiring energy- and resource-efficient construction and use of buildings (SA objective 28).

Negative Effects

None identified.

Neutral/Not Applicable Effects

The design requirements set out in Policy LP10 will play a major part in the successful achieving of the objectives of the Local Plan, but there is a number of ways in which successful design outcomes do not play a role in achieving these objectives. In terms of the SA objectives, the design requirements have a limited capacity to be able to:

- raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work (SA objective 10);
- provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work (SA objective 11);
- develop and maintain a skilled workforce to support the long-term competitiveness of the Borough (SA objective 12);
- ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough (SA objective 13); and
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15).

It can be seen that these objectives relate to social and economic development, and high quality urban and building design play a minor direct role in achieving these outcomes. However, it is more the case that social and economic development, as measured by indicators such as education levels, employment levels, crime levels, health levels, level of local economic activity, wage levels, and expenditure on goods and services, influence the ability to achieve good design, as they relate to the factors creating the preconditions for a high level of investment, by which high standards of urban design can be achieved. It should be noted that the Council uses its powers beyond its land use planning powers to address these factors, but this is beyond the scope of the Local Plan and its SA Appraisal.

Uncertain Effects

None identified.

Timeframes

The degree to which the impact of improved design can be discerned is in some measure qualitative rather than quantitative, and depends on the rate at which new development occurs, and this in turn is dependent on the general health of the economy.

Whilst individual projects meeting the policy requirements will commence from the time of coming into effect of the Local Plan, it is likely to be a considerable number of years before these developments form a high enough proportion of the Borough's building stock to create a noticeable increase in the overall quality of urban development.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that Policy LP10 will play a pivotal role in the success of the Local Plan as a driver of economic and social development, because these benefits are unlikely to occur in poorly designed urban places. The policy recognises the considerable potential in the natural and built physical environment of Gosport to achieve a high standard of development in terms of high quality living and workspaces which are energy efficient, safe and pleasant to be in, contributing to a high quality physical environment in a way which minimises energy and resource consumption and protects and enhances the natural environment and the natural features of the Borough.

POLICY LP11: DESIGNATED HERITAGE ASSETS:—INCLUDING LISTED BUILDINGS, SCHEDULED ANCIENT MONUMENTS AND REGISTERED HISTORIC PARKS AND GARDENS

POLICY LP11:

1.The Borough Council will work with landowners, developers, English Heritage and other stakeholders to:

- a) ensure that new development conserves ~~preserves, sustains~~ and enhances designated heritage assets;
- b) ensure that historic buildings are appropriately re-used as soon as possible to prevent deterioration of condition;
- c) reduce the number of buildings on the “Buildings at Risk” Register; and
- d) make information about the significance of the historic environment publicly accessible.

2.When considering an application that would affect a designated heritage asset, an applicant will be required to describe the significance of the asset with a proportionate level of detail relating to the likely impact a proposal could have on the asset’s historic, architectural and archaeological interest.

3.Planning permission will not be granted for development proposals which would harm the significance of a Listed Building, Registered Park & Garden and Scheduled Ancient Monument.

4.Planning permission will be granted for proposals that make a positive contribution to, or better reveal the significance of the setting of a designated heritage asset.

5.If it is determined through the relevant evidence that currently undesignated buildings, structures, ~~or~~ archaeology or landscapes are of national significance, the above points (1-4) will apply.

INTRODUCTION

This policy sets out the Council’s positive strategy towards preserving, sustaining and enhancing the Borough’s designated heritage assets. Such assets are of national significance and the Policy includes the details of how the Borough Council will determine planning applications affecting such assets.

The policy is consistent with the NPPF.

KEY FINDINGS

The SA assessment has identified a number of significant positive effects. No uncertain or negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A minor change has been made to the policy. This is shown in the tracked changes version of the policy above. This change has been made in response to the Draft Local Plan consultation and is considered to have benefits upon improving the clarity of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18	✓						S/M/L
19			✓				
20	✓						S/M/L
21	✓						S/M/L
22			✓				
23			✓				
24	✓						S/M/L
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) through protecting the intrinsic qualities of the built or natural environment in designated conservation areas and designating new conservation areas where appropriate;
- ensure that the Borough protects and enhance the quality of its public areas and green spaces (SA objective 18) where these constitute, or are located in, conservation areas;
- protect and enhance the Borough's distinctive built heritage (SA objective 20) by ensuring that new development respects the architectural and/or historic value of designated conservation areas and designating new conservation areas where appropriate;
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21) by ensuring that new development in designated conservation areas protects and enhances items of built heritage; and
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24) by allowing, where justified on conservation grounds, the demolition and redevelopment of land occupied by heritage items, when such items are wholly beyond repair and are not capable of beneficial use; and the redevelopment proceeds after the loss has occurred within a reasonable and agreed timescale.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

With no uncertain or potentially negative effects identified, this policy has been assessed as being beneficial in protecting and enhancing the Borough's listed buildings, registered parks and gardens and scheduled ancient monuments. This is considered to be particularly important in respect of the preserving and enhancing the maritime- and defence-related history and identity of the Borough.

POLICY LP12: DESIGNATED HERITAGE ASSETS: CONSERVATION AREAS

POLICY LP12:

1. The Borough Council will aim to:
 - a) ~~conserve preserve~~ and enhance the character or appearance of existing Conservation Areas; ~~and~~
 - 1b) 'produce and update Conservation Area Appraisals'; and
 - ~~b) c)~~ where appropriate, identify additional Conservation Areas.
2. Proposals for development in Conservation Areas will be permitted provided that:
 - a) the location, form, scale, massing, density, height, layout, landscaping, use and external appearance ~~conserves preserves~~ or enhances the special historic or architectural interest of the Conservation Area; and
 - b) it ~~conserves preserves~~ or enhances the setting of the Conservation Area and is not detrimental to inward or outward views.
3. Proposals for consent to demolish a building in a Conservation Area will be permitted provided it has been demonstrated that:
 - a) the building does not contribute to the character or appearance of the area;
 - b) the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and
 - c) new development proceeds after the loss has occurred within a reasonable and agreed timescale and that the new development is of architectural merit which preserves or enhances the character of the Conservation Area.

INTRODUCTION

The policy includes the Council's overall approach to designating Conservation Areas as well as the key considerations for determining planning applications within Conservation Areas or those that affect its setting.

The policy is consistent with the NPPF.

KEY FINDINGS

The SA assessment has identified a number of significant positive effects. No uncertain or negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18	✓						S/M/L
19			✓				
20	✓						S/M/L
21	✓						S/M/L
22			✓				
23			✓				
24	✓						S/M/L
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) through protecting the intrinsic qualities of the built or natural environment in designated conservation areas and designating new conservation areas where appropriate;
- ensure that the Borough protects and enhance the quality of its public areas and green spaces (SA objective 18) where these constitute, or are located in, conservation areas;
- protect and enhance the Borough's distinctive built heritage (SA objective 20) by ensuring that new development respects the architectural and/or historic value of designated conservation areas and designating new conservation areas where appropriate;
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21) by ensuring that new development in designated conservation areas protects and enhances items of built heritage; and
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24) by allowing, where justified on conservation grounds, the demolition and redevelopment of land occupied by heritage items, when such items are wholly beyond repair and are not capable of beneficial use; and the redevelopment proceeds after the loss has occurred within a reasonable and agreed timescale.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

With no uncertain or potentially negative effects identified, it is considered that the policy will be beneficial in protecting and enhancing built heritage in Conservation Areas. This is considered to be particularly important in respect of preserving the special character of these areas.

POLICY LP13: LOCALLY IMPORTANT HERITAGE ASSETS

POLICY LP13:

1. The Borough Council will aim to conserve ~~preserve~~ and enhance locally important historic assets and will consider revisions to the Local List of Heritage Assets dependent on any new information.

2. Planning permission for a development which affects a locally important heritage asset will be permitted provided that:

a) the location, form, scale, massing, density, height, layout, landscaping, use and external appearance of the proposal conserves ~~preserves~~ or enhances the asset; and

b) an appropriate historic desk-based study, or field evaluation in the case of archaeological interest, has been carried out demonstrating how the proposal will conserve ~~preserve~~ or enhance the locally important heritage asset.

3. Planning permission will only be granted where a proposal could result in harm to, or the loss of, a locally important heritage asset if it can:

a) be demonstrated that the benefits of the development outweighs the asset's historical, architectural or archaeological significance;

b) demonstrate that any new development would proceed within a reasonable and agreed timescale; and

c) ensure all appropriate recording of the building, structure or other feature has taken place before it is lost.

4. If it is determined through the relevant evidence that currently undesignated buildings, structures landscapes or archaeology are of local significance, the above points (1-3) will apply.

INTRODUCTION

This policy relates to designated assets which are important at the local level in terms of heritage. It covers locally-listed buildings, parks and gardens of local historic interest, and areas of archaeological interest which have not been scheduled. The policy is consistent with the NPPF. The Local List of Heritage Assets will be maintained as a 'living list' and added to following Board decisions in the Plan period. This means that the items and places to which this policy applies will change over time.

The criteria for designation and the details of the procedure to include additional sites form part of the consultation and examination process of the Local Plan.

KEY FINDINGS

The SA assessment has identified a number of significant positive effects. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18	✓						S/M/L
19			✓				
20	✓						S/M/L
21	✓						S/M/L
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) through protecting items of the built environment having a high conservation value;
- ensure that the Borough protects and enhance the quality of its public areas and green spaces (SA objective 18) where these are historically or architecturally important;
- protect and enhance the Borough’s distinctive built heritage (SA objective 20) by ensuring that new development respects the conservation value of items of built heritage; and
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21) by ensuring that new development is architecturally compatible with, and relates functionally and visually with, items of built heritage.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy is one of the main means by which the Local Plan will help to protect and enhance items and places of heritage value in the physical environment. The policy will help to protect and enhance locally-listed buildings, parks and gardens of local historic interest, and areas of archaeological interest which have not been scheduled.

POLICY LP14: MARINE PARADE AREAS OF SPECIAL CHARACTER

POLICY LP14:

1. The Borough Council will aim to:

- a) protect the identified qualities of a designated Area of Special Character; and
- b) identify additional 'Areas of Special Character' where there is appropriate justification

2. Within the Marine Parade Area of Special Character (as shown on the Policies Map) development proposals will be permitted subject to the following criteria and the guidance set out in the Marine Parade Area of Special Character SPD:

~~a) new development schemes reflect the scale and layout of nearby development;~~

~~b) a) a high standard of design and layout is achieved that reflects the townscape qualities and visual appearance of the seafront;~~

~~b) b) there is proper and adequate protection given to the residential amenities of neighbouring adjoining properties; and~~

~~c) c) vehicular access is achieved via rear service areas, except where it has been demonstrated that it would be preferable to gain access from Marine Parade provided that:~~

~~i) it ~~maintains~~ does not have an adverse impact on road safety,~~

~~ii) there would be no harmful ~~significant~~ increase in traffic flow; and~~

~~iii) it would not be detrimental to the overall character and design of the area ~~new scheme~~.~~

INTRODUCTION

This policy now enables the designation of additional areas of Area of Special Character where there is considered to be appropriate justification. It builds on the Marine Parade Area of Special Character policy which was published in the Local Plan Review (May 2006) and the Marine Parade Area of Special Character SPD (approved May 2007). The policy also aims to protect the character of the seafront of Lee-on-the-Solent, by ensuring that the design of new buildings respects the current urban form of the seafront. The SPD has been partly responsible for achieving improved designs for residential apartments over recent years in Lee. Extending the Area of Special Character eastwards was considered initially but was discounted, as it was deemed to dilute the cohesiveness of the Character Area and thereby risked reducing the effectiveness of the policy.

KEY FINDINGS

The SA assessment has identified some significant positive effects. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20	✓						S/M/L
21	✓						S/M/L
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) through improved design quality and protection of residential amenity;
- protect and enhance the Borough's distinctive built heritage (SA objective 20) by ensuring that new development respects the conservation character of the area covered by the policy; and
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21) by ensuring that new development is architecturally compatible with existing development in the area covered by the policy.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that the policy will be beneficial in the continued protection and potential enhancement of the conservation and townscape qualities of the Marine Parade Area of Special Character and for other Areas of Special Character that may be identified through the way in which it will influence new development.

POLICY LP15: SAFEGUARDING AREAS

POLICY LP15:

1. The Borough Council will consult appropriate organisations before granting planning permission for certain types of development which fall inside the identified Safeguarded Areas.
2. The construction of new buildings and structures should not interfere with broadcast and telecommunications services.

BACKGROUND

Part 1 of the policy relates to those areas where the Borough Council is required to consult with relevant authorities to confirm that building proposals meet criteria relating to height or construction. These requirements relate to the operating requirements of Southampton Airport. Daedalus Aerodrome, Fleetlands helipad and the defence munitions storage establishment.

In respect of aviation considerations, buildings in the safeguarding areas are limited to maximum heights and in regard to munitions storage; buildings need to meet certain minimum structural strength criteria.

The design criteria and areas covered by each of the safeguarding areas are determined by other organisations (including the Defence Infrastructure Organisation) and consequently there are no alternative policy options to consider. The requirement to include this policy in a Local Plan is set out in Circular 01/03 *Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Sites*.

Part 2 of the policy relates to ensuring that new buildings and structures do not interfere with broadcast and telecommunication services, in accordance with the NPPF. This requirement derives from the responsibilities of an agency other than the Council.

KEY FINDINGS

The SA assessment concluded that this policy will have no negative effects in terms of the SA objectives. This is because it relates to powers regulating building design and these requirements have no strategic impacts.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8		✓					M/L
9			✓				
10			✓				
11			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will contribute in a minor way towards SA objective 8 – in as much as it will contribute towards protecting the health and wellbeing of the population.

The purpose of this policy is to protect buildings – and by inference their users – from the potential hazards to life and property which could arise from other nearby activities – namely aviation and munitions storage. The policy is intended to ensure that building heights and structural adequacy are such in the relevant safeguarded areas as to minimise these potential risks. This therefore contributes to the health of the community.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that the policy provides the potential for appropriate development management decisions will be made for certain types of development within the Borough’s safeguarded areas. The overall success of this policy will only be able to be measured retrospectively because it is essentially reactive rather than proactive. Its purpose of ensuring that certain types of development are compatible with what can be permitted in Safeguarded areas will be measured in terms of appropriate development management decisions.

POLICY LP16: EMPLOYMENT LAND

POLICY LP16:

1. The Borough Council will ~~ensure~~ make provision ~~is made~~ for at least 84,000 m² of net additional employment floorspace (B1, B2, B8 use classes).
2. The Borough Council will ensure that new employment land is provided by identifying:
 - a) major development sites (as shown on the Policies Map) that have opportunities for significant employment creation including the Gosport Waterfront and Town Centre (LP3), Daedalus (LP4), and the Haslar Peninsula (LP5);
 - b) other Employment Allocations (as shown on the Policies Map) (LP9B & C); and
 - c) HMS Sultan as an Employment Priority Site (as shown on the Policies Map) if opportunities arise (LP3).
3. Employment assets (such as the waterfront access, airfield access or specialist on-site facilities) will be protected.
4. Existing employment land (as shown on the Policies Map) will be safeguarded for employment purposes (B1, B2 and B8). Planning permission for other types of economic development on existing employment land will be granted if it can be demonstrated that:
 - a) the use will generate similar or higher levels of employment than the existing use;
 - b) the use is compatible with neighbouring uses within the employment site; and
 - c) the relevant tests in Policy LP29 regarding town centre uses are met.
5. In exceptional circumstances planning permission may be granted for residential development as part of an employment led mixed use scheme provided that:
 - a) it is demonstrated that it is not viable to redevelop the whole site for employment uses or other types of economic development; and
 - b) the overall proposed development will generate the same or a greater number of jobs than recent levels on the site ~~achieve employment densities equal or greater than recent employment densities on site~~.
6. Planning permission will be granted for service hubs to support live/work units.

INTRODUCTION

The purpose of this policy is:

- to provide additional land for employment uses; and
- to protect for future employment uses that land that presently is in use, or whose last use was, for employment, and whose most appropriate use in the wider planning context is still for employment.

In doing this the policy recognises that ultimately there is a possibility that it may not be viable to keep some employment land in employment uses, and where this can be demonstrated, the Council may consider allowing it to be redeveloped for other uses.

KEY FINDINGS

This policy is key to the economic welfare of the Borough and has a number of major benefits in terms of the sustainability appraisal. Although one uncertain effect has been identified, no negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon improving the clarity of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7	✓						M/L
8			✓				
9			✓				
10		✓					S/M/L
11	✓						S/M/L
12		✓					S/M/L
13	✓						M/L
14	✓						S/M/L
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24		✓					M/L
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region by providing opportunities to increase job availability (SA objective 7);
- help to improve the qualifications and skills of young people and of the population overall (SA objective 10);
- provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work (SA objective 11);
- help to increase the skills of the local workforce (SA objective 12);
- ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough (SA objective 13); and
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14).

To a minor degree the policy will also help improve efficiency in land use through the re-use of previously developed land and existing buildings, as the policy applies to a number of vacant or underused sites or buildings, including some not presently designated for employment uses (SA objective 24).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

- Policy LP17: 'Skills' will also help to facilitate the growth of key sectors and clusters.
- Policy LP17: 'Skills' will require employment and training measures as part of development proposals on appropriate sites. This would include major generating developments such as industrial development greater than 2,000 square metres, warehouse development greater than 4,000 square metres and office development greater than 1,000 square metres (all figures gross).
- Policy LP17: 'Skills' would also apply in respect of any other development likely to generate 50 full time equivalent jobs.
- Policy LP17: 'Skills' could help to maximise benefits towards increasing overall earnings by matching skills with appropriate employment opportunities.

CONCLUSIONS

The Employment Land policy is a key policy in planning for the future economic and social wellbeing and thus sustainability of the Borough. Whilst the level of employment in an area depends on much more than planning strategies ensuring adequate land is available, it is vital that sufficient land for the Borough's employment needs is retained for such uses.

However the policy also provides that, in the context of external factors resulting in a long term demand for industrial land, it is important that there is a means within the policy to allow for the orderly redevelopment of employment land to other uses where it can be demonstrated that there is no longer a demand for employment use of the land.

POLICY LP17: SKILLS

POLICY LP17:

1. The Borough Council will require employment and training measures as part of development proposals on appropriate sites.
2. Existing specialist training facilities will be protected unless it can be demonstrated that there is no longer a requirement for such facilities.
3. New training facilities will be permitted provided they accord with other policies in the Local Plan.

INTRODUCTION

This policy recognises the crucial role that a trained workforce plays in attracting and retaining employment in the Borough. Through it, the Council will use new development as a means of providing skills training, and will protect existing specialist training facilities. The policy recognises the importance of the employment that comes from a skilled workforce, which will contribute to the long term sustainability of the Borough.

KEY FINDINGS

The suggested policy would allow for an increased proportion of the Borough's economically active workforce to obtain necessary skills that would contribute to the economic prospects of the Borough. The SA assessment has identified a large number of significant positive effects. No uncertain or potentially negative effects have been identified

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6	✓						M/L
7	✓						M/L
8			✓				
9			✓				
10	✓						M/L
11			✓				
12	✓						M/L
13	✓						M/L
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
26			✓				
27			✓				
28			✓				
29			✓				

Significant Positive Effects

The protection and support of career-related skills training in the Borough as proposed by this policy will have a positive effect by helping to:

- reduce crime (SA Objective 6) by leading to presently unemployed re-engaging with the working community;
- reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region (SA Objective 7) by giving people higher incomes;
- raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work (SA Objective 10);
- develop and maintain a skilled workforce to support the long-term competitiveness of the Borough (SA objective 12); and
- ensure high and stable levels of employment (SA Objective 13) through creating a better-skilled workforce.

Significant Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This is a key policy for improving the social and economic outlooks for the Borough, as a highly-trained workforce will make a greater contribution to the local economy.

POLICY LP18: TOURISM

POLICY LP18:

1. Proposals that develop the tourism sector will be supported in the Borough as they can assist in diversifying the local economy, creating additional jobs and providing a wider range of recreational activities.
2. Hotel and tourism proposals have been identified in policies LP4 - LP5 and LP9A. Outside of these areas proposals for these uses will need to pass the sequential test as indicated in the National Planning Policy Framework.
3. Planning permission will not be granted for proposals which will result in the loss of existing tourism accommodation with 6 or more tourist bedrooms unless it can be demonstrated that the use is no longer viable in this location and that there have been reasonable attempts to let/sell the property for tourism accommodation.

INTRODUCTION

This policy recognises that tourism has a significant role in diversifying the local economy and providing new job opportunities. The policy reiterates that a number of hotel and tourism proposals have been included in Policies LP4 - LP5 and LP9A. These cross-references are included in Policy LP18 for completeness to aid the user by bringing together the key tourism issues and consequently the options for these individual sites are not included in this section of the SA. The sites outside of the centres (such as Haslar and Daedalus) are considered to include site specific characteristics which are appropriate for tourism uses and help regenerate brownfield sites within the urban area, Other sites that arise are required to meet the sequential and impacts tests outlined in the NPPF where relevant. As the requirement to test other sites that arise is included in the NPPF it was not considered necessary to assess any alternative policy options for this element of the Policy.

The other element of Policy LP18 is to protect existing tourism accommodation unless it can be demonstrated that the use is no longer viable and that there have been reasonable attempts to market the property. This is considered necessary to maintain the current limited tourism accommodation in the Borough, in order to extend the industry locally whilst providing sufficient flexibility if the use is no longer viable.

KEY FINDINGS

The policy provides for the Borough's existing tourist accommodation to be protected and for increased opportunities for additional tourism-based development. The SA assessment has identified a large number of positive effects with a number of these considered to be significant. One uncertain effect has also been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A key change has been made to the policy. This is shown in the tracked changes version of the policy above. This change is considered to make the policy more flexible so that it is not applied to tourist accommodation with less than 6 tourist bedrooms. However, this change has not resulted in changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓				✓		M/L
2					✓		M/L
3			✓				
4			✓				
5			✓				
6	✓						M/L
7	✓						M/L
8			✓				
9			✓				
10			✓				
11	✓						M/L
12		✓					M/L
13	✓						M/L
14	✓						M/L
15	✓						M/L
16			✓				
17	✓						M/L
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

The protection and supporting of an expanded tourism sector in the Borough as proposed by this policy will have a positive effect by helping to:

- reduce the need to travel and to reduce the effects of traffic on local communities (SA objective 1) by generating increased local employment;
- reduce crime (SA objective 6) by generating increased local employment;
- reduce poverty and social exclusion (SA objective 7) by generating increased local employment;
- provide opportunities for local residents to work locally rather than out-commute (SA objective 11);
- ensure high and stable levels of employment (SA objective 13);
- increase investment in Gosport's economy (SA objective 14);
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15);
- improve the quality and accessibility of leisure opportunities (SA objective 17); and

Ensure new tourism related development takes place on previously developed sites (e.g. through the implementation of policies LP4-LP7).

Negative Effects

This policy is likely to result in negative effects in terms of SA objectives. These are:

- increasing the need to travel and increasing the effects of traffic on local communities (conflicts with SA objective 1). Tourism by its very nature attracts visitors from a wider

catchment and can therefore generate a demand both for road capacity and for car parking.

- facilitate modal transfer away from use of the private car to other forms of travel (conflicts with SA objective 2). As stated above, tourism by its very nature will increase the need to travel, with many of these trips anticipated to be made by private car.

These effects are likely to be intermittent and more likely during the summer season, holiday periods, in periods of good weather and during key events.

Uncertain Effects

None identified.

Mitigating Adverse Effects

There is no way to resolve the issues relating to increased travel (SA objective 1) and car use (SA objective 2) at the local level. Decisions will therefore need to be made as to whether the benefits of increased tourism opportunities are sufficient to outweigh the adverse travel related effects.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

Due to the nature of tourism related travel, it is considered that it would not be possible to eliminate all potentially negative travel related effects. However, the positive benefits of the policy are considered to outweigh these potentially negative effects which can still be reduced if not totally eliminated in any case.

POLICY LP19: MARINA & MOORINGS

POLICY LP19:

Planning permission will be granted for new marinas and the extension of marinas and mooring areas provided that the development:

- a) does not harm important features of internationally and nationally important habitats;
- b) is acceptable to the Queen's Harbour Master in that it does not have a detrimental impact on the movement of marine traffic in the Harbour and surrounding waters;
- c) is supported by adequate on-shore facilities;
- d) does not harm the distinctive landscape and heritage assets of the coastline;
- e) incorporates designs that are appropriate to existing and proposed sea defences; and
- f) does not constrain further development of the waterfront or access to other sites with the potential for development.

INTRODUCTION

Marinas and moorings play an important part in the local economy by providing direct and indirect employment opportunities as well as bringing visitors to the Borough. This policy enables new and extended marinas and moorings to be developed, providing that a number of criteria are met. This includes the need to consider any potential impact on internationally important nature conservation sites and the requirements of the Queen's Harbour Master.

KEY FINDINGS

A number of significant positive effects have been identified. However, some potentially negative effects that arise from developing additional marina and moorings have also been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1					✓		M/L
2					✓		M/L
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11	✓						M/L
12			✓				
13			✓				
14	✓						M/L
15	✓						M/L
16			✓				
17	✓						M/L
18				✓			
19	✓						M/L
20			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to:

- provide opportunities for local residents to work locally (SA objective 11);
- increase investment in Gosport's economy (SA objective 14);
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15);
- improve the quality and accessibility of leisure opportunities within the Borough (SA objective 17); and
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19) by requiring protection of the features of internationally and nationally important habitats.

Negative Effects

This policy is likely to result in negative effects in terms of SA objectives. These are:

- increasing the need to travel and increasing the effects of traffic on local communities (conflicts with SA objective 1). The majority of users of marinas and moorings use private cars to reach them, which generates a demand both for road capacity and for car parking.
- facilitate modal transfer away from use of the private car to other forms of travel (conflicts with SA objective 2). As stated above, the majority of users of marina and mooring users use private cars to reach marinas.

These effects are likely to be intermittent and more likely during the summer season, holiday periods, in periods of good weather and during key events.

Uncertain Effects

The impact of this policy is uncertain in terms of whether the provision of new or extended marinas and moorings would result in the loss of public access to the Borough's coast and harbour frontage ((possible conflict with SA objective 18), as there is nothing in the policy requiring public access to or along the shoreline to be maintained.

Mitigating Adverse Effects

Policy LP37: 'Access to the Coast and Countryside' will help to ensure that access to the waterfront is protected, and where appropriate, enhanced.

There is no way to resolve the issues relating to increased travel (SA objective 1) and car use (SA objective 2) at the local level. Decisions will therefore need to be made as to whether the benefits of proposals relating to marina and mooring development are sufficient to outweigh the adverse travel related effects.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

Due to the likelihood that users will continue to use private car travel to marinas and moorings, it is considered that it would not be possible to eliminate all potentially negative travel-related negative effects associated with the policy. However, the positive benefits of the policy are considered to outweigh these potentially negative effects. Furthermore, it is noted that Policy LP37: 'Access to the Coast and Countryside' will be able to mitigate any uncertain effects in relation to the potential loss of access to the coast through proposals for new marina development.

POLICY LP20: INFORMATION & COMMUNICATIONS TECHNOLOGY

POLICY LP20:

1. The Borough Council will work with relevant partners to support advances in Information and Communication Technologies (ICT) including positively promoting the development of ICT embedded sites and premises.
2. Planning permission will be granted for telecommunication installations and equipment provided that:
 - a) the feasibility of sharing an existing mast or erecting antennae on an existing building or other structure has been completely investigated and demonstrated found to be unsuitable;
 - b) they do not have an unacceptable adverse impact on the character of the area or the appearance of any building;
 - c) the proposal does not harm important nature conservation interests;
 - d) all reasonable measures have been taken in respect of siting, design and landscaping to minimise the impact of the development.
 - e) they do not cause significant and irremediable interference with other electrical equipment, air traffic services, broadcast or telecommunication services, or instrumentation operated in the national interest.

INTRODUCTION

Information and Communications Technology is recognised as an important driver of the future success of the local economy. The development management part of the policy relating to telecommunications (point 2) is based on the NPPF.

KEY FINDINGS

The SA assessment has identified some significant positive effects which will be felt in the short, medium and longer term. These relate to employment generation and the quality of townscape.

Changes made following the publication of the Draft Local Plan (December 2012)

Minor changes have been made to the policy. These are shown in the tracked changes version of the policy above. These changes will help to improve the clarity of the policy and would have no impact upon changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13	✓						S/M/L
14			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21	✓						S/M/L
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to:

- ensure high and stable levels of employment (SA objective 13) by facilitating the installation of high quality high capacity telecommunications infrastructure, which is a pre-requisite for employment-generating investment to occur; and
- ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces (SA objective 21).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

Despite some public uncertainty in relation to health risks posed by certain forms of ICT, research undertaken to date has shown that there are no links between an increased cancer risk and the installation of certain forms of ICT equipment such as mobile phone antennae.

It is also considered that the policy would be beneficial in allowing positive development opportunities for advances in ICT technology within the Borough. However, the overall success of the policy can only be measured retrospectively through appropriate monitoring processes in relation to potential impacts there could be upon the Borough's built and natural environment, as well as on employment generation.

POLICY LP21: IMPROVING TRANSPORT INFRASTRUCTURE

POLICY LP21:

1. The Borough Council will work with the Highway Authority, the Highways Agency, Fareham Borough Council, transport providers, developers and other stakeholders where necessary to promote and provide a transport system that supports development within the Borough and enables sustainable economic growth through a policy of reduce, manage and invest.
2. Development proposals will need to contribute to the delivery of an integrated and sustainable transport network including, where appropriate, measures outlined in the latest Local Transport Plan and Transport Delivery Plan (or equivalent) and supporting documents.
3. Development proposals will not be permitted which prejudice the delivery of transport improvements as identified in the latest Local Transport Plan (or equivalent) and supporting documents.

INTRODUCTION

The NPPF requires local authorities to work with neighbouring authorities and transport providers to provide viable infrastructure to support sustainable development. It recognises that local planning authorities should identify and protect land and routes which could be critical in developing infrastructure to widen transport choice.

This Policy outlines the Borough's overall approach for improving transport infrastructure with the need for partnership working and links with Hampshire County Council's Local Transport Plan and the concept of 'reduce, manage and invest.' It requires developments to contribute towards the relevant infrastructure schemes as outlined in the Local Transport Plan, where relevant. The Policy also safeguards land required for proposed transport schemes. Transport improvement proposals are set by the Local Transport Plan and thus not specifically included in the Policy.

Land identified on the Policies Map for transport infrastructure includes the extension of the Bus Rapid Transit route from Tichborne Way to Rowner Road and the Wych Lane junction improvements. The Tichborne Way to Rowner Road section of the proposed BRT route is covered by a previously-issued permission, and so has not been assessed as part of the sustainability appraisal.

KEY FINDINGS

The SA assessment has identified some positive effects with most of these considered to be significant. A number of uncertain effects have also been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A few changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon improving the overall clarity of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1				✓			
2	✓			✓			S/M/L
3		✓					S/M/L
4			✓				
5	✓						S/M/L
6			✓				
7		✓					S/M/L
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14	✓						S/M/L
15			✓				
16			✓				
17			✓				
18				✓			
19				✓			
20				✓			
21				✓			
22			✓				
23			✓				
24				✓			
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to:

- facilitate modal transfer away from use of the private car to other forms of travel (SA objective 2);
- improve accessibility to services and facilities (SA objective 3);
- improve the quality of where people live (SA objective 5) by improving access to services and facilities;
- reduce poverty and social exclusion (SA objective 7) by improving access to services and facilities; and
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14) by improving the infrastructure that investors look for in making location decisions.

Negative Effects

None identified.

Uncertain Effects

Uncertain effects result from no specific locations being identified for improvements to the Borough's transport network. They are:

- protecting the Borough's open space/protecting and enhancing landscape values (SA objective 18);
- maintaining and enhancing biodiversity (SA objective 19);
- protection of heritage assets(SA objective 20);

- protecting and improving townscape (SA objective 21); and

In addition there are uncertain effects arising from the failure to implement this policy. These relate to improving the appearance of untidy areas and to making use of previously developed land (SA objective 24).

A greater degree of uncertainty could also arise later in the plan period for the significant positive effects that have been identified above. These uncertainties will depend upon factors such as whether there would be any significant population increase, increased household incomes for increased car ownership, etc. As a consequence, the following have been identified as uncertain effects over the longer term period:

- Uncertainty as to whether there would be an increased proportion of journeys using modes other than the car as to whether there would be reduced effects of traffic congestion on the Borough's economy (SA objective 2);
- Consequent uncertainty as to whether there would be increased traffic volumes, congestion and traffic related air and noise pollution despite the 'reduce, manage and invest' approach that would be pursued (SA objectives 1); and
- Uncertainty as to whether there would be indirect benefits upon enhancing the competitiveness of the Borough's economy (SA objective 14).

Some of these impacts cannot be mitigated through the operation of other policies.

Mitigating Adverse Effects

Policies LP35: Protection of Existing Open Space and the biodiversity and species protection policies (LP42-LP44) will help to address any potential impacts transport related development proposals could have upon the Borough's existing open spaces and biodiversity and geological assets. Further in relation to the protection of open spaces, it is stated in Policy LP3: Spatial Strategy that areas outside the urban area will be safeguarded from development unless they are appropriate for recreational uses or development essential to the operational requirements of the public and other essential services.

Policy LP10: Design Principles and the Designated Conservation Assets policies (LP11-LP13) will help to address any potential impacts that improvements to the Borough's transport network could have upon the Borough's built environment and historic assets.

Policy LP3: Spatial Strategy and the Key Regeneration Area policies (LP4-LP7) will help to ensure that all development is located on previously developed land. This could potentially apply to improvements that are made to the Borough's transport network. However, much land termed as previously developed, ie brownfield, is in accessible locations and thus has a greater scope for being served by public transport than development occurring on non-urban land.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This is a key policy in ensuring the economic and social sustainability of the Borough. It recognises that as development intensifies, emphasis must be given to public transport in the ongoing improvement of accessibility by residents to facilities, services, employment and other trips, and to encourage employment-generating investment in the Borough.

It is considered that the policy would be beneficial in allowing sustainable transport and travel related improvements to take place. Although increases traffic volumes, congestion and

traffic related air and noise pollution could still take place, these factors are considered to be beyond the scope of what land use policies can effectively control. However, the policies could help to limit the potential for increased car travel particularly over the short to medium term duration of the plan.

POLICY LP22: ACCESSIBILITY TO NEW DEVELOPMENT

POLICY LP22:

Development proposals that are likely to generate significant levels of travel demand will be permitted, provided that:

1. The site is located where convenient public transport services exist or there is a commitment by the developer and public transport providers to deliver such service;
2. The site is, or will be made, accessible to pedestrians and cyclists;
3. Any new or improved road access and the traffic generated would not have any unacceptable environmental implications nor significantly prejudice the safety, function and capacity of the road network;
4. Local and strategic transport improvements will be provided, where necessary, to support the development and mitigate adverse impacts on the safety, function and capacity of the transport network;
5. Transport Statements or Transport Assessments are submitted in support of the planning application to evaluate transport impacts, and demonstrate that transport improvements to be provided will meet the needs of the development and mitigate adverse impacts; and
6. A Travel Plan is provided in support of a planning application where appropriate in relation to the scale and type of development.

INTRODUCTION

In accordance with the NPPF this policy aims to ensure that new developments are in accordance with a pattern of development which facilitates the use of sustainable modes of transport. It requires the need for transport assessments and travel plans where applicable as stated in the NPPF.

KEY FINDINGS

The SA assessment identified positive effects with most considered to be significant. A number of uncertain effects have also been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						S/M
2	✓						S/M
3			✓				
4		✓					S/M/L
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
13			✓				
14		✓					S/M
15			✓				
16			✓				
17			✓				
18				✓			
19				✓			
20				✓			
21				✓			
22			✓				
23	✓						S/ML
24				✓			
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to:

- reduce the effects of traffic on local communities (SA objective 1) by mitigating adverse impacts on the safety, function and capacity of the transport network;
- facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking (SA objective 2);
- To improve accessibility for those most in need (SA objective 4) by emphasising provision of public transport, which provide access for those unable to afford or use private cars;
- improve the quality of where people live (SA objective 5) by mitigating adverse impacts on the safety, function and capacity of the transport network and by ensuring adequate transport provision to reach facilities and services;
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14) through improved transport infrastructure, which encourages investment; and
- increase energy efficiency (SA objective 23) by encouraging the use of public transport, which is more energy-efficient than private cars.

Negative Effects

None identified.

Uncertain Effects

Uncertain effects result from no specific locations being identified for provision of new or improved road access, local and strategic transport improvements and improvements to off-site transport infrastructure. They are:

- protecting the Borough's open space (SA objective 18);
- protecting and enhancing landscape values (SA objective 18);
- maintaining and enhancing biodiversity(SA objective 19);
- protection of heritage assets(SA objective 20); and
- protecting and improving townscape (SA objective 21).

In addition there are uncertain effects arising from the failure to implement this policy. These relate to improving the appearance of untidy areas and to making use of previously developed land (SA objective 24).

A greater degree of uncertainty could also arise later in the plan period for some of the positive effects that have been identified above. These uncertainties will depend upon factors such as whether there would be any significant population increase, increased household incomes for increased car ownership, etc. As a consequence, the following have been identified as uncertain effects over the longer term period:

- Uncertainty as to whether there would be an increased proportion of journeys using modes other than the car as to whether there would be reduced effects of traffic congestion on the Borough's economy (SA objective 2);
- Consequent uncertainty as to whether there would be increased traffic volumes, congestion and traffic related air and noise pollution despite the 'reduce, manage and invest' approach that would be pursued and the policy making reference to public transport and accessibility for pedestrians and cyclists (SA objective 1); and
- Uncertainty as to whether there would be indirect benefits upon enhancing the competitiveness of the Borough's economy (SA objective 14).

Some of these impacts cannot be mitigated through the operation of other policies.

Mitigating Adverse Effects

Policies LP35: Protection of Existing Open Space and the biodiversity and species protection policies (LP42-LP44) will help to address any potential impacts new or improved road access, local and strategic transport improvements and development proposals requiring improvements to off-site transport infrastructure could have upon the Borough's existing open spaces and biodiversity and geological assets. Further in relation to the protection of open spaces, it is stated in Policy LP3: Spatial Strategy that areas outside the urban area will be safeguarded from development unless they are appropriate for recreational uses or development essential to the operational requirements of the public and other essential services.

Policies LP10: Design Principles and the Designated Conservation Assets policies (LP11-LP13) will help to address any potential impacts transport related development proposals could have upon the Borough's built environment and historic assets.

Policy LP3: Spatial Strategy and the Key Regeneration Area policies (LP4-LP7) will help to ensure that all development is located on previously developed land. This could therefore potentially apply to any new or improved road access, local and strategic transport improvements and development proposals requiring improvements to off-site infrastructure.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The policy will be beneficial, by emphasising the use of public transport over private cars, with the resulting positive outcomes in terms of environmental impact and social equity. The policy would ensure that the appropriate level of accessibility to facilities and services is provided in new development.

It is also considered that the uncertain effects that have been identified can be mitigated through the implementation of other policies in the Local Plan.

POLICY LP23: LAYOUT OF SITES & PARKING

POLICY LP23:

Development proposals will be permitted, provided that the layout of the site is designed so that:

1. There are safe and convenient routes for pedestrians and cyclists which link with the existing network;
2. Existing public rights of way are safeguarded or enhanced where appropriate;
3. There is provision for bus access in larger developments with suitably located bus stops;
4. Adequate provision is made for an appropriate range of vehicles to access the site, manoeuvre within it, park, load and unload and turn around in a safe and convenient manner;
5. Sufficient visibility and lighting is provided for the safe and convenient use of the roads, cycle tracks, paths and parking places;
6. Traffic management measures are included, where appropriate, to control the speed of traffic generated by the development, to ensure that the safety and convenience of all highway users including cyclists and pedestrians is maintained or enhanced;
7. Provision is made for parking cars, motorcycles, bicycles and where appropriate, goods vehicles and electric cars; and
8. Access and parking for people with disabilities is provided in accordance with the relevant current standards.

INTRODUCTION

This policy includes specific requirements to promote transport choice as part of new developments and reiterates key elements of the NPPF. Further details on parking standards are included in a Parking SPD.

KEY FINDINGS

The SA assessment has identified positive effects and these are considered to be significant. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4	✓						S/M/L
5	✓						S/M/L
6			✓				
7	✓						S/M/L
8			✓				
9			✓				
10			✓				
11			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23		✓					S/M/L
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to:

- improve accessibility for those most in need (SA objective 4) by ensuring that car parking for people with disabilities will be provided;
- improve the quality of where people live (SA objective 5) by ensuring that safe and convenient routes will be provided for pedestrians and cyclists and through existing public rights of way being safeguarded; and
- reduce social exclusion (SA objective 7) by ensuring that car parking for people with disabilities will be provided.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that the policy would be largely beneficial in accommodating for users of new development which would include pedestrians, cyclists, users of public transport and car drivers. Positive effects which would have been identified in relation to reducing traffic volumes and increasing non car journeys through the movements of pedestrians and cyclists being taken into account are cancelled out through provision being made for the parking and access for cars in new development. However, it is considered that this would not constitute negative effects for these sustainability objectives therefore meaning that no uncertain or negative effects have been identified for the policy. In any case, it is considered that any increases in car travel that could occur would be beyond the scope of what the policies can effectively control.

POLICY LP24: HOUSING

POLICY LP24:

1. Proposals for new housing development should include a mix of dwelling types, sizes and tenure to meet the needs of Gosport's current and future population.
2. On development sites proposing 10 dwellings or more the Council will seek to secure 40% of the dwellings to be provided as affordable housing. Where it can be clearly demonstrated that the provision of 40% affordable of affordable housing is not economically viable the Council will seek to negotiate a percentage of affordable housing as close as possible to the target level having regard to a site specific economic viability assessment. The mix of affordable housing tenures provided by a development should reflect the latest evidence of need.
3. The priority for new housing development should be the reuse of previously developed land. Planning permission for new housing development will be granted provided that it is built at a density that makes efficient use of land and relates to the context of the area. Locations with very good access to facilities, particularly Gosport Waterfront and Town Centre, are more suited to higher density development. District and neighbourhood centres with good public transport access may be considered for medium to high density developments.
- ~~4. In order to provide homes that meet the needs of the community, new dwellings should be built to Lifetime Home Standards¹⁸ unless developers can clearly demonstrate that it is not viable to achieve them. New dwellings should be constructed to meet the appropriate standard for sustainable homes (see Policy LP38).~~
54. Planning permission will be granted for accommodation to meet the needs of the ageing population including the development of sheltered housing and extra care housing in appropriate locations.
65. Planning permission will be granted for the re-development of poor quality housing with the replacement of new high quality sustainable homes.

INTRODUCTION

The quantum of new residential development and the allocation of housing sites are dealt with by Policies LP3-LP7 (the urban place-making policies). Policy LP24 deals specifically with type and quality of housing regardless of location, and therefore covers requirements for all sites, not only those in the regeneration areas and where the Local Plan has made site allocations for housing. It includes a number of elements:

- a requirement for new development to include a mix of dwellings in terms of type, size and tenure to meet local needs, as required by the NPPF. The accompanying justification text explains that the Council's decision will be informed by the latest evidence available, rather than prescribing figures in the policy itself. This allows developments to reflect changes in housing needs over the Plan period.
- a requirement to incorporate 40% affordable housing in developments of ten or more dwellings. This is based on a number of key evidence studies including the PUSH Strategic Housing Market Assessment (2014) and the Affordable Housing Viability Assessment (DTZ, 2010). The Policy recognises that during difficult economic conditions and competing demands for developer contributions that it will be necessary to allow lower proportions of affordable housing, provided that it can be demonstrated that the normal requirement would render a development unviable. Whilst a number of options for affordable housing obligations were considered, it was decided not to assess each option individually in the SA, as different thresholds and proportions would deliver more or less

¹⁸ www.lifetimehomes.org.uk

affordable housing. However it is considered that these variations would not alter the salient points of the SA findings for this policy.

- In accordance with the NPPF priority is given to redeveloping previously developed land (ie brownfield sites and sites still in use). It is considered necessary to build at a density that makes efficient use of the land, but in a manner which relates to the context of the site, as per Government policy.

The *Building for Life Standards* (CABE, 2005) were considered for inclusion in the Policy at the Draft stage, but it was decided not to include them in the policy in the Publication Local Plan. It was considered that introducing another set of requirements would be too prescriptive and contrary to Government guidance. Consequently these standards are referred to in the justification of Policy LP10: Design Principles as helpful criteria that a developer may choose to consider. They address the environmental and social sustainability assessment of individual residential developments.

The policy prioritises redeveloping poor quality housing to new quality sustainable housing. This is currently taking place as part of the Alver Village development (see Policy LP7: Rowner Regeneration Area) and if additional similar regeneration projects were identified the Borough Council would take a positive approach.

KEY FINDINGS

The SA assessment has identified a number of significant positive effects arising from this policy, with no uncertain or negative effects.

Changes made following the publication of the Draft Local Plan (December 2012)

A minor change has been made to the policy through the deletion of the paragraph relating to Lifetime Homes Standards. This is shown in the tracked changes version of the policy above. However, this change has not resulted in changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						M/L
6			✓				
7	✓						M/L
8			✓				
9	✓						M/L
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23	✓						M/L
24	✓						M/L
25			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to:

- improve the quality of where people live (SA objective 5);
- reduce social exclusion (SA objective 7), through improved quality of housing;
- ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home (SA objective 9). This can help towards reducing homelessness, increasing the range and affordability of housing for all social groups, increasing the number of decent and energy efficient homes and ensuring that communities are mixed and sustainable through creating a range of dwelling types, size and tenure;
- increase energy efficiency (SA objective 23); and
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24).

Negative Effects

None identified.

Uncertain Effects

Although the ongoing construction of additional housing has the potential for negative effects in terms of likely increased transport demand, needs for community services, water consumption and household waste generation, these outcomes will not be precipitated by the policy itself. This is because the policy is intended to address design, locational and affordability issues relating to housing, rather than being a policy to encourage additional housing per se. Therefore, in terms of the sustainability appraisal, the policy is neutral in relation to these considerations.

However there are uncertain effects which relate to specific locations of new housing development and so the occurrence and degree of the effects cannot be estimated at this stage. These effects can only be listed as possibilities. Other Plan policies will act to mitigate these effects, but only in most cases to the extent needed to ensure that development remains viable. These uncertain effects include impacts upon the following:

- road safety and the potential for traffic accidents (SA objective 1) particularly, in relation to residential development in proximity to the principal, district and neighbourhood centres, where traffic volumes are higher.
- the protection and enhancement of the Borough's coast and harbour frontage through the provision of residential development in areas such as Gosport Waterfront (SA objective 18);
- biodiversity and geological assets including its internationally and nationally important habitats (SA objective 19). This is particularly in relation to the provision of residential development in areas such as Gosport Waterfront and Gosport Town Centre and potential impacts upon SSSIs, SPAs and Ramsar sites in Portsmouth Harbour;
- existing built heritage (SA objective 20). This is particularly in relation to conservation areas and listed buildings;

- surface and groundwater quality (SA objective 25). Further uncertainty arises out of potential impacts there could be upon coastal water quality in areas such as Gosport Waterfront where new residential development could be provided; and
- flood risk (SA objective 26). This is particularly relevant for areas such as Gosport Waterfront where new residential development could be provided.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

- Policy LP10: 'Design Principles' will help to ensure that new residential development will be well-designed. The Design SPD will also help to inform the design of new development.

CONCLUSIONS

Whilst additional development has the potential to create adverse impacts, Policy LP24 does not itself encourage housing development. Rather it is intended to regulate and channel the provision of housing which would occur regardless of the policy.

As discussed above, there will be an ongoing demand for additional housing in the Borough regardless of the Local Plan or this particular policy. The function of this policy is to ensure that this housing is developed in a manner which best serves the objectives of the Plan, in particular in relation to social sustainability, energy and resource conservation, and the reuse of derelict and underused land. In view of this, the policy is regarded as satisfactory in terms of the sustainability appraisal.

POLICY LP25: PARK HOMES & RESIDENTIAL CARAVANS

POLICY LP25:

1. Park homes and residential caravans will be permitted in the area designated on the Policies Map subject to environmental and infrastructure considerations set out in other policies of the Plan.
2. The replacement of park homes or residential caravans in these areas with permanent housing will not be permitted.

INTRODUCTION

This policy is a continuation of the existing Local Plan policy (2006). It provides certainty over the future use of the two sites covered by this designation by ensuring that the existing predominantly permanent residential use of these sites continues. However the policy confirms that these sites are not considered suitable for 'permanent' dwellings.

KEY FINDINGS

The purpose of this policy is to prevent the redevelopment of these two sites to permanent housing. Consequently, it is a reactive rather than a proactive policy, and it is maintaining an existing situation.

Changes made following the publication of the Draft Local Plan (December 2012)

A minor change has been made to the policy. This is shown in the tracked changes version of the policy above. This change that has been made in response to the Draft Local Plan consultation is considered to have benefits upon improving the overall clarity of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21	✓						M/L
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
28			✓				
29			✓				

Positive Effects

This policy will have a positive effect by helping to ensure a high quality townscape, (SA objective 21) through preventing the redevelopment to permanent structures of the sites covered by this designation. Such redevelopment would be inappropriate in this location, given the visual prominence of these sites.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

Although this policy is intended to ensure that loss of landscape quality in a visually sensitive area does not become worse through the redevelopment of land with permanent structures, this is a situation where a positive outcome will be achieved by prohibiting development rather than encouraging it.

POLICY LP26: GYPSIES, TRAVELLERS & TRAVELLING SHOWPEOPLE

POLICY LP26:

~~Sites for Gypsies and Travellers and Travelling Showpeople will be identified where the Council is satisfied that evidence of need has been demonstrated. Where this is the case, a number of factors will be taken into account in identifying a site or sites for Gypsies and Travellers and /or for Travelling Showpeople. The criteria to be met are as follows:~~

1. Planning permission will be granted on land at Fareham Road (as shown on the Policies Map) to provide 1 pitch for up to 3 caravans for Gypsies and Travellers.
2. Additional pitch or plot provision to meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople will be permitted where the Borough Council is satisfied there is sufficient evidence to demonstrate there is a need for additional pitches or plots in the Borough. Where this is clearly shown to be the case, such proposals will need to meet all of the following criteria:
 - a) the site is accessible to local facilities and services and is served or capable of being served by essential utility infrastructure;
 - b) adequate levels of privacy and residential amenity for site occupiers should be provided;
 - c) the site is capable of accommodating both the number of caravans/mobile homes proposed and any associated equipment for business activities; and
 - d) the proposal would not adversely affect the character of the area including natural and built heritage assets and the wider landscape or have unacceptable amenity, traffic or other environmental ~~implications~~ impacts.

INTRODUCTION

This policy sets out the criteria for identifying suitable sites for the special housing needs of Gypsies, Travellers and Travelling Showpeople, when a need for such facilities is demonstrated. The policy has been informed by the Hampshire Gypsy and Traveller Accommodation Assessment (2013). The criteria accord with the Government's guidance.

KEY FINDINGS

The SA assessment has identified one positive effect. One uncertain effect has also been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation and latest evidence and are considered to have benefits upon strengthening the overall content of the policy. The changes to the policy relating to points 1 and 2 are considered to have such positive benefits in relation to ensuring that everyone has the opportunity to live in a decent and affordable home and by helping to protect existing open space, the coast and countryside. This is reflected in the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9	✓	✗					M/L
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18	✓			✗			S/M/L
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

- ✓ = Effect identified following consultation on the Draft Local Plan.

Positive Effects

This policy will have beneficial impacts by way of helping to ensure that Gypsies, Travellers and Travelling Show People have the opportunity to live in an affordable home (SA objective 9). In doing this the policy provides for an increase in the overall range of housing for all social groups. The policy provides for greater affordability of housing because it relates to forms of housing that are more affordable because they avoid the construction and infrastructure costs associated with providing permanent dwellings.

Whilst this policy does not achieve the full range of benefits associated with SA objective 9, as discussed above, it nonetheless would allow for increased housing choices for one sector of the community. In doing this, it provides a degree of certainty in being able to obtain housing sites by meeting any demand in the Borough which is identified.

The site which has been identified on land at Fareham Road would also help towards the protection of existing open space and coast and harbour frontage within the Borough (SA objective 9).

Negative Effects

However in achieving SA objective 9 this policy will not result in the provision of sustainable, energy-efficient homes, as the nature of mobile and transportable dwellings is such that they are not a sustainable, energy-efficient means of providing housing. Therefore this policy would only partly help to achieve this SA objective, as the objective is multi-faceted.

Uncertain Effects

None identified.

Mitigating Adverse Effects

Policy LP35: Protection of Existing Open Space will help to address any potential impacts the provision of additional gypsy and traveller sites to the one identified on land at Fareham Road could have upon the Borough's existing open spaces. It is also stated in Policy LP3: Spatial Strategy that areas outside the urban area will be safeguarded from development unless they are appropriate for recreational uses or development essential to the operational requirements of the public and other essential services.

Maximising Beneficial Effects

None identified.

Timeframes for Policy Impacts

This policy sets the locational criteria for sites for Gypsies, travellers and travelling showpeople if a need to provide a site in the Borough arises. A study has been commissioned by a group of Hampshire authorities to look at the issues of need. Following the conclusion of the study the Council will be in a better position to assess the implications of the need for sites for Gypsies, travellers and travelling showpeople. If the study identifies the need for a site in the Borough, this will be addressed in the next iteration of the Local Plan.

CONCLUSIONS

It is difficult to assess the impact of this policy in terms of the SA, because housing for Gypsies, Travellers and Travelling Show People is predicated on different requirements to those of the wider community. The desire and need for periodic relocation means that dwellings cannot achieve the energy efficiency, affordability or Decent Homes standards that permanent dwellings can be measured against, and the desire on the part of these communities to by and large remain separate to wider society means that the objectives of social inclusion are not necessarily relevant here. In addition, members of these communities do not use facilities and services in the way that the wider community use them, and issues of accessibility to facilities and services therefore are not as clear-cut.

POLICY LP27: TOWN, DISTRICT & NEIGHBOURHOOD CENTRES

POLICY LP27:

1. The vitality and viability of the Borough's centres, as set out in the hierarchy below, will be maintained and improved:

- * Principal Centre (Gosport Town Centre)
- * District Centres (Lee-on-the-Solent, Stoke Road)
- * Neighbourhood Centres (as set out in Table 11.2)

2. Planning permission will be granted for proposals which contribute towards creating a competitive principal, district and neighbourhood centre environment and which support their viability and vitality. This includes:

- a) allowing a greater diversity of uses;
- b) supporting markets in relevant centres;
- c) enhancing the environment of the centres; and
- d) enhancing the evening economy of Gosport Town Centre, Lee-on-the-Solent Centre and Stoke Road Centre.

INTRODUCTION

This policy identifies the Borough's centre hierarchy and outlines the Council's overall approach to support the vitality and viability of these centres. These measures as set out in Part 2 of the Policy are in accordance with the NPPF.

The definition for Town Centres in the NPPF (glossary) excludes small parades of shops of purely neighbourhood significance, whilst paragraph 70 of the NPPF states that planning policies should ensure that established shops facilities and services are able to develop and modernise and be retained for the benefit of the community. In this light it was considered that neighbourhood centres (some of which are parades of local shops and services) should form part of the centres hierarchy, although not identified as 'town centres'.

KEY SA FINDINGS

A number of significant positive effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						S/M/L
2			✓				
3	✓						S/M/L
4	✓						S/M/L
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
12			✓				
13			✓				
14	✓						M/L
15			✓				
16	✓						M/L
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel and to reduce the effects of traffic on local communities (SA objective 1);
- improve accessibility to a range of quality services and facilities (SA objective 3) by achieving economies of location by grouping facilities together thereby encouraging multi-purpose trips;
- improve accessibility for those most in need (SA objective 4) by making public transport as efficient as possible and reducing the number of destinations and distances people need to travel;
- improve the quality of where people live (SA objective 5) by protecting the role of centres as the foci of facilities and services and thus of community life, especially through the opportunities this creates for interaction and communication;
- increase investment in Gosport's economy (SA objective 14) by encouraging vibrant, viable centres, rather than leading to economic stagnation of existing centres; and
- ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres (SA objective 16).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSION

This policy is a key policy in influencing the land use pattern and the long term economic viability of the Borough's centres, and thus the Borough itself. In focussing commercial development into a limited number of locations (ie the existing centres), economies of co-

location are achieved which help the vitality of the centres and thus help attract people to them, thereby ensuring viability. There is little debate to be had regarding the effectiveness of a strong centres policy in protecting a retail network, and thereby wider economic viability. This policy is therefore vital to the long term economic wellbeing of the Borough.

POLICY LP28: USES WITHIN CENTRES

POLICY LP28:

1. The existing network of centres will be protected and only the following uses will be permitted:
 - a) Within the frontages of the Principal, District and Neighbourhood centres (as defined in Appendix 4) planning permission will be granted for A1 and A2 uses.
 - b) Within the Primary frontage of the Principal and District Centres planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 33% of the total frontage.
 - c) Within the Secondary frontage of the Stoke Road District Centre planning permission will be granted for A3, A4, A5, C1, D1 and D2 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage.
 - d) Within the Frontages of the Neighbourhood Centres planning permission will be granted for A3, A4, A5, and D1 uses as well as other appropriate town centre uses provided that these uses do not either individually or cumulatively exceed 50% of the total frontage.
2. All uses identified above within these frontages will be required to maintain a shop window display that is appropriate to the building.
3. Proposals for residential development will be granted planning permission in appropriate locations within the Principal, District and Neighbourhood defined centres provided that:
 - a) they are not within the ground floor frontage;
 - b) they do not affect the function of the commercial and community units nor prevent the servicing of these commercial and community units;
 - c) they do not have a detrimental effect on adjoining uses; and
 - d) a separate independent and appropriate access can be achieved to serve residential accommodation.

INTRODUCTION

This policy aims to protect the retail function of existing centres, whilst encouraging other uses in the centres. The mix of uses depends on the role of the centre and the importance of a particular frontage for retail within that centre. The definitions of centres and primary and secondary frontages within centres are in accordance with the NPPF. The definitions of centres and the setting of thresholds for the mix of uses within different frontages have been based on detailed land use surveys of all the centres.

A number of different proportions of retail use in each type of centre and frontage were also considered, based on current usage and the need to provide sufficient flexibility in the future to allow for greater diversity. It is widely regarded (including the 2011 Portas Review) that centres need to offer a wider range of services and functions if they are to survive, and the policy seeks to encourage this mix.

KEY FINDINGS

A number of significant positive effects of this policy have been identified, with some of these considered to be significant. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

Only a relatively minor change has been made to the wording of the policy as shown in the tracked changes version above. The amendment has not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						S/M/L
2			✓				
3	✓						S/M/L
4	✓						S/M/L
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14	✓						M/L
15			✓				
16	✓						M/L
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel and to reduce the effects of traffic on local communities (SA objective 1);
- improve accessibility to a range of quality services and facilities (SA objective 3) by achieving economies of location by grouping facilities together thereby encouraging multi-purpose trips;
- improve accessibility for those most in need (SA objective 4) by making public transport as efficient as possible and reducing the number of destinations and distances people need to travel;
- improve the quality of where people live (SA objective 5) by protecting the role of centres as the foci of facilities and services and thus of community life, especially through the opportunities this creates for interaction and communication;
- increase investment in Gosport's economy (SA objective 14) by encouraging vibrant, viable centres, rather than leading to economic stagnation of existing centres; and
- ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres (SA objective 16).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that the policy will help to provide benefits for each of the centres in respect of the frontage thresholds that have been identified. They will particularly assist local businesses in the current economic downturn and will also allow for flexibility on the range of uses that could be provided later in the Local Plan period. However, the overall success of the policy can only be measured over time, through appropriate monitoring processes in relation to potential impacts there could be upon the overall mix of uses and vacancy rates within the Borough's centres.

However the other measure of success of the policy will be the ongoing satisfaction of residents with the Borough's centres as the focus not only of facilities and services but also of community life, and any loss in the viability of centres and the range of services they offer has an almost immediate impact in this regard.

POLICY LP29: PROPOSALS FOR RETAIL & OTHER TOWN CENTRE USES OUTSIDE OF CENTRES

POLICY LP29:

1. Proposals for new retail and other town centre uses outside of a centre will need to meet accord with the latest Government guidance in relation to:

- a) the sequential test in accordance with the latest Government Guidance; and
- b) impact assessment in accordance with the latest Government Guidance and locally set floorspace threshold.

2. Planning permission will be refused where an application fails to satisfy the sequential test or is likely to have significant adverse impact on the vitality and viability of a centre.

INTRODUCTION

This is a key policy in terms of protecting the retail hierarchy of the Borough and thereby achieving SA objectives in terms of accessibility to facilities and services. This is a crucial aspect of ensuring economic, social and environmental sustainability. The policy reflects the NPPF in terms of ensuring out-of centre proposals do not have a significant adverse impact on centres. The key difference to national guidance is set out in the justification text, whereby the Council identifies a locally set threshold for requiring a retail impact assessment.

The NPPF sets a default threshold of 2,500 m² but makes provision for a locally set threshold. The local threshold in the Local Plan is 1,000 m², and reduced further at Daedalus to 200 m². This has been based on evidence relating to the overall health and viability of the Borough's retail network (GVA 2011). Due to the greater vulnerability of the Borough's smaller centres than many smaller centres nationally, a lower minimum centre floorspace threshold than the default set by the NPPF has been adopted, in order to protect the viability and vitality of the Town Centre and other centres. This issue is addressed in the relevant criteria for the SA of this Policy.

KEY FINDINGS

The SA assessment has identified a number of significant positive effects relating to the sustainability of the Borough's retail provision as a result of this policy. The policy would have no uncertain or potentially negative effects.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M/L
2			✓				
3	✓						M/L
4	✓						M/L
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
11			✓				
12			✓				
13			✓				
14	✓						M/L
15			✓				
16	✓						M/L
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23		✓					M/L
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel and to reduce the effects of traffic on local communities (SA objective 1) by seeking to ensure that local centres, within close proximity to all dwellings, continue to trade;
- improve accessibility to a range of quality services and facilities (SA objective 3), by achieving economies of location by grouping facilities together, thereby encouraging multi-purpose trips;
- improve accessibility for those most in need (SA objective 4) by making public transport as efficient as possible and reducing the number of destinations and distances people need to travel;
- improve the satisfaction of residents (SA objective 5) through ensuring the vitality and viability of the Borough's principal, district, local and neighbourhood centres;
- increase investment in Gosport's economy (SA objective 14) by encouraging vibrant, viable centres, rather than leading to economic stagnation of existing centres;
- ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres (SA objective 16); and
- reduce air pollution and ensure air quality continues to improve by minimising travel demand by reducing the number of trips and the lengths of trips people need to make (SA objective 23).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will bring significant long term benefits to the Borough, by helping to prevent development in inappropriate out-of-centre locations. The effectiveness of the policy in achieving this relies on the Local Plan containing a threshold for assessing impact on the viability of Gosport Town Centre being set at a lower level than that provided for in the NPPF. Further to this, the success of the policy can only be measured retrospectively, through appropriate monitoring processes in relation to the number of proposals that are permitted in out of centre locations, to assess the impact of any out-of-centre developments on existing centres.

POLICY LP30: LOCAL SHOPS OUTSIDE OF DEFINED CENTRES

POLICY LP30:

Development proposals for changes of use of existing shops (A1 use) outside of the Principal, District and Neighbourhood centres (as shown on the Policies Map) will be permitted provided they are vacant and there have been reasonable attempts to let/sell them for retail use.

INTRODUCTION

This policy aims to ensure that shops that provide a useful service outside designated centres are retained unless there is no viable use for them. This accords with the NPPF objective of ensuring that established shops are retained for the benefit of the community.

KEY FINDINGS

Three positive effects have been identified for the policy against the SA Framework. These are discussed below.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5		✓					S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14	✓						M/L
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24	✓						M/L
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) by improving the satisfaction of people with their neighbourhoods;

- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14), by:
 - making use of previously developed land;
 - improving business development and enhancing competitiveness;
 - improving the resilience of business and the economy;
 - promoting growth in key sectors and clusters; and
 - making land and property available for business development; and
- improve efficiency in land use through the re-use of previously developed land and existing buildings (SA objective 24).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that the policy would provide benefits for areas where there are vacant retail units which can detract from the overall quality of the streetscape and public realm. Their re-use would therefore help to improve the overall quality of the streetscape and associated public realm. Allowing for reasonable attempts to let and sell properties for retail use could also help to satisfy the Borough's residents that alternative retail uses have been explored before other uses are considered. Public satisfaction could also be achieved through the potential provision of alternative uses which could equally serve the needs of the wider community. However, there could be mixed views on the provision of other alternative uses which may not be of benefit to the wider community. For example, the provision of housing on sites not previously identified for housing development could generate a varied response from local residents.

POLICY LP31: COMMERCIAL FRONTAGES OUTSIDE OF DEFINED CENTRES

POLICY LP31:

Existing important ground floor frontages as shown in Appendix 4 will be protected for commercial purposes (Classes A1, A2, A3, A4, and A5, B1a, C1 and leisure uses). Planning permission for a change of use or redevelopment of properties on these frontages from commercial uses will only be permitted provided that there have been reasonable attempts to let/sell the property for a commercial use.

INTRODUCTION

Although the Local Plan identifies a hierarchy of commercial centres in the Borough, it is recognised that there are some areas outside of these centres where there is commercial development that the Council wishes to be retained, due to the economic and/or social importance of these areas.

KEY FINDINGS

This policy will provide protection of the mixed uses of the areas covered by the policy. Whilst the Plan identifies a hierarchy of commercial centres for the Borough there are other locations where their commercial functions provide very localised facilities and services. In addition these locations are better-suited to commercial uses than residential, and the policy provides the means to ensure that they are therefore protected from residential use in order to ensure that they continue to serve their immediate environs. The assessment identified three positive effects, with no uncertain or potentially negative effects.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M/L
2			✓				
3		✓					S/M/L
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14		✓					M/L
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
28			✓				
29			✓				

Positive Effects

This policy will have beneficial effects for the Borough by helping to:

- reduce the need to travel and to reduce the effects of traffic on local communities (SA objective 1);
- improve accessibility to a range of quality services and facilities (SA objective 3); and
- increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough (SA objective 14).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will assist in maintaining and encouraging the provision of commercial floorspace in the Borough, by recognising that it is not only the centres which provide this floorspace, but these locations are important in providing sustainable and economic development to support existing communities.

POLICY LP32: COMMUNITY & BUILT LEISURE FACILITIES

POLICY LP32:

1. The Borough Council will support the development of new community and built leisure facilities including those proposed within the Regeneration Areas (LP4-LP7) and other proposed sites (LP9).
2. Proposals for community and built leisure facilities not allocated in this Local Plan which are considered to be a main town centre use will need to accord with the latest Government guidance.
3. Planning permission will be granted for community and built leisure facilities provided that:
 - a) they have good pedestrian and cycle access;
 - b) there is good access to bus services, particularly for facilities serving the whole Borough;
 - c) they are well-designed; and
 - d) they have the potential to be used as a multi-use facility.
4. New residential development proposals will need to contribute towards providing high quality and accessible community and built leisure facilities including:
 - a) the provision of appropriate on-site facilities in relation to the scale and type of development for which a need has been identified; and/or
 - b) the use of Developer Contributions in accordance with the latest Borough Council standards.
5. Planning permission will not be granted which would result in the loss of existing community, cultural, sports, recreation and built leisure facilities unless it can be demonstrated that:
 - a) an assessment has been undertaken which has clearly shown the buildings to be surplus to requirements for that particular purpose; alternative provision is made of at least equivalent value in terms of — quality, quantity and accessibility; or
 - b) adequate and appropriate alternative facilities are available in the locality; the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; and
 - c) it can be demonstrated that there are no other viable community, cultural, sports, recreation or built leisure uses for the premises or site and that there have been reasonable attempts to sell/let them for these purposes.

INTRODUCTION

The Community and Built Leisure Facilities policy is written to ensure that sites are available for these facilities, and that they are located in appropriate locations – by and large in the Borough’s centres. It also requires high levels of accessibility for these facilities, and this in any event would mean they should be located in the centres. The policy also requires on-site provision of these facilities in new residential development in appropriate circumstances.

KEY FINDINGS

The policy will provide for the continued operation of existing community and built leisure facilities unless there is strong evidence that they can be re-provided or are no longer financially viable. It also ensures a minimum level of provision of community and built leisure facilities.

It also ensures that new facilities are built in the most accessible parts of the Borough ie the centres – this also helps the vitality and viability of these centres, and that they will be built as part of new residential developments when appropriate, thereby helping to achieve the accessibility and objectives of the sustainability appraisal.

The appraisal has identified several positive effects with many of these considered to be significant. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1	✓						M/L
2		✓					M/L
3	✓						M/L
4	✓						M/L
5	✓						M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16	✓						M/L
17	✓						M/L
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23		✓					M/L
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel, by locating facilities in the Borough's centres (SA objective 1);
- contribute towards improving accessibility to services and facilities (SA objective 3);
- improve accessibility for those most in need by locating these facilities close to where people live (SA objective 4);
- improve the quality of where people live, by ensuring they have access to these facilities (SA objective 5);
- ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres by concentrating facilities in them so that they further develop as the foci of community life (SA objective 16); and
- improve the quality and accessibility of leisure and cultural opportunities within the Borough (SA objective 17).

To a lesser degree this policy will assist in achieving additional SA objectives as follows:

- facilitating modal transfer away from use of the private car to other forms of travel, by placing facilities within close proximity to housing (SA objective 2); and
- increasing energy efficiency by making it more feasible to use non-fossil fuel burning forms of transport (ie walking and cycling) to reach these facilities. (SA objective 23).

Negative Effects

None identified.

Neutral Effects

The policy will have little impact one way or the other in terms of other SA objectives.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will ensure that community and built leisure facilities are built in the most accessible locations in the Borough, being the centres. In doing this it will locate them close the residential areas, and help the viability of the centres by providing a greater range of reasons to visit them. In doing this it creates more vibrant, viable centres and allows people to more readily reach the centres and the facilities on foot or by bicycle.

POLICY LP33: CEMETERY PROVISION

POLICY LP33:

1. Development proposals for other uses will not be permitted on existing cemeteries as shown on the Policies Map.
2. Proposals for new cemeteries will be permitted provided that they:
 - a) are in keeping with the character of the surrounding area;
 - b) do not have an adverse impact on the amenities of local residents;
 - c) are appropriately sited in proximity to public transport;
 - d) have adequate vehicular access and parking arrangements with suitable provision for disabled users;
 - e) will have no adverse impact on controlled water (ground water or surface waters);
 - f) do not have an adverse impact on the ecological value of the area; and
 - g) do not have an adverse impact on archaeological interests.

INTRODUCTION

This policy aims to protect existing sites and sets out criteria for the establishment of new cemeteries. It is likely a new cemetery will be required over the Plan period but as yet no site has been identified. Consequently the Local Plan only includes an enabling policy. When a site arises the suitability of a new site will need to be assessed in terms of sustainability issues.

KEY FINDINGS

The SA assessment shows that the locational and environmental protection requirements of the policy will ensure minimal impact from the establishment of new cemeteries, and any expansion of existing cemeteries. Given the rarity of the establishment of new or expanded cemeteries, the impact of this policy is likely to be in the long term only. Some positive effects have been identified. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1		✓		✓			L
2		✓					L
3			✓				
4		✓					L
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
16			✓				
17			✓				
18			✓				
19	✓						L
20			✓				
21	✓						
22			✓				
23			✓				
24			✓				
25	✓						L
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- reduce the need to travel (SA objective 1);
- facilitate modal transfer away from use of the private car (SA objective 2);
- improve accessibility for those most in need (SA objective 4);
- conserve and enhance the Borough’s biodiversity and geological assets (SA objective 19);
- protect sites, features and areas of archaeological value (SA objective 21);
and
- maintain and improve the water quality of the Borough (SA objective 25).

The contribution of this policy to the achieving of these SA objectives will however be very small, due to the small amount of new cemetery land, whether through new or extended cemeteries, likely to eventuate in the lifespan of the Local Plan.

Although not relating directly to the objective statements of the SA, this policy will also help to protect and enhance existing open space and potentially create new open space within the Borough.

Negative Effects

None identified.

Uncertain Effects

Uncertain as to whether the provision of new cemeteries would have an adverse effect upon road safety (SA objective 1) within the immediate surrounding areas at certain times due to the large number of mourners attending some funerals.

Mitigating Adverse Effects

Policy LP21: Accessibility to New Development would help to ensure that development proposals which could include new cemeteries that are likely to generate significant levels of travel demand will be permitted, provided that any new and improved road access and the traffic generated would not have any unacceptable environmental implications nor significantly prejudice the safety, function and capacity of the road network.

Policy LP23: ‘Layout of Sites and Parking’ and the consideration of proposals which could include new cemeteries will be permitted provided that the layout of the site is designed so

that a range of safety considerations are taken into account. This is in relation to pedestrians and cyclists, the movement of vehicles and visibility and lighting on roads, cycle tracks, paths and parking spaces. The Car Parking SPD will also help to inform the road layout and design of specific proposals.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

Despite the identified uncertain effects relating to new cemetery provision, these are not considered to be detrimental to the overall aim of the policy which is to protect the use of existing cemeteries and to allow for the provision of new cemeteries when required, provided that environmental and biosphere protection can be guaranteed.

POLICY LP34: PROVISION OF NEW OPEN SPACE & IMPROVEMENTS TO EXISTING OPEN SPACE

POLICY LP34:

1. Planning permission will be granted for new open space to meet the Council's good quality standard as shown on the Policies Map including:

- a) the Alver Valley Country Park (LP8);
- b) the Ramparts Park at Priddy's Hard (LP9A); and
- c) Stokesmead (LP9DE).

2. Planning permission will be granted for proposals to create or improve open space provided that:

- a) they are designed to achieve the Council's 'good' quality standards;
- b) they do not have a significant adverse impact on the amenities of local residents;
- c) they have good access for pedestrians and cyclists from the wider neighbourhood and the open space is accessible to all;
- d) they do not have an adverse effect on nature conservation features and incorporate measures to enhance biodiversity; and
- e) if the open space serves a Borough-wide catchment it:
 - i) is appropriately sited in proximity to public transport; and
 - ii) has adequate vehicular access and parking arrangements including spaces for disabled people.

3. Planning permission will be granted for residential development (Use Class C3) provided that appropriate provision is made for public open space facilities in accordance with the standards set out below.

a) for developments of 50 dwellings or more on-site provision of public open space including a 'local park' will be required to a standard of ~~1.5ha~~ 4.7 ha per 1,000 people and that this open space should be provided to the Borough Council's 'Good' Standard. Developer contributions should also include provision for the long term management of the open space.

b) in particular circumstances off-site provision may be considered appropriate for sites of 50 dwellings or more provided a financial contribution is secured through a Section 106 agreement. Such funds will be used to improve an existing facility normally within 800 metres of the development site to achieve the Council's 'Good' quality standard.

c) for sites of less than 50 dwellings the developer contribution for improving public open space and associated facilities has been calculated as part of the Community Infrastructure Levy and consequently no further contribution is required. However proposals should include green infrastructure elements (see Policy LP4142).

INTRODUCTION

The provision of adequate amounts of open space, equipped to a level to allow it to be used for a range of recreational uses, is essential to the quality of life of the Borough's residents. This policy is intended to ensure that as residential development occurs, appropriate additions to and enhancement of open spaces occurs. It therefore sets minimum space and equipment standards.

In the case of larger open spaces, which are the most likely to serve a Borough-wide catchment, the policy requires that these have good access to public transport, thereby allowing all residents a reasonable capacity to reach and use such open spaces.

KEY FINDINGS

As a policy for the provision of new open space and improvements to existing open space, this policy provides for ongoing improvement in the quantity and the quality of open space in the Borough, in a manner which is consistent with the SA objectives and with other policies in the Local Plan. It does this both through identifying a number of specific additional open spaces, and setting criteria for new open spaces, relating to locational and design requirements, and the increase in need generated by additional population. Some positive effects have been identified with a number of these considered to be significant. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

The standard for on-site provision in relation to sites of 50 dwellings or more has been slightly reduced from 1.7ha per 1,000 people to 1.5ha per 1,000 people. This reflects the latest evidence in relation to the Playing Pitch and Sports Facility Assessment (Strategic Leisure 2014) and the refresh of the Open Space Monitoring Report (GBC 2014). Other minor changes have been made to the policy. These are shown in the tracked changes version of the policy above. These changes have no impact upon changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						M/L
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15		✓					M/L
16			✓				
17	✓						M/L
18	✓						M/L
19		✓					M/L
20			✓				
21			✓				
22	✓						M/L
23			✓				
24			✓				
25	✓						M/L
26		✓					M/L
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve satisfaction with neighbourhoods as places to live through improved urban amenity (SA objective 5);
- encourage healthier lifestyles by improving access to the recreational opportunities of open spaces (SA objective 8);

- improve the quality and accessibility of leisure opportunities within the Borough (SA objective 17);
- ensure that the Borough protects and enhances the quality of its public areas and green spaces (SA objective 18);
- reduce air pollution and ensure air quality continues to improve through opportunities for additional vegetation (SA objective 22); and
- maintain and improve the water quality of the Borough (SA objective 25);

To a minor degree the policy has the capacity to also assist in achieving the following SA objectives:

- encouraging the development of a buoyant, sustainable tourism sector by contributing to an improvement in the quality of the townscape (SA objective 15);
- conserving and enhancing the Borough's biodiversity and geological asset (SA objective 19); and
- reducing the risk of flooding and the resulting detriment to public well-being, the economy and the environment, by contributing to more efficient rainwater absorption and providing potential sites for short-term storm water storage (SA objective 26).

Negative Effects

None identified.

Neutral Effects

Policy LP34: Provision of New Open Space and Improvements to Existing Open Space will have little impact one way or the other in terms of other SA objectives relating to transport, housing, social coherency or economic development.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The provision and ongoing improvement of the Borough's open space is essential to the community's need for outdoor recreation whereby it has a major role to play in providing health benefits for the local population by providing opportunities for informal recreation such as walking and cycling. The quality of these spaces also plays a major part in the urban design quality of the Borough. This policy is assessed as having no negative effects, and whilst not directly relevant to most of the SA objectives, it plays a role in achieving positive effects for all of the objectives where effects have been identified.

In implementing this policy, the Council's development control policies will be used to minimise or avoid any conflicts between open space and other uses in terms of design detail and details of use of open spaces.

POLICY LP35: PROTECTION OF EXISTING OPEN SPACE

POLICY LP35:

Development proposals will not be granted planning permission on existing open space as identified on the Policies Map except where:

- a) the redevelopment of a part of the site for recreation and/or community facilities would retain and enhance the existing facilities; or
- b) alternative provision is made available of equivalent or greater community benefit in terms of quality, quantity and accessibility and that the proposed site cannot be used for an alternative form of open space for which there is an identified need.

INTRODUCTION

The Borough's open spaces are a key element in setting the visual quality of the Borough, as well as being critical in maintaining the quality of life of the Borough's residents, both as part of the urban fabric and as a key facility which makes a major contribution towards the quality of life.

The intention of this policy is to ensure that there is no development on open spaces, unless it represents an improvement of existing community facilities located on open spaces, or that alternative open space is provided if such development would result in a loss of open space.

KEY FINDINGS

The policy for Protection of Existing Open Space provides for retention of existing open spaces, or where redevelopment of open space to other uses can be justified, for a replacement or greater amount of open space to be provided instead. A number of positive effects have been identified with no uncertain or potentially negative effects identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						M/L
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15		✓					M/L
16			✓				
17	✓		✓				M/L
18		✓					M/L
19		✓					M/L
20			✓				
21			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
22		✓	✓				M/L
23			✓				
24			✓				
25		✓					M/L
26		✓					M/L
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improving satisfaction with neighbourhoods as places to live through improved urban amenity (SA objective 5);
- encourage healthier lifestyles by improving access to the recreational opportunities of open spaces (SA objective 8); and
- improving the quality and accessibility of leisure opportunities within the Borough (SA objective 17).

To a minor degree the policy has the capacity to also assist in achieving the following SA objectives:

- encouraging the development of a buoyant, sustainable tourism sector by contributing to an improvement in the quality of the townscape (SA objective 15);
- ensuring that the Borough protects and enhances the quality of its public areas and green spaces (SA objective 18);
- conserving and enhance the Borough's biodiversity and geological asset (SA objective 19);
- reducing air pollution and ensuring air quality continues to improve through opportunities for additional vegetation (SA objective 22);
- maintaining and improving the water quality of the Borough (SA objective 25); and
- reducing the risk of flooding and the resulting detriment to public well-being, the economy and the environment, by contributing to more efficient rainwater absorption and providing potential sites for short-term storm water storage (SA objective 26).

Negative Effects

None identified.

Neutral Effects

The policy for Protection of Existing Open Space will have little impact one way or the other in terms of other SA objectives relating to transport, housing, social coherency or economic development.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The protection of the Borough's open space is essential to meeting the community's need for outdoor recreation whereby it has a major role to play in providing health benefits for the local population by providing opportunities for informal recreation such as walking and cycling. The quality of these spaces also plays a major part in the urban design quality of the Borough. This in turn brings further benefits, particularly in terms of encouraging investment. This policy is assessed as having no negative effects, and whilst not directly relevant to many SA objectives, it plays a role in achieving the majority of objectives.

In implementing this policy, the Council's development control policies will be used to minimise or avoid any conflicts between open space and other uses in terms of design detail and details of use of open spaces.

POLICY LP36: ALLOTMENTS

POLICY LP36:

1. Planning permission will not be granted for development which would result in the loss of allotment gardens as identified on the Policies Map.
2. The Borough Council will seek to provide additional allotments where opportunities arise. Sites should not have a detrimental impact on:
 - a) ~~not have a detrimental impact on~~ residential amenities;
 - b) highway safety; and
 - b) c) ~~not have a detrimental impact on~~ any important landscape, biodiversity or heritage features.

INTRODUCTION

There is currently considerable demand for allotments in the Borough, according to the Council's statistics. This policy protects existing allotments and sets out criteria for identifying appropriate sites for providing additional allotments within the Borough.

KEY FINDINGS

The SA assessment identified several positive effects with some of these considered to be significant. One uncertain effect has also been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5		✓					S/M/L
6			✓				
7			✓				
8	✓						S/M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17	✓						S/M/L
18	✓		✓				M/L
19	✓						M/L
20	✓						M/L
21			✓				
22			✓				
23			✓				
24			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
25			✓				
26			✓				
27				✓			
28			✓				
29		✓					M/L

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) by improving the satisfaction of people with their neighbourhoods through meeting the continuing demand for allotments;
- improve the health and wellbeing of the population (SA objective 8) by helping to encourage healthy lifestyles through exercise and improved diet;
- improve accessibility of leisure opportunities (SA objective 17);
- conserve and enhance the Borough's biodiversity (SA objective 19) by retaining unbuilt-on areas;
- protect and enhance the Borough's distinctive built heritage (SA objective 20) due to the wording of the objective;
- ensure that there is a high quality townscape (objective 21); and
- reduce the global, social and environmental impact of the consumption of natural resources (SA objective 29) by reducing the distances food must be moved from producer to consumer.

Negative Effects

This policy has the potential for negative effects by way of its potential for increased water consumption due to an increased number of allotment plots (contrary to SA objective 27).

Uncertain Effects

None identified.

Mitigating Adverse Effects

Policy LP39: Water Resources provides the potential to reduce water consumption associated with new development proposals, which could include additional allotment land, and to increase water efficiency. The benefits to the community of existing and potential additional allotments are considered to outweigh the impact of likely increased water consumption. Any increase in water consumption arising from this policy is impossible to estimate, as it depends on the amount of additional allotment land arising from the policy, and water-saving measures adopted by allotment holders in their gardening practices. However the resulting increase in water usage is not thought to be sufficient to have a noticeable impact on water demand.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that the approach which would result in potentially negative effects associated with water consumption can be mitigated through the implementation of other policies in the Local Plan. It is also considered that the policy would be largely beneficial in allowing for existing allotments sites to be protected and further allotment sites to be identified and provided for when the need arises.

POLICY LP37: ACCESS TO THE COAST & COUNTRYSIDE

POLICY LP37:

1. The Borough Council will promote public access to the coast and countryside. Planning permission will be granted for appropriate new development provided that:

- a) it will not result in the loss of existing public access to the coast and countryside;
- b) public access to the coast and countryside is incorporated within new proposals where practical and appropriate including opportunities to link to and integrate with the existing public right of way network; and
- c) access does not adversely affect important habitats and species through disturbance of sensitive areas.

INTRODUCTION

The policy aims to retain and improve public access to the coastline and to the countryside, subject to addressing a number of environmental criteria. Formulation of the policy has been informed by the PUSH Green Infrastructure Strategy, which aims to create a green grid across the sub region. The County Council's Countryside Access Plan for the Solent has also been taken into account in drafting the policy.

KEY FINDINGS

The SA assessment has identified some positive effects with all of these considered to be significant. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A minor change has been made to the policy. This is shown in the tracked changes version of the policy above. This change has no impact upon changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						M/L
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15	✓						M/L
16			✓				
17	✓						M/L
18	✓						M/L
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) through protecting access to the coastline;
- improve the health and wellbeing of the population (SA objective 8) through maintaining and improving access to recreational opportunities afforded by the coastline;
- encourage the development of a buoyant, sustainable tourism sector (SA objective 15) by protecting and improving access to an important tourist destination, being the shoreline;
- improve the quality and accessibility of leisure opportunities (SA objective 17);
- ensure that the Borough protects and enhance provision of good access to the coast and harbour (SA objective 18); and
- conserve and enhance the Borough's biodiversity and geological assets (SA objective 19) by requiring that access to the coast and countryside does not adversely affect important habitats and species through disturbance of sensitive areas.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will provide the beneficial outcome of protecting and enhancing some of the Borough's most important natural assets for the recreational use of residents and visitors, particularly as no uncertain or potentially negative effects have been identified.

POLICY LP38: ENERGY RESOURCES

POLICY LP38:

1. The Borough Council will work with partners to improve the energy efficiency of existing buildings.

2. New development will be required to meet at least the relevant national standards for energy use and CO₂ reduction requirements (as set out in Policy LP38) by following the hierarchy set out below. This should include measures set out in the zero carbon hierarchy in that development should: ~~Where a developer can demonstrate that it would be more practical and result in achieving a greater carbon reduction, the use of measures further down the hierarchy will be acceptable:~~

a) be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and the orientation and design of individual buildings;

b) connect to existing combined heat and power (CHP) and District Heating/Cooling networks or contribute to their future development;

c) use renewable energy technologies to produce required energy on-site;

d) make use of 'Allowable Solutions' to deal with any remaining CO₂ emissions ~~up to the relevant Code for Sustainable Homes/Zero Carbon Homes/BREEAM levels.~~

3. ~~In accordance with the South Hampshire Strategy the Borough Council will work with PUSH and its partners to help facilitate 20% of all electricity to be generated from renewable sources by 2020 across South Hampshire as a whole by encouraging renewable energy installations and projects.~~ Planning permission will be granted for proposals for renewable energy, low carbon and combined heat and power installations provide that:

a) there will be no adverse impact to local amenities; and

b) there will be no adverse impact on heritage assets, landscape or biodiversity interests.

INTRODUCTION

This policy sets out the Borough Council's overall approach to energy and recognises the need to work in partnership with other organisations. It sets out an energy hierarchy of how to meet the relevant energy requirements. It sets out development management criteria relating to amenities and environmental issues.

KEY FINDINGS

The appraisal has identified some major positive effects of this policy, in terms of the overall sustainability of existing and new urban development. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

Key changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation and the Government's consultation on the Housing Standards Review (August 2013) are considered to have benefits upon improving the clarity of the policy in relation to the implementation of national standards for energy use and CO₂ reduction. However, they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						L
20			✓				
21			✓				
22	✓						L
23	✓						L
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29	✓						L

Positive Effects

This policy will have beneficial impacts by way of helping to:

- conserve and enhance the Borough's biodiversity and geological assets.(SA objective 19);
- reduce air pollution and ensure air quality continues to improve (SA objective 22);
- increase energy efficiency and the proportion of energy generated from renewable sources in the Borough (SA objective 23); and
- reduce the global, social and environmental impact of the consumption of natural resources (SA objective 29).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will be beneficial in promoting renewable energy sources and increasing energy efficiency in new development. However, the overall success of the policy can only be

measured retrospectively through appropriate monitoring processes in relation to the overall proportion of renewable energy that is installed with new development.

POLICY LP3940: WATER RESOURCES

POLICY LP3940:

The Borough Council together with its partners will seek to manage the use of water resources through the following measures:

1. Development proposals which would have an adverse effect on the quality of surface, ground or coastal water will not be permitted in accordance with the Water Framework Directive. New development should take opportunities to enhance these resources.
2. Development proposals will be permitted provided that the necessary water resources are already available. New residential development proposals should include measures that will reduce the consumption of water equivalent to 110 litres per person per day (including external water use) in accordance with Policy LP38.
3. Development proposals will be permitted provided that they facilitate the efficient use of new and existing infrastructure. In cases where these are deficient, development proposals and their occupation should be phased to coincide with provision of necessary wastewater infrastructure so as to safeguard the environmental qualities of the area. It will be necessary to:
 - a) ensure that existing sewers are not built over and future access to the existing sewerage infrastructure is secured for operational, maintenance and upsizing purposes;
 - b) ensure that surface water is separated from existing foul or combined sewers; and
 - c) where necessary, required to construction of on-site and off-site sewers to adoptable standards to ensure they function effectively and that adequate capacity is provided to serve the development;
4. Development proposals which incorporate, where practical, the use of sustainable drainage systems will be permitted, provided that:
 - a) sewerage, sewage disposal facilities and surface water drainage of adequate capacity and design are available;
 - b) the required capacity will be provided prior to the occupation of the development; and
 - c) appropriate long term management arrangements are made for their maintenance.

INTRODUCTION

This policy identifies a number of requirements in order to respond to water resource issues, including water quality, water supply, waste water and drainage. The policy has been informed by discussions with key partners including PUSH, the Environment Agency, Southern Water and Portsmouth Water. The policy has also been informed by the emerging Government Guidance in the Housing Standards Review (August 2013) and is consequently considered the best way forward to ensure water resource issues associated with new development are satisfactorily managed.

KEY FINDINGS

The positive effects that have been identified are considered to be significant. The basic thrust of this policy is that new development must not place a demand on the quality or quantity of the water supply beyond its present capacity. The policy is written on the basis that no additional water supply will be provided, and that more efficient use of the existing supply must be made. A number of significantly positive effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although it could be argued that the less stringent water consumption standard which have arisen by taking account of the emerging Government Guidance in the

Housing Standards Review (August 2013) have made the policy slightly less effective in this area. However, the changes to the policy have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8	✓						S/M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25	✓						S/M/L
26	✓						M/L
27	✓						M/L
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- protect the health and wellbeing of the population (SA objective 8) in a general sense, by ensuring that diseases and infection do not arise as a result of an inadequate sewerage system;
- conserve and enhance the Borough's biodiversity and geological assets.(SA objective 19) through the use of sustainable drainage systems to reduce peak storm water flows;
- maintain and improve the water quality of the Borough (SA objective 25). This could include ensuring that surface and waste water would be appropriately managed to take account of the potential for soil contamination;
- reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment (SA objective 26) by encouraging the use of sustainable drainage systems; and
- provide for sustainable sources of water supply (SA objective 27).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will be beneficial in managing the use of water resources through the measures that are proposed. Any uncertainty arising regarding the location of new development can be dealt with through the development control process.

POLICY LP4044: WASTE AND MATERIAL RESOURCES

POLICY LP4044:

1. The Borough Council will have regard to the latest Hampshire Minerals and Waste Plan and associated material resource strategies (including waste) when considering new development.
2. Planning permission will be granted for the provision of waste facilities to serve the Borough's needs in accordance with the Hampshire Minerals and Waste Plan provided that there is no adverse impacts on
 - a) residential amenity;
 - b) the highway network;
 - c) heritage; and
 - d) biodiversity interests.
3. New development should use recycled materials and local secondary aggregate in construction where possible.
4. The layout and design of new development should provide adequate space to facilitate the storage, re-use and recycling of materials as well as composting facilities where appropriate.
5. Development proposals involving reclamation and/or dredging will not be permitted except for essential maintenance dredging or coastal protection works subject to the following considerations. The proposed development:
 - a) will not have an individual or cumulative adverse impact on internationally important habitats;
 - b) will not have a detrimental impact on other important biodiversity interests as outlined in the relevant policies of the Local Plan;
 - c) will not harm marine archaeological sites;
 - d) will not have an adverse impact on the hydrology of the area;
and
 - e) will not have an adverse impact on the visual amenity of the area.

INTRODUCTION

This policy complements the Hampshire Minerals and Waste Plan (which forms part of the development plan), and outlines particular local issues including setting out development management criteria for the siting of waste facilities. It also requires that new development should use recycled material and local secondary aggregate where possible, and seeks to ensure new development makes suitable provision for the storage, re-use and recycling of materials and composting facilities within appropriate development.

KEY FINDINGS

The appraisal has shown that whilst the policy will have positive effects, two uncertain effects may arise. No negative effects were identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A key change has been made to the policy. This is shown in the tracked changes version of the policy above. The change that has been made in response to the Draft Local Plan consultation relating to development involving reclamation and dredging works has helped to eliminate uncertainty associated with water quality. This is reflected in the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20		✓					M/L
21				✓			
22			✓				
23			✓				
24			✓				
25			✓	✓			
26			✓				
27			✓				
28	✓						M/L
29	✓						M/L

- ✓ = Effect identified following consultation on the Draft Local Plan.

Positive Effects

This policy will have beneficial impacts by way of helping to:

- protect and enhance the Borough's distinctive built heritage (SA objective 20);
- reduce waste generation and disposal and achieve the sustainable management of waste (SA objective 28); and
- reduce the global, social and environmental impact of the consumption of natural resources (SA objective 29) through the use of local secondary aggregate in construction where possible.

Negative Effects

None identified.

Uncertain Effects

The policy in itself raises uncertainties in terms of:

- whether the provision of waste facilities would have an impact upon the overall quality of the wider townscape (SA objective 21).

There are other policies in the plan to address design considerations, and the Council's development control policies provide the powers to prevent negative impacts of design from arising through its consideration of planning applications. Therefore, although this is an uncertainty within the policy itself, it should not arise as an issue in the assessment of applications in the broader context.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The policy will be beneficial by requiring the sustainable management of waste in the Borough. The uncertain effect relating to the design of waste facilities is addressed by other policies in the Local Plan and through the development control system when assessing applications for development.

POLICY LP4142: GREEN INFRASTRUCTURE

POLICY LP4142:

1. Planning permission will be granted for development proposals provided that where appropriate they:
 - a) maintain and enhance the Borough's green infrastructure network including the provision of sufficient on-site green infrastructure and where necessary secure off-site green infrastructure;
 - b) secure a net gain of on-site biodiversity;
 - c) use sustainable drainage systems (SuDS); and
 - d) accord with the latest South Hampshire Green Infrastructure Strategy, Borough Council's strategies and evidence relating to green infrastructure issues.
2. Proposals will not be permitted that compromise the integrity of the overall green infrastructure network including internationally important sites and other habitats supporting important species (see policies LP423-LP445 for further details).

INTRODUCTION

This Policy sets out the Council's overall approach to green infrastructure. It recognises the importance of multi-function spaces to create a green infrastructure network. It requires that new development proposals should be accompanied with sufficient on-site and where necessary off-site green infrastructure and that it secures a net gain in biodiversity, uses sustainable drainage systems and accords with the latest local strategies and evidence studies.

Proposals must not compromise the integrity of the overall network including internationally important sites. A cross reference to policies LP42-44 is made to biodiversity issues. The policy is in accordance with the NPPF in that it provides a strategic approach to planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. The policy has also been informed by PUSH's Green Infrastructure Strategy.

KEY FINDINGS

This policy is a key policy in ensuring the physical setting of the Borough's development and in reducing the impact of development on habitats and thus on plant and animal diversity in the Borough. A few significant positive effects have been identified with no uncertain or potentially negative effects identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A few changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon improving the overall clarity of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- enhance the satisfaction of local residents (SA objective 5); and
- allow for beneficial impacts by way of helping to conserve and enhance the Borough’s biodiversity and geological assets (SA objective 19).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that potential uncertain secondary effects which might arise will be dealt with through the triggering of other policies in the plan. The environmental benefits of the policy in protecting and enhancing the Borough’s green infrastructure network are recognised to be overriding considerations in controlling the location of new development and towards maintaining a good quality environment within the Borough.

POLICY LP423: INTERNATIONALLY & NATIONALLY IMPORTANT HABITATS

POLICY LP423:

1. Planning permission will not be granted for development which will affect the integrity of internationally important sites. Such sites will be subject to the highest level of protection as set out in the relevant international and national regulations.

2. All new residential development will be required to avoid or mitigate likely significant 'alone' and 'in-combination' effects on internationally important habitats caused by recreational disturbance.

~~2-3.~~ Planning permission will not normally be granted for development if it directly or indirectly harms a Site of Special Scientific Interest (SSSI). Development that affects a SSSI will only be permitted where it has been demonstrated that :

- a) the objectives of the designated area and overall integrity would not be compromised; or
- b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits of national importance.

~~3-4.~~ In the exceptional circumstances where development that affects a SSSI is permitted the Borough Council will use conditions or planning obligations to ensure the protection of the site's nature conservation interest and that any adverse impacts are appropriately mitigated for, with compensatory measures only used as a last resort.

INTRODUCTION

This policy protects internationally important habitats and provides that planning permission will not be granted for proposals which affect the integrity of such sites. The policy makes reference to relevant international and national regulations for this type of designation, rather than reiterating them.

Nationally important sites, being Sites of Special Scientific Interest (SSSI), are also protected under this policy, and permission will only be granted for proposals affecting a SSSI if it can be demonstrated that strict criteria have been met. The policy has been assessed as being in accordance with, and supporting, international treaties and national regulations and guidance.

KEY FINDINGS

Assessment of this policy shows that it achieves the SA objective which is related to the very purpose of the policy – the protection nationally and internationally important species habitats. In achieving this objective it achieves other positive spinoff effects. It creates no negative or uncertain impacts.

Changes made following the publication of the Draft Local Plan (December 2012)

A key change has been made to the policy. This is shown in the tracked changes version of the policy above. The change that has been made in response to the Draft Local Plan consultation is considered to have benefits upon improving the overall clarity of the policy although it has not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to conserve and enhance the Borough's biodiversity (SA objective 19).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

Contaminated sites could contain important wildlife and species. This policy gives the Council the power to ensure that such sites will be protected in accordance with the Hampshire Biodiversity Action Plan (as noted in Policy LP44: Protected and Target Species and Their Habitats and Other Features of Nature Conservation Importance), and in accordance with national legislation.

CONCLUSIONS

The policy will be beneficial by providing protection of internationally and nationally important habitats. There may be minor uncertainty in adhering to this intention; due to the policy providing that in exceptional circumstances development may be permitted. It will then be necessary for the Council to ensure that any potential adverse impacts are appropriately mitigated, with compensatory measures only used as a last resort. However, the minor uncertainty on this issue is likely to be outweighed by wording of the policy, which makes it

clear that such permissions will be the exception. This is judged as providing adequate protection for the Borough's internationally and nationally important conservation sites.

POLICY LP434: LOCALLY DESIGNATED NATURE CONSERVATION INTERESTS

POLICY LP434:

1. Locally designated sites such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves will be appropriately protected and opportunities will be taken to enhance them.
2. Planning permission will not be granted on locally designated sites unless it can be clearly demonstrated that the benefits of the proposal outweigh the need to protect the nature conservation value of the site.
3. In exceptional circumstances where development is permitted the Local Planning Authority will ensure that any adverse impacts are appropriately mitigated, with compensatory measures only used as a last resort.

INTRODUCTION

The Borough Council aims to protect locally designated sites such as Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs) in order to preserve and where possible enhance the local network of biodiversity as set out in national guidance. The SINCs are designated by the Local Sites Panel based on-going ecological surveys. It is proposed that in future new SINCs that arise will be added to a living list available on the Council's website. This procedural issue forms part of the consultation and examination of the Local Plan and whether or not this approach is approved would not affect the outcome of the SA.

LNRs are designated by the Borough Council through the National Parks and Countryside Act 1949 (as amended).

KEY FINDINGS

This policy has been assessed as having positive effects in relation to one of the SA objectives. Although no uncertain effects have been identified in terms of SA objectives, the policy has the potential to create uncertainty over whether the necessary protection will be given, as it provides for development of areas protected by the policy to be allowed in some cases

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to conserve and enhance the Borough's biodiversity (SA objective 19).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

Sites which may have been previously developed and contaminated could contain important wildlife and species. This policy gives the Council the power to ensure that such sites will be protected in accordance with the Hampshire Biodiversity Action Plan (as noted in Policy LP44: Protected and Target Species and Their Habitats and Other Features of Nature Conservation Importance) and in accordance with national legislation.

CONCLUSIONS

The policy will be beneficial by providing continued protection of the Borough's internationally and nationally important habitats. There could be some minor uncertainty in adhering to this intention, due to the policy providing that in exceptional circumstances development may be permitted. It will then be necessary for the Council to ensure that any potential adverse impacts are appropriately mitigated, with compensatory measures only used as a last resort. However, the minor uncertainty on this issue is likely to be outweighed by wording of the policy, which makes it clear that such permissions will be the exception. This is judged as providing adequate protection for the Borough's internationally and nationally important conservation sites.

POLICY LP445: PROTECTED & TARGET SPECIES & THEIR HABITATS, & OTHER FEATURES OF NATURE CONSERVATION IMPORTANCE

POLICY LP445:

1. Planning permission will not be granted on a site that would have an adverse impact on a protected species or its habitat unless it can be clearly demonstrated that there is an overriding need for the development that outweighs the significance of the nature conservation feature. In such instances, the planning authority will impose conditions on the planning permission or require a planning obligation to:

- a) facilitate the survival of individual members of the species;
- b) reduce disturbance to a minimum;
- c) provide alternative habitats to sustain at least the current levels of population of the species; and
- d) take opportunities to enhance their habitat.

2. Development proposals should ensure that habitats and species in the UK and Hampshire Biodiversity Action Plans are protected and populations strengthened.

3.a) Planning permission will not be granted for development which would adversely affect, directly or indirectly, features of nature conservation importance unless it can be demonstrated that the justification for the development outweighs their importance for nature conservation or amenity value.

4.3b) Appropriate management of these features will be secured by the imposition of planning conditions and by entering management agreements with landowners where appropriate. Where such features are lost as part of a development proposal, the Borough Council will use conditions and/or planning obligations to ~~replace these that are~~ ensure no net loss of biodiversity lost where applicable.

INTRODUCTION

This policy sets out the considerations relating to protected species as well as those habitats and species included in the UK and Hampshire Biodiversity Action Plans taking into account the relevant legal requirements. It also seeks to protect undesignated features which may be important in both nature conservation and amenity terms and consequently indicates the importance of an ecological assessment on particular sites. Consideration of these aspects accords with the Government's overall approach to biodiversity to preserve ecological networks including wildlife corridors and stepping stones.

KEY FINDINGS

This policy has been assessed as having positive effects in relation to one of the SA objectives. Although no uncertain effects have been identified in terms of SA objectives, the policy has the potential to create uncertainty over whether the necessary protection will be given, as it provides for development of areas protected by the policy to be allowed in some cases.

Changes made following the publication of the Draft Local Plan (December 2012)

Minor changes have been made to the policy. These are shown in the tracked changes version of the policy above. These changes have no impact upon changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8			✓				
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to conserve and enhance the Borough's biodiversity (SA objective 19).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The policy will be beneficial in ensuring ongoing protection of the Borough's plant and animal species and other features of nature conservation importance. There could be some minor uncertainty in adhering to this intention due to the policy providing that planning permission will not be granted for development which would adversely affect, directly or indirectly, features of nature conservation importance unless it can be demonstrated that the justification for the development outweighs their importance for nature conservation or amenity value.

However, the intention of the policy will still be achieved by its providing that where appropriate, the Council will use conditions and/or planning obligations to ensure that such

features as are lost as part of a development proposal, are replaced. The minor uncertainty in this respect is likely to be outweighed by the fundamental purpose of the policy, which is to protect the Borough's species and other features of nature conservation importance.

POLICY LP456: FLOOD RISK & COASTAL EROSION

POLICY LP456:

- ~~1. The Borough Council will work together with partners to ensure the maintenance and improvement of flood defences when and where appropriate and avoid development in areas at risk of coastal erosion.~~
1. The Borough Council will expect development proposals in areas at risk of flooding to demonstrate that they are necessary and can be made safe without increasing the risk of flooding elsewhere in the Borough in accordance with policies in the NPPF. For development proposals on sites not allocated in the Local Plan, it must be clearly demonstrated that the sequential approach for site selection has been followed and the Sequential Test has been met. Where it is necessary to apply the Exception Test, all the associated criteria in the NPPF (or national policy equivalent) must be met to the satisfaction of the Council.
2. Within areas of coastal change, proposals will only be permitted if in accordance with the latest Government guidance¹⁹.
3. ~~Inappropriate development²⁰ in an area at risk of flooding should be avoided unless it can be demonstrated that it is necessary and can be made safe without increasing the risk of flooding elsewhere in the Borough. A site specific Flood Risk Assessment will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development proposals on land within Flood Zones 2 and 3. Where it may be necessary to locate development in Flood Zones 2 and 3, the following policy tests must be met:~~
 - a) ~~It must be clearly demonstrated that the sequential approach for site selection has been followed and the sequential test has been met. Then if it is proven the development is still required, the Exception Test should be applied. The Exception Test criteria to be met are set out below:~~
 - i) ~~the development must demonstrate that it will provide wider sustainability benefits to the local community that outweigh flood risk; and~~
 - ii) ~~a site specific Flood Risk Assessment has been undertaken and demonstrates that the development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere and where possible will reduce flood risk overall.~~
 - b) ~~It can be clearly demonstrated that any residual risks can be safely managed; and~~
 - e) ~~The development proposal must demonstrate safe access to and escape routes from the site.~~
3. A site specific Flood Risk Assessment (FRA) will be required for development proposals on those sites which are 1 hectare or more in Flood Zone 1 and for all development on land within Flood Zones 2 and 3. The FRA must also clearly demonstrate that any residual risks can be safely managed. The development proposal must demonstrate safe access and egress to and from the site. In exceptional circumstances should this not be possible to achieve then clear and detailed justification as to why this is the case will be required. In such cases, the developer will be required to provide an appropriate standard of safe refuge(s) and associated facilities within the development.
4. All new development must ensure there will be no net increase in surface water run-off.
5. Where appropriate, new development should incorporate Sustainable Drainage Systems (SUDS) (SuDS) in accordance with policy LP3940. Where SUDS SuDS systems are included in the scheme, arrangements must be put in place for their ownership and whole life maintenance and management.
6. Buildings and sewerage infrastructure should be designed to incorporate flood resilience and flood resistance measures.
7. Developer contributions may be required for the redesign and/or replacement of existing flood defences and the provision of new ~~flood defences~~ flood risk management measures as appropriate.

¹⁹ This is currently set out in the National Planning Practice Guidance

²⁰ The NPPF technical guidance on flooding provides advice on inappropriate development

Where required, land will be safeguarded from development in order to provide for current or future flood risk management.

28. Planning permission will be granted for ~~flood defences~~ flood risk management measures provided the scheme does not individually or cumulatively have a detrimental impact on internationally important habitats and that ~~the~~ any necessary avoidance and mitigation measures have been secured.

INTRODUCTION

This policy is intended to preclude development of land subject to risk of serious flooding and coastal erosion, and to impose the building standards necessary to make proposed development safe throughout its lifetime. The basic intention of the policy is to effectively manage flood risk through the flood risk management hierarchy. In addition, it will be necessary to ensure that new or improved flood risk management measures do not have a detrimental impact on internationally important habitats.

The Council is guided by advice from the Environment Agency as to which land is subject to risks arising from flooding and coastal erosion, and the degree of risk. It relies on this advice in implementing this policy. The advice is updated periodically through the Environment Agency Flood Zone maps, meaning that the areas of land subject to varying degrees of flooding will change from time to time.

In addition, the Eastern Solent Coastal Partnership is preparing the River Hamble to Portchester Coastal Flood and Erosion Risk Management Strategy. This document will inform decisions on appropriate future flood risk management measures, and assist in ensuring that inappropriate development avoids areas at risk from adverse coastal change.

KEY FINDINGS

The policy has been identified as having positive effects, with no uncertain or potentially negative effects identified.

Changes made following the publication of the Draft Local Plan (December 2012)

A number of changes have been made to the policy. These are shown in the tracked changes version of the policy above. The changes that have been made in response to the Draft Local Plan consultation are considered to have benefits upon strengthening the overall content of the policy although they have not changed any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5		✓					M/L
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
16			✓				
17			✓				
18			✓				
19		✓					M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26	✓						S/M/L
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) by reducing the risk of flooding of properties;
- improve the health and wellbeing of the population (SA objective 8) by protecting housing from flooding;
- conserve and enhance the Borough's biodiversity and geological assets; and
- ensure that the risk to people and property of flooding and the resulting detriment to public well-being, the economy and the environment is reduced (SA objective 26).

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

The benefit of this policy will be to ensure flood risk is fully considered throughout the development process in order to deliver the proposals of the Local Plan. However, the overall success of the policy can only be measured retrospectively through appropriate monitoring of the number of planning applications that are permitted that have unacceptable flooding or erosion risks as a result of being developed contrary to Environment Agency advice.

POLICY LP467: POLLUTION CONTROL

POLICY LP467:

Planning permission will not be granted for development proposals where it is likely to cause significant adverse environmental impacts through air, noise and light pollution as set out below.

Air pollution

1. Development proposals will not be permitted when they are likely to:
 - a) lead to current national standards or objectives being exceeded individually or in combination with other land uses; or
 - b) be adversely affected by existing poor air quality.

Noise pollution

2. Development proposals which are noise-sensitive will not be permitted if the users would be adversely affected by noise from existing or proposed noise-generating uses.
3. Development proposals which are noise-generating will not be permitted if the noise has a significant adverse impact on the users of existing or proposed neighbouring noise-sensitive development.

Light pollution

4. Development proposals which include external lighting will be permitted in the urban area provided that there is no significant adverse impact from increased levels of light pollution on the environment or on residential amenity.

INTRODUCTION

This policy sets out the key considerations in relation to air, noise and light pollution when determining planning applications. It provides additional controls to those in Policy LP10: Design Principles, but places more weight on the projected use of premises. The policy is in accordance with national policy.

KEY FINDINGS

In terms of SA objectives a number of impacts of the policy have been assessed as having significantly positive effects. No uncertain or negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/ medium/ long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5	✓						S/M/L
6			✓				
7			✓				
8	✓						S/M/L

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19	✓						S/M/L
20			✓				
21			✓				
22	✓						S/M/L
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the quality of where people live (SA objective 5) by protecting people’s health and, in the case of light pollution, their comfort;
- protect and improve the health and wellbeing of the population (SA objective 8) through protection from harmful airborne and waterborne substances;
- conserve and enhance the Borough’s biodiversity (SA objective 19) by protecting air and water quality and minimising the adverse impact of light pollution on habitats; and
- reduce air pollution and ensure air quality continues to improve (SA objective 22);

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

It is considered that that the policy would be beneficial in preventing new development from having adverse impacts upon air quality and from generating unacceptable levels of noise and light pollution. However, the overall success of the policy can only be measured retrospectively through appropriate monitoring processes.

POLICY LP478: CONTAMINATED LAND & UNSTABLE LAND

POLICY LP478:

1. Where development proposals are submitted on or near a site that is known to be, or may be, contaminated an applicant should carry out a site assessment and submit a report of the findings in order to establish the nature and extent of the contamination.
2. Development proposals will not be permitted unless practicable and effective measures are proposed to treat, contain or control any contaminants so as not to:
 - a) expose the future occupiers of the development and neighbouring land uses, including in the case of housing the users of gardens, to unacceptable risk;
 - b) cause the contamination of adjoining land or allow such contamination to continue; and
 - c) cause pollution of ~~the controlled waters, environment including groundwater, and surface waters, including Portsmouth Harbour and the Solent.~~
3. Where development proposals are submitted on land which is either unstable or has the potential to become unstable, the Borough Council must be satisfied that any such instability can be reasonably overcome. In circumstances where unstable land may be present, the developer will be required to submit a stability report at the planning application stage.

INTRODUCTION

This Policy sets out the key considerations when determining planning applications in relation to contaminated and unstable land. This is considered to be in accordance with national policy and that no other options are required for testing.

KEY FINDINGS

Some significantly positive effects have been identified for this policy. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

Minor changes have been made to the policy. These are shown in the tracked changes version of the policy above. These changes have no impact upon changing any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
18			✓				
19	✓						M/L
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25	✓						M/L
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

This policy will have beneficial impacts by way of helping to:

- improve the health and wellbeing of the population (SA objective 8) by ensuring that land contaminated with harmful substances or geologically unstable is not developed unless decontaminated or stabilised;
- conserve and enhance the Borough's biodiversity (SA objective 19) by leading over time to decontamination of polluted soil and groundwater in the Borough; and
- maintain river, coastal and groundwater quality within the Borough (SA objective 25) by requiring soil decontamination and thereby removing from the biosphere substances that are harmful to life.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

This policy will be beneficial in preventing new development and neighbouring land uses from being adversely affected by contaminated and unstable land. However, the overall success of the policy will only be able to be measured retrospectively.

POLICY LP489: HAZARDOUS SUBSTANCES

POLICY LP489:

Where development is proposed in locations where hazardous substances may be a consideration the following applies.

1. Planning permission for development involving the use, movement or storage of hazardous substances will not be granted if there is an unacceptable risk to public health and safety, neighbouring land or the environment.
2. Development within the vicinity of a site known to be used for the storage, use or transport of hazardous substances will not be granted planning permission if there would be an unacceptable risk to public health and safety.

INTRODUCTION

This policy sets out the key considerations when determining planning applications in relation to hazardous substances. These considerations reflect national policy.

KEY FINDINGS

Only one significant effect has been identified. This reflects the specific purpose of this policy. No uncertain or potentially negative effects have been identified.

Changes made following the publication of the Draft Local Plan (December 2012)

No further changes have been made to the policy. Therefore, there are no changes to any of the identified effects for the SA objectives shown in the identified effects table below.

IDENTIFIED EFFECTS

SA Objectives (see Appendix 1 of this SA Report)	Overall Effects Identified						Impact timeframe (short/medium/long term)
	Major Positive	Minor positive	Neutral/ Not applicable	Uncertain	Minor negative	Major negative	
1			✓				
2			✓				
3			✓				
4			✓				
5			✓				
6			✓				
7			✓				
8	✓						M/L
9			✓				
10			✓				
11			✓				
12			✓				
13			✓				
14			✓				
15			✓				
16			✓				
17			✓				
18			✓				
19			✓				
20			✓				
21			✓				
22			✓				
23			✓				
24			✓				
25			✓				
26			✓				
27			✓				
28			✓				
29			✓				

Positive Effects

The granting of permission for development that would expose the community to hazardous substances, whether by introducing new development involving the handling of such substances or by way of allowing development of land for other uses in the vicinity of such land will be prevented by this policy. This is an important means by which land use planning policies can contribute to public health and safety.

Negative Effects

None identified.

Uncertain Effects

None identified.

Mitigating Adverse Effects

None identified.

Maximising Beneficial Effects

None identified.

CONCLUSIONS

Although only one significant positive effect has been identified through assessment against the sustainability objectives, it is considered that this is a significant and important beneficial effect. It encompasses protection of open spaces, biodiversity and geological value and water quality.

The policy will also help ensure that risks associated with hazardous substances will be appropriately dealt with. Indirect benefits potentially include a reduced health risk and reduced death rates. The policy is also intended to help reduce risks from hazardous substances where development proposals for storage, use or transport of these are permitted.

However, the success of the policy can only be measured retrospectively, through appropriate monitoring processes.

SECTION 7: CUMULATIVE EFFECTS OF THE PUBLICATION VERSION OF THE LOCAL PLAN (STAGES B3-B5)

7.1 The SEA Regulations require cumulative, synergistic and indirect effects to be identified and evaluated during the assessment. The SEA Directive requires the sustainability appraisal to include:

“the likely significant effects¹ on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.¹ These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects”

(Annex 1(f))

7.2 The SA guidance (ODPM 2005: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents) provides definitions secondary, cumulative and synergistic effects:

- **Secondary effects** are the effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.
- **Cumulative effects** arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.
- **Synergistic effects** interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that both the developments as a whole and the community benefiting from them become more sustainable.

7.3 These effects have been assessed and reported on through the standalone assessments of each of the Publication Plan policies against the sustainability appraisal objectives. However some of the effects of the Publication Local Plan can only be established through examining all of the policies together. The following table summarises the cumulative, synergistic and indirect effects that have been determined as being likely to arise from the interaction of the Local Plan policies. As with the standalone appraisal of the effects of each policy, the cumulative, synergistic and indirect effects have been assessed against each of the SA objectives as shown in Table 8.

Table 8: Cumulative Impact of Policies in Achieving SA Objectives

SA Objective	Contributing Policies	Significance & Timeframe
<p>1. To reduce the need to travel and to reduce the effects of traffic on local communities.</p>	<p>Relevant policies: 4 5 6 9B 9C 10 18 22 24 27 28 29 31 32 33</p>	
	<p>Policies 4 5 6 18 & 24 will have a cumulative effect by making more efficient use of land.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 10 & 22 will have a synergistic effect through reducing the impact of traffic on local communities.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 4 5 6 9B 9C1 9C2 will have an indirect effect on traffic generation by creating local employment.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 27 28 29 30 31 & 32 will have an indirect effect on traffic generation by ensuring local provision of retail, community and built leisure facilities, thereby reducing journey distances.</p>	<p>Significant positive effects in medium/long term.</p>
<p>2. To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking.</p>	<p>Relevant policies: 4 5 6 7 8 9C1 10 21 22 32 33</p>	
	<p>Policies 4 5 6 7 8 & 9C1 32 & 33 will have a cumulative effect on modal transfer away from use of the private car.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 4 5 6 7 & 8 will have a synergistic effect by creating new employment and housing nodes, which makes public transport more viable</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 10 & 22 will have a synergistic effect by emphasising non-car based travel in design and in transport planning.</p>	<p>Significant positive effects in medium/long term.</p>
<p>3. To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.</p>	<p>Relevant policies: 2 4 5 6 7 9A 10 27 28 31 32</p>	
	<p>Policies 2 4 5 6 7 9A & 32 will have a cumulative effect on accessibility to services by identifying locations for these to be provided.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 2 10 27 28 & 31 will have a synergistic effect on accessibility by supporting the role of local centres in providing these.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policy 29 will have an indirect effect.</p>	<p>Significant positive effects in medium/long term.</p>
<p>4. To improve accessibility for those most in need.</p>	<p>Relevant policies: 2 10 22 23 27 28 29 32 33</p>	
	<p>Policies 2 10 21 & 22 will have a synergistic effect by emphasising non-car based travel in design and in transport planning, which gives greater accessibility to the most disadvantaged.</p>	<p>Significant positive effects in medium/long term.</p>
	<p>Policies 27 28 29 30 32 & 33 will have a synergistic effect by ensuring convenient local provision of facilities and services.</p>	<p>Significant positive effects in short/medium/long term.</p>

SA Objective	Contributing Policies	Significance & Timeframe
5. To encourage a sense of community identity and improve the quality of where people live.	Relevant policies: 2 3 4 5 6 7 8 9A 9E1 9E2 10 11 12 13 14 23 24 32 34 35 36 37 46	
	In terms of encouraging a sense of community identity:	
	Policies 4 5 6 7 9A 11 12 13 & 14 will have a cumulative and synergistic effect on community identity through perception of an improved built environment.	Significant positive effects in short/medium/long term.
	In terms of improving the quality of where people live:	
	Policies 4 5 6 7 9A 10 11 12 13 14 & 24 will have a cumulative effect on the quality of the built environment.	Significant positive effects in short/medium/long term.
	Policies 9E1 9E2 34 35 36 & 37 will have a synergistic effect on the quality of open space.	Significant positive effects in medium/long term.
	Policies 2 3 21 22 23 & 32 will have an indirect effect on the quality of the built and open components of the urban environments.	Significant positive effects in medium/long term.
6. To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.	Relevant policies: 3 4 5 6 7 9B 9C1 9C2 10 17 18 24	
	Policies 7 10 & 24 will have a synergistic effect through the addressing of crime arising from design factors.	Significant positive effects in short/medium/long term.
	Policies 3 4 5 6 9A 9B 9C1 9C2 17 & 18 will have an indirect effect on crime through providing for skills training and additional employment, which will help address one of the causes of poverty, which in turn leads to crime.	Positive effects in medium/long term.
7. To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.	Relevant policies: 2 3 4 5 6 9B 9C1 9C2 16 17 18 19 23 24	
	Policies 3 4 5 6 9A 9B 9C1 & 9C2 will have a cumulative effect on reducing poverty through creating additional employment opportunities.	Positive effects in medium/long term.
	Policies 2 3 16 17 18 & 19 will have a synergistic effect on reducing poverty through encouraging employment development and skills training.	Positive effects in medium/long term.
	Policies 7 & 24 will have an indirect effect on reducing poverty through improved housing.	Significant positive effects in medium/long term.
8. To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities.	Relevant policies: 6 8 10 15 34 35 36 37 39 45 46 47 48	
	Policies 6 8 34 35 36 & 37 will have a cumulative effect through providing for open space, for recreation and outdoor activities.	Positive effects in long term.
	Policies 2 10 45 46 47 & 48 will have a synergistic effect through measures to protect public health.	Positive effects in long term.

SA Objective	Contributing Policies	Significance & Timeframe
	Policies 15 & 39 will have an indirect effect on public health.	Significant positive effects in medium/long term.
9. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Relevant policies: 3 4 5 6 7 9A 9D 10 24 26	
	In terms of the opportunity to live in a decent, sustainably constructed home:	
	Policies 3 4 5 6 7 9A 9D will have a cumulative effect by providing sites for new housing, which will be built to higher standards of energy and resource efficiency.	Positive effects in medium/long term.
	Policies 10 & 24 will have a synergistic effect by setting energy and resource efficiency levels for new housing.	Positive effects in medium/long term.
	In terms of the opportunity to live in an affordable home:	
	Policies 3 4 5 6 7 9A 9D 24 & 26 will have a cumulative effect by providing sites for new housing, thereby increasing supply, which should ease the long term pressure on the cost of housing	Positive effects in medium/long term.
	Policies 10 & 24 will have a synergistic effect by setting energy and resource efficiency levels for new housing which will reduce long term energy consumption and thus cost.	Positive effects in medium/long term.
10. To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	Relevant policies: 2 3 4 5 6 9B 9C1 9C2 16 17 18 19 20	
	Policies 17 will have a cumulative effect by providing for education and training to increase overall residents' employability and thereby attract further additional employment and thus further training skills.	Significant positive effects in medium/long term.
	Policies 2 3 4 5 6 9B 9C1 9C2 16 18 19 & 20 will have an indirect effect by encouraging economic development to create the demand for skills.	Significant positive effects in medium/long term.
11. To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.	Relevant policies: 3 4 5 6 9A 9B 9C1 9C2 16 18 19	
	Policies 3 4 5 6 9A 9B 9C1 9C2 9D 16 18 & 19 will have a cumulative effect on the availability of employment land, with increased jobs resulting in decreased out-commuting.	Significant positive effects in medium/long term.
12. To develop and maintain a	Relevant policies: 3 4 5 6 9B 9C1 9C2 16 17 18 19 20	

SA Objective	Contributing Policies	Significance & Timeframe
skilled workforce to support the long-term competitiveness of the Borough.	Policies 3 4 5 6 9B 9C1 9C2 & 16 will have a cumulative effect on the provision of employment land	Significant positive effects in short/medium/long term.
	Policies 17 18 19 & 20 will have a synergistic effect by developing workforce skills and expanding sectors of the economy in which Gosport has a locational advantage.	Significant positive effects in medium/long term.
	Policy 2 will have an indirect effect by ensuring the provision of infrastructure which is needed to attract employment activity.	Significant positive effects in medium/long term.
13. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.	Relevant policies: 3 4 5 6 9B 9C1 9C2 16 18 19 20	
	Policies 3 4 5 6 17 & 18 will have a cumulative effect by providing an adequate supply of employment land for employment growth.	Positive effects in medium/long term.
14. To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.	Relevant policies: 3 4 5 6 8 9A 9B 9C1 9C2 16 17 18 19 21 22 27 28 29 30 31	
	Policies 3 4 5 6 8 9A 9B 9C1 9C2 16 18 19 21 22 27 28 29 30 & 31 will have a cumulative and synergistic effect on attract investment on order to sustain employment growth and thus provide a basis for regeneration.	Positive effects in medium/long term.
15. To encourage the development of a buoyant, sustainable tourism sector.	Relevant policies: 2 4 5 6 8 9A 18 19 37	
	Policies 2 4 5 6 8 9A 18 19 34 35 & 37 will have a cumulative and synergetic effect on the potential for tourism by ensuring that infrastructure is provided and that the parts of the Borough where tourism-based development is most likely to occur are protected for this purpose in the Plan.	Significant positive effects in long term.
16. To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.	Relevant policies: 2 4 7 9D 10 27 28 29 32	
	Policies 2 4 7 27 28 29 & 32 will have a cumulative and synergistic effect by protecting the functions of the Borough's retail centres and ensuring that they have the necessary infrastructure to further develop.	Significant positive effects in medium term.
	Policies 4 10 27 & 28 will have a synergistic effect by setting design and operational requirements for retail development.	Significant positive effects in medium/long term.
17. To improve the quality and	Relevant policies: 2 3 4 5 6 8 9A 9E1 9E2 10 18 19 32 34 35 36 37	

SA Objective	Contributing Policies	Significance & Timeframe
accessibility of leisure and cultural opportunities within the Borough.	Policies 2 3 4 6 8 9A 9E1 9E2 32 34 35 36 & 37 will have a cumulative effect on provision of leisure and cultural opportunities by setting a framework which allows for these forms of development.	Positive effects in medium/long term.
	Policies 2 4 5 6 8 10 18 & 19 will have a synergistic effect by providing for the timely provision of the infrastructure and sites needed for leisure and cultural development.	Positive effects in medium/long term.
18. To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.	Relevant policies: 2 3 4 5 6 7 8 9A 9E2 10 11 12 13 34 35 37	
	Policies 2 3 4 5 6 8 9A 9E2 10 11 12 13 33 34 35 & 37 will have a cumulative and synergistic effect in providing for and protecting open spaces	Significant positive effects in medium/long term.
19. To conserve and enhance the Borough's biodiversity and geological assets.	Relevant policies: 3 4 5 6 7 8 9E2 10 19 33 34 35 36 37 38 39 41 42 43 44 46 47	
	Policies 3 4 5 6 7 8 9E2 10 46 & 47 will have a cumulative and synergistic effect by imposing requirements for protection of habitats and biodiversity on development of specific sites.	Significant positive effects in medium/long term.
	Policies 19 33 34 35 36 37 39 41 42 43 & 44 will have a synergistic effect by together constituting a comprehensive set of policies for protection of habitats and biodiversity which apply to all forms of development.	Significant positive effects in medium/long term.
	Policies 35 & 38 will have an indirect effect.	Positive effects in medium/long term.
20. To protect and enhance the Borough's distinctive built heritage.	Relevant policies: 4 5 6 9A 10 11 12 13 14 36 40	
	Policies 4 5 6 9A 11 12 13 14 36 & 40 will have cumulative and synergistic effects by setting general or site-specific heritage protection requirements.	Significant positive effects in medium/long term.
21. To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.	Relevant policies: 4 5 6 7 8 9A 10 11 12 13 14 20	
	Policies 4 5 6 7 8 9A 9B 9C 9D 10 14 & 20 will have a cumulative effect by requiring high standards of urban design in the specific areas to which they apply or types of development to which they apply.	Significant positive effects in medium/long term.
	Policies 11 12 & 13 will have an indirect effect.	Positive effects in medium/long term.
22. To reduce	Relevant policies: 10 34 35 38 46	

SA Objective	Contributing Policies	Significance & Timeframe
air pollution and ensure air quality continues to improve.	Policies 10 38 & 46 will have a cumulative and synergistic effect by limiting pollution both on-site and in off-site energy generation.	Significant positive effects in long term.
	Policies 34 35 & 36 will have an indirect effect by providing breathing spaces.	Positive effects in medium/long term.
	Policies 3 4 5 6 7 9A 9B 9C1 9C2 9D & 16 are likely to have a cumulative adverse impact on air quality through increased developed leading to increased traffic.	Negative effects in short/medium/long term unless motor vehicle technology improves and/or there is a major modal shift towards non-polluting forms of transport.
23. To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.	Relevant policies: 10 22 24 29 38	
	Policies 10 29 & 38 will have a cumulative and synergistic effect by addressing the ways in which building design and land use and travel patterns affect energy consumption levels.	Significant positive effects in long term.
	Relevant policies: Policies 22 & 24 will have an indirect effect.	Significant positive effects in medium/long term.
24. To improve efficiency in land use through the re-use of previously developed land and existing buildings.	3 4 5 6 7 9A 9B 9D 9E1 10 11 12 24 30	
	Policies 4 5 6 7 9A 9B 9C 9D & 9E1 will have a cumulative effect by providing for development of unused or underused urban land, including brownfield sites.	Significant positive effects in medium/long term.
	Policies 3 10 11 12 24 28 & 30 will have a synergistic effect by setting policies seeking or allowing for more efficient use of land and buildings.	Significant positive effects in medium/long term.
25. To maintain and improve the water quality of the Borough.	Relevant policies: 8 10 33 34 35 39 47	
	Policies 10 39 & 47 will have a synergistic effect by setting integrated policies.	Significant positive effects in long term.
	Policies 8 33 34 & 35 will have an indirect effect.	Positive effects in medium/long term.
26. To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	Relevant policies: 4 5 6 7 8 9A 10 34 35 39 41 45	
	Policies 4 5 6 7 8 & 9A will have a cumulative effect by requiring flood protection to be provided as part of new development.	Significant positive effects in medium/long term.
	Policies 39 & 45 will have a synergetic effect.	Significant positive effects in medium/long term.
	Policy 41 will have an indirect effect through decrease localised flood risk.	Positive effects in long term.
27. To provide for sustainable sources of water	Relevant policies: 10 & 39	
	By providing for new sources of water to be sustainable:	

SA Objective	Contributing Policies	Significance & Timeframe
supply.	No relevant policies.	
	By reducing the demand for water:	
	Policies 10 & 39 will have a synergistic effect by reducing the demand for water, by making existing sources more sustainable in terms of being able to meet demand.	Significant positive effects in medium/long term.
28. To reduce waste generation and disposal, and achieve the sustainable management of waste.	Relevant policies: 10 & 40	
	Policies 10 & 40 will have a synergistic effect by reducing resource consumption and maximising material recycling in the construction of new buildings.	Significant positive effects in long term.
29. To reduce the global, social and environmental impact of the consumption of natural resources.	Relevant policies: 10 36 38 39 & 40	
	Policies 10 36 38 39 & 40 will have a cumulative effect by encouraging or requiring reduced resource consumption in construction and in use of land.	Significant positive effects in long term.
	Policies 10 36 38 & 39 will have a synergistic effect by making urban living more self-sufficient in food production and reduction in demand for energy and water.	Significant positive effects in long term.

- 7.4 When read in conjunction with each other, it can be seen that many of the potential negative consequences of some of the policies are offset by each other. In addition the development control framework allows for the amelioration or avoidance of adverse impacts on a case-by-case basis.
- 7.5 The main adverse impacts arising from the Local Plan will be:
- demands on infrastructure
 - environmental stresses, especially through additional traffic generation.
- 7.6 If the mitigating policies are implemented alongside the growth policies which lead to these adverse impacts, the impacts should be largely eliminated.
- 7.7 The main challenges for the Local Plan are to deliver:
- sufficient employment to reduce lengths of journeys to work and to provide employment for the resident workforce as it grows,
 - urban regeneration to provide additional good quality, sustainable housing.
- 7.8 Success in meeting these challenges will stem largely from the policies working in an integrated, synergistic fashion.
- 7.9 These potential impacts and challenges stem largely from the fact that the Local Plan is a strategy for facilitating and guiding development to achieve as many positive effects as possible, and these potential adverse effects are the inevitable result of growth unless they are managed so as to minimise or eliminate them.

SECTION 8: MONITORING (STAGE B6)

- 8.1 It is important that the Local Plan has clear arrangements for monitoring the implementation of its policies and proposals. Monitoring is essential for an effective strategy and will provide the basis on which alternative approaches would be triggered. It is important that measurable outcomes are set out to assist this process. The Monitoring process will indicate if the policies are being successful and will identify positive and negative effects and if there is a requirement to amend the policies. Table 13.1 of the Publication Local Plan includes a number of output indicators in order to monitor the Local Plan.
- 8.2 The Annual Monitoring Report (AMR) will be the main tool for monitoring progress. The Council has produced an AMR since 2005 to monitor the Local Plan Review (2006) and this will be revised in order to monitor the policies and proposals of this Local Plan. The Borough Council also produces a more detailed set of contextual indicators set out in the Annex B: Gosport Sustainability Profile²¹ which has been regularly updated since its initial publication as part of the Sustainability Appraisal Scoping Report (December 2006).

²¹ www.gosport.gov.uk/sustainability-profile

APPENDICES AND SUPPORTING ANNEXES TO THE SUSTAINABILITY APPRAISAL REPORT

APPENDIX 1: SUSTAINABILITY OBJECTIVES AND DECISION MAKING CRITERIA

APPENDIX 2: LOCAL PLAN OBJECTIVES

ANNEX A: LIST OF KEY PLANS AND PROGRAMMES

ANNEX B: GOSPORT SUSTAINABILITY PROFILE (WEB BASED ONLY)

<http://www.gosport.gov.uk/sustainability-profile/>

ANNEX C: ASSESSMENT OF OPTIONS FOR REGENERATION AREAS & ALLOCATIONS

ANNEX D: CONSIDERATION OF POLICY OPTIONS THROUGHOUT THE SA PROCESS

APPENDIX 1: SUSTAINABILITY OBJECTIVES AND DECISION MAKING CRITERIA

Sustainability Objectives (Objective Number at Preferred Options stage in Brackets)	Decision-making criteria (from the SA Framework) <i>Deleted decision making criteria in italics</i>
<i>Transport and Accessibility</i>	
1. (1) To reduce the need to travel and to reduce the effects of traffic on local communities	<p>Will it reduce traffic volumes and congestion?</p> <p>Will it reduce road traffic accidents?</p> <p>Will there be an increase in traffic related air pollution?</p> <p>Will there be an increase in traffic related noise pollution?</p>
2. (2) To facilitate modal transfer away from use of the private car to other forms of travel including public transport, cycling and walking	Will it increase the proportion of journeys using modes other than the car?
3. (3) To improve accessibility to a range of quality services and facilities including health, transport, education, training, employment, and leisure opportunities.	Will it improve accessibility to local services?
4. (4) To improve accessibility for those most in need.	<p>Will it make access more affordable?</p> <p>Will it make access easier for those without a car?</p>

Sustainability Objectives (Objective Number at Preferred Options stage in Brackets)	Decision-making criteria (from the SA Framework) <i>Deleted decision making criteria in italics</i>
<i>Community Activity and Neighbourhoods</i>	
5. (5) To encourage a sense of community identity and improve the quality of where people live.	<p>Will it encourage engagement in community activities?</p> <p>Will it improve the level of investment in key community services?</p> <p>Will it improve the satisfaction of people with their neighbourhoods as places to live?</p> <p>The following decision-making criteria were deleted prior to the SA of the Draft Local Plan;</p> <ul style="list-style-type: none"> - <i>Will it increase the ability of people to influence decisions?</i> - <i>Will it improve ethnic relations?</i>

Sustainability Objectives (Objective Number at Preferred Options stage in Brackets)	Decision-making criteria (from the SA Framework) <i>Deleted decision making criteria in italics</i>
<i>Crime and Disorder</i>	
6. (6) To reduce crime and the fear of crime and reduce the instances of anti-social behaviour.	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it reduce actual noise levels? Will it reduce noise concerns?
<i>Poverty and Deprivation</i>	
7. (7) To reduce poverty and social exclusion and close the gap between Gosport and other areas in the South East region.	Will it reduce poverty and social exclusion in those areas most affected?
<i>Health</i>	
8. (8) To improve the health and wellbeing of the population, reduce inequalities in health and improve health facilities	Will it reduce health inequalities in those areas most affected? Will it reduce death rates? Will it encourage healthy lifestyles? Will it improve access to high quality, health facilities?
<i>Housing</i>	
9. (9) To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Will it reduce homelessness? Will it increase the range and affordability of housing for all social groups? Will it increase the number of decent homes? Will it be energy efficient?
<i>Education and Skills</i>	
10. (10) To raise educational achievement and develop the opportunities for everyone to acquire the skills needed to find and remain in work.	Will it improve the qualifications and skills of young people? Will it improve the qualifications and skills of the population overall?
<i>Employment</i>	

Sustainability Objectives (Objective Number at Preferred Options stage in Brackets)	Decision-making criteria (from the SA Framework) <i>Deleted decision making criteria in italics</i>
11. (11) To provide opportunities for local residents to work locally rather than out-commute and thereby providing greater potential for people to use public transport, cycle or walk to work.	Will it reduce commuting? Will it improve accessibility to work by public transport, walking and cycling? Will it reduce the effect of traffic congestion on the economy?
12. (12) To develop and maintain a skilled workforce to support the long-term competitiveness of the Borough.	Will it increase the skills of the local workforce?
13. (13) To ensure high and stable levels of employment so everyone can benefit from the economic growth of the Borough.	Will it reduce unemployment overall? Will it reduce long-term unemployment? Will it provide job opportunities for those most in need of employment? Will it help to improve earnings?
<i>Economy</i>	
14. (14) To increase investment in Gosport's economy in order to facilitate the sustainable regeneration of the Borough.	Will it make use of previously developed land? Will it improve business development and enhance competitiveness? Will it improve the resilience of business and the economy? Will it promote growth in key sectors and clusters? Will it make land and property available for business development?
15. (16) To encourage the development of a buoyant, sustainable tourism sector.	Will it positively contribute to the local tourism industry and improve the image of Gosport as a destination?
<i>Town and Local Centres</i>	
16. (17) To ensure the vitality and viability of the Borough's principal, district, local and neighbourhood centres.	Will it improve the accessibility to, and quality of, shopping facilities? Will it improve accessibility to and quality of other town or local centre uses? Will it improve the vitality and viability of centres?
<i>Leisure and Culture</i>	
17. (18) To improve the quality and accessibility of leisure and	Will it improve the range of sporting facilities in the Borough?

Sustainability Objectives (Objective Number at Preferred Options stage in Brackets)	Decision-making criteria (from the SA Framework) <i>Deleted decision making criteria in italics</i>
cultural opportunities within the Borough.	Will it improve the range of cultural facilities in the Borough?
<i>Open Space, Coast and Harbour</i>	
18. (19) To ensure that the Borough protects and enhance the quality of its public areas and green spaces including the provision of good access to the coast and harbour.	Will it protect or enhance the Borough's network of greenspace? Will it protect or enhance the quality of the Borough's coast and harbour frontage? Will it maintain or improve public access to the Borough's coast and harbour frontage?
<i>Biodiversity and Geology</i>	
19. (20) To conserve and enhance the Borough's biodiversity and geological assets.	Will it maintain and enhance sites designated for their nature conservation interest? Will it conserve and enhance local habitats and species diversity, and avoid harm to protected species?
<i>Heritage and Design</i>	
20. (21) To protect and enhance the Borough's distinctive built heritage.	Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?
21. (22) To ensure that there is a high quality townscape incorporating good design principles for buildings and surrounding spaces.	Will the design enhance the quality of the townscape? Will it improve the appearance of untidy areas? Will it reduce crime, the fear of crime and anti-social behaviour?
<i>Air Quality</i>	
22. (23) To reduce air pollution and ensure air quality continues to improve.	Will it improve air quality?
<i>Use of Energy Resources</i>	
23. (24) To increase energy efficiency and the proportion of energy generated from renewable sources in the Borough.	Will it reduce emissions of greenhouse gases by reducing energy consumption? Will it lead to an increased proportion of energy needs being met from renewable resources?
<i>Use of Land Resources</i>	
24. (25) To improve efficiency in land use through the re-use of previously developed land and existing buildings.	Will it reduce the amount of derelict, degraded and underused land?
<i>Water Management</i>	
25. (26) To maintain and improve the water quality of the Borough.	Will it improve the quality of river water? Will it improve the quality of coastal water?

Sustainability Objectives (Objective Number at Preferred Options stage in Brackets)	Decision-making criteria (from the SA Framework) <i>Deleted decision making criteria in italics</i>
	Will it improve the quality of groundwater?
26. (27) To reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment.	Will it minimise the risk of flooding to people and property?
27. (28) To provide for sustainable sources of water supply.	Will it reduce water consumption?

APPENDIX 2: LOCAL PLAN OBJECTIVES

The Local Plan objectives reflect the elements outlined in the Vision and aim to address the issues identified in Section 2 of the SA Report.

Regenerating Gosport through the delivery of high quality sites

- Objective 1:** To promote sustainable development in accessible locations making the most effective use of land with an emphasis on the Borough's brownfield sites.
- Objective 2:** To create a high quality environment at the Gosport Waterfront which maximises its economic regeneration opportunities and enhances the vitality and viability of Gosport Town Centre.
- Objective 3:** To regenerate the Solent Enterprise Zone at Daedalus, making the best uses of its key assets particularly the airfield, coastal location and historic core.
- Objective 4:** To enable the regeneration of the Haslar Peninsula appropriate to its historic setting.
- Objective 5:** To facilitate the continuing regeneration of the Rowner Regeneration area.
- Objective 6:** To continue to promote the Country Park within the Alver Valley ensuring it forms a major part of the Borough's green infrastructure network.

Enhancing sense of place

- Objective 7:** To conserve and enhance the Borough's historic built environment with particular importance given to those characteristics that provide its local distinctiveness.
- Objective 8:** To ensure new development is designed to a high quality and that areas are safe and attractive places to live, work and visit.

Delivering a prosperous economy

- Objective 9:** To assist in regenerating the local economy in order to provide a sustainable economy creating a significant number of local jobs to help alleviate deprivation and social exclusion, and reduce out-commuting.
- Objective 10:** To ensure there is sufficient employment land available to help diversify the economy and meet the needs of modern businesses including those of existing clusters (advanced manufacturing, marine, aviation and aerospace).
- Objective 11:** To identify opportunities to enhance local skills.
- Objective 12:** To continue to develop the tourism and leisure sectors.

Improving transport and accessibility

- Objective 13:** To plan the future use of land in the Borough so that the need to travel is reduced and the use of sustainable forms of transport is encouraged.

Objective 14: To help facilitate improvements to the Borough's transport infrastructure including public transport proposals, as well as improvements to the highway network and pedestrian and cycling routes.

Creating quality neighbourhoods

Objective 15: To create a safe and high quality environment where people want to live and which encourages people to make healthy choices.

Objective 16: To meet local housing requirements including a range of housing types and tenures to provide the opportunity for all members of the community to live in a decent home including the increasingly ageing population as well as future generations.

Objective 17: To maintain and improve facilities in the Borough's centres to meet the needs of local communities.

Objective 18: To provide and promote a range of quality health, education, community, leisure and cultural facilities in locations that are easily accessible.

Objective 19: To create a range of attractive and accessible open spaces and promote participation in active recreation.

Objective 20: To ensure that the existing community is served by appropriate infrastructure and that all new development is supported by suitable infrastructure.

Creating a sustainable environment

Objective 21: To protect and enhance the Borough's green infrastructure network and identify new opportunities which link with sub-regional initiatives.

Objective 22: To protect and enhance the Borough's biodiversity and geology including natural assets such as the coast and harbour.

Objective 23: To deal with the consequences of climate change (including the potential increase of flooding incidence through sea-level rises, greater frequencies of storms and higher temperatures) and adapt to these changes.

Objective 24: To ensure natural resources are used in the most sustainable way including effective waste and water management systems and the protection and enhancement of water quality.

Objective 25: To minimise energy requirements of development and require the use of renewable energy sources where appropriate to minimise CO₂ emissions.

Objective 26: To ensure new development takes account of natural hazards such as flooding and coastal erosion including that it is safe, in the most appropriate location and contributes to a reduction in flood risk.

Gosport Borough Council is committed to equal opportunities for all.

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

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